

# **Fiscal Year 2021**

## **District of Columbia**

### **Annual Action Plan**

Pending Approval from the U.S. Department of Housing and Urban Development (HUD)

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## Executive Summary

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### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### Introduction

On December 20, 2019, Public Law 116-94 authorized FY 2020 funding for Community Planning and Development's (CPD) formula programs administered by the U.S. Department of Housing and Urban Development (HUD). The District of Columbia (the District) is prepared to receive the following HUD allocations:

Community Development Block Grant (CDBG)	\$15,478,588
HOME Investment Partnerships (HOME)	\$5,583,093
Recovery Housing Program (RHP)	\$1,226,000
Housing Opportunities for Persons With AIDS (HOPWA)	\$11,072,159
Emergency Solutions Grant (ESG)	\$1,334,637
Housing Trust Fund (HTF) (Public Law 110-289)	\$3,000,000

Finally, HUD has granted the District the ability to apply for a line of credit in the amount of \$77,392,940, under the Community Development Block Grant Section 108 Loan Guaranty (Section 108) Program. The Section 108 program is a low interest loan guarantee to provide immediate financing for the development of large-scale housing and economic development projects.

The FY 2021 Annual Action Plan (the Plan) is the District's planning document for the above allocations. Below is an overview of each program, for more information, please go to [www.HUDExchange.info](http://www.HUDExchange.info).

- **The Community Development Block Grant (CDBG) program** is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; [42 U.S.C.-530.1](#) et seq. CDBG is the District's oldest and most flexible funding resource designed to revitalize communities. CDBG funds, may be used for the following eligible activities: economic development, housing assistance, and investments in public facilities and infrastructure and public service activities. The Section 108 Loan Guaranty (Section 108) program provides jurisdictions with the capacity to leverage their annual CDBG grant allocation to access low-cost, flexible financing for economic development, housing, public facility, and infrastructure projects. The regulations governing CDBG and Section 108 may be found in 24 CFR 570 of the Federal Register.
- **The HOME Investment Partnerships (HOME) program** is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act and is the District's primary federal source of funds to create affordable housing. HOME funds may be used to develop, build and or rehabilitate affordable housing, and HOME funds may be used to provide residents with financial assistance to purchase or lease a home in the District. The regulations governing HOME may be found in 24 CFR 92 of the Federal Register.
- **The national Housing Trust Fund (HTF) program** is authorized under the Housing and

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Economic Recovery Act of 2008, Public Law 110-289, to strengthen neighborhoods hardest hit by the foreclosure crisis, enhance mortgage protection and disclosures and maintain the availability of affordable housing loans. HTF funds are used to build or rehabilitate housing for extremely low-income households, including homeless families and individuals, and persons with special needs. Regulations governing the national HTF program may be found in 24 CFR Part 91 and 93 (Interim Rule) of the Federal Register.

- **The Recovery Housing Program (RHP)** is a pilot program authorized under Section 8071 of the SUPPORT Act (Substance Use-Disorder Prevention that Promotes Opioid Recovery and Treatment [SUPPORT] for Patients and Communities) to help individuals in recovery from a substance abuse disorder find stable housing. The District is one of twenty-six (26) cities in the United States to receive this program. The statute provides that the grant funds shall be treated as CDBG funds under Title I of the Housing and Community Development Act of 1974. Regulations are still being developed.
- **The Emergency Solutions Grant (ESG) program** is authorized under the McKinney-Vento Homeless Assistance Act as amended by Section 896: Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009. ESG provides funding to support programs and services for unaccompanied youth, individuals, and families who are at-risk of homelessness or are homeless. ESG funding can be distributed to support the following goals: outreach, Homeless Management Information System (HMIS) administration, rapid-rehousing, prevention, and emergency shelter services. Regulations governing the ESG program may be found at 24 CFR 576 of the Federal Register.
- **The Housing Opportunities for Persons with AIDS (HOPWA) program** is authorized under Title 42 of the Public Health and Welfare Law, Chapter 131. HOPWA makes grants to the District and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families. The Department of Health (DC Health) administers HOPWA funds and distributes funds through a consortium of eligible Washington, DC Metropolitan Statistical Area (MSA) jurisdictions. HOPWA partners include 17 cities/counties in Northern Virginia (City of Alexandria, Arlington County, Clarke County, Culpeper County, Fairfax City, Fairfax County, City of Falls Church, Fauquier County, City of Fredericksburg, Loudon County, City of Manassas, City of Manassas Park, Prince William County, Rappahannock County, Spotsylvania County, Stafford County and Warren County), three counties in Maryland (Calvert, Charles, and Prince George) and Jefferson County, West Virginia. Regulations governing the HOPWA Program may be found at 24 CFR Part 574.

#### 1. Summary of the objectives and outcomes identified in the Plan

*This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, or the strategic plan.*

The District is required to use HUD's Performance Outcome Measurement System, which enables HUD to collect and aggregate standardized performance data on federally funded entitlement

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activities from all grantees nationwide. This information is presented to Congress on the effectiveness of formula entitlement programs in meeting HUD's strategic objectives. The District is required by federal law to use housing and community development grant funds primarily to benefit low- and moderate-income persons per the following HUD objectives:

- **Provide decent housing:** Activities focused on housing programs where the purpose of the activity meets individual, family, or community needs and not programs where housing is an element of a larger community revitalization effort;
- **Establish and maintain a suitable living environment:** Activities designed to benefit families, individuals, and communities by addressing their living environment; and
- **Create economic opportunities:** Activities related to economic development, commercial revitalization, or job creation.
- **Enabling persons living with HIV (PLWH):** HAHSTA's highest-ranking priority objective continues to be enabling persons living with HIV (PLWH) to live independently in the private sector of rental housing through the provision of vouchers in the Tenant-Based Rental Assistance (TBRA) program. Other priority objectives include providing emergency and transitional housing for homeless PLWH, to prevent homelessness of PLWH thru providing rental or mortgage assistance on a short term basis and ensuring that intensive supports are in place to assist clients with maintaining stable housing and having access to other services within the community. Providing information to PLWH about other housing programs and options available to them also remains a priority.

These objectives are combined with three performance outcome categories:

- **Accessibility/availability:** Activities that create services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities.
- **Affordability:** Activities that create affordability in a variety of ways for the lives of low- and moderate-income people. Activities can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or daycare.
- **Sustainability:** Projects where the activity is aimed at improving communities or neighborhoods, increasing their livability by providing a benefit to persons of low- and moderate-income households or by removing/eliminating slums or blighted areas through multiple activities or services that sustain communities or neighborhoods. Additional information may be found in the Executive Summary of the Consolidated Plan.

## 2. Evaluation of past performance

- In FY 2020, DHCD designated funding for the following activities: CDBG funds were distributed to local Community Based Organizations (CBOs) to facilitate two programs designed for small business owners operating in low to moderate income areas. The Small Business Technical Assistance Program assisted approximately 400 business owners and the facade improvements

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program has worked with approximately 41 store fronts to improve their façade. CDBG funds were also distributed to CBOs and non-profit organizations to facilitate affordable housing opportunities for the District's residents, serving approximately 7,000 households. Such programs included a housing counseling program, rental counseling and the development of a rental housing project for formerly homeless Veterans.

- In FY 2020, DHCD used its HOME funding to provide down payment assistance to approximately 40-households to purchase a families' first home through its Home Purchase Assistance Program (HPAP) and provided a Community Housing Development Organization (CHDO), Jubilee Housing, Inc. with a small operating grant during the first year of a 64-unit affordable housing community, known as the Maycroft.
- DHS used its FY 2020 ESG funds to support families exiting shelters to obtain permanent housing in the Rapid Rehousing Program.
- DC Health used its FY 2020 HOPWA funds to create stable housing for the PLWA community.

A commitment of District resources is often the catalyst used by community-based organizations (CBOs) as the basis for their fundraising efforts and leveraging private dollars for even greater impact. With the endorsement and financial commitment of the District, organizations are greatly strengthened in their ability to obtain donations from the community, foundations, and the private sector. Additionally, District funds are often used as "gap financing" to support important efforts after an organization's fundraising capacity has been reached. Annual performance projects funded, and entitlement resources expended are located, in the Consolidated Annual Performance Evaluation Report (CAPER).

Additional information on past performance may be found in the Executive Summary of the Consolidated Plan and the CAPER.

### **3. Summary of Citizen Participation and Consultation Process DHCD**

In recent years, DHCD has solicited citizen participation through the Annual DC Housing Expo, and public hearings. On March 30, 2020, Mayor Bowser issued Mayor's Order 2020-054, the Stay-At-Home Order for all District of Columbia residents as a result of the COVID-19 pandemic.

Therefore, DHCD used the following methods for gathering data to formulate this plan:

- a) The use of citizen and stakeholder feedback during the City Council budget hearings in March 2020.
- b) The use of a dedicated email account, [OPM.QUESTIONS@dc.gov](mailto:OPM.QUESTIONS@dc.gov).
- c) An online survey was made available to District residents and stakeholders through the DHCD website, the DC Gov List Server, which reaches over 5,000 people, and the use of the DHCD Twitter account, which has a following of over 6,000 people. The results of the survey will be presented to the public at the Action Plan Public Hearing on August 5, 2020 and located in Section AP-12, Participation, of this document.

A more detailed summary of the Citizen Participation and Consultation Process will be located, in section AP-12.

### Summary of public comments

Summary of public comments will be written into the plan after the virtual hearing on August 5, 2020 and submitted to HUD.

### Summary of comments or views not accepted and the reasons for not accepting them

The summary of comments or views not accepted and reasons for not accepting will be written into the plan following the public hearing on August 5, 2020.

### PR-05 Lead and Responsible Agencies — 91.200(b)

#### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan/Action Plan and those responsible for administering each grant program and funding source.

Agency Role	Name	Department/Agency
HOPWA Administrator	DC Health	Department of Health
ESG Administrator	DHS	Department of Human Services
CDBG Administrator	DHCD	Department of Housing and Community Development
HTF Administrator	DHCD	Department of Housing and Community Development
HOME Administrator	DHCD	Department of Housing and Community Development
RHP Administrator	DHCD	Department of Housing and Community Development
Section 108 Administrator	DHCD	Department of Housing and Community Development

Table 1 — Responsible Agencies

### Narrative

The Department of Housing and Community Development (DHCD) is the lead agency for the preparation of the Consolidated Plan and is responsible for the administration of the CDBG, HOME, HTF, and RHP programs. Should the District receive a Section 108, then DHCD would be the lead administrator for the District. The Department of Health (DC Health) administers the HOWPA program and the Department of Human Services (DHS) administers the ESG program. The three entities refer to themselves as “Sister Agencies” and coordinated regularly, via meetings and email correspondence to write the Annual Action Plan.

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## **Consolidated/Annual Action Plan Public Contact Information**

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## AP-10 Consultation — 91.100, 91.200(b), 91.215(l)

### Introduction

DHCD, DC HEALTH, DHS, and other agency partners have collaborated to enhance activities to serve the low-to-moderate income persons in the District. DHCD will continue to collaborate with its partners to expand its focus on how to better meet affordable-housing and community and economic development needs and goals of its stakeholders, target populations, and community-based partners.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

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. Also, DHCD identified the following coordination efforts:

- **Development Decisions:** DHCD coordinates project-level decision-making for affordable housing projects that submit proposals under the District's consolidated Notice of Funding Availability (NOFA). Proposals are reviewed and underwritten by experienced Development Finance Division (DFD) staff and then presented to a DHCD Loan Committee comprised of division managers, the underwriting results and recommendations are then submitted to the Director of DHCD for consideration and funding approval.
- **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 DC Task Force:** The 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, commission and information, community support and health services, emergency preparedness, and older abuse, neglect and fraud. In February 2018 Mayor Muriel Bowser signed the Age-Friendly DC 2018-2023 Establishment Order setting in motion the second five-year journey. Detailed information on the Age-Friendly Task Force can be found at <https://agefriendly.dc.gov/page/age-friendly-dc-task-force>.

- **Sustainable DC Interagency Task Forces:** The Sustainable DC 2.0 Plan is the City's plan to make DC the greenest, healthiest, most livable city. Sustainability is about balancing the environmental, economic, and social needs of the District of Columbia today as well as the needs of the next generation, and the one after that. Addressing climate change and restoring our natural environment remain top priorities for DC under Mayor Bowser, and in Sustainable DC 2.0, it was a top priority to also address the equally pressing economic and social needs of residents. To develop Sustainable DC 2.0, we had conversations with over 2,000 residents, with thousands more surveyed through the planning process. Detailed information on this plan can be found at <http://www.sustainabledc.org/in-dc/sdc2/>.
- **Partnership for Healthy Homes:** A collaboration of multiple District agencies and private-sector partners focused on identifying homes with children that contain health and/or safety threats.

**Describe coordination with the Continuum of Care (CoC) and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Guided by Homeward DC (2015-2020), the District's Strategic Plan for ending long-term homelessness, the ICH and the District's CoC, focus on five key strategies and 30 action items. The five committees include an Executive body, Strategic Planning, Emergency Response, and Shelter Operations, Housing Solutions, and Data and Performance Management. Under the Strategic Planning Committee, workgroups organize efforts to coordinate homeless services to singles, youth, families, and veterans. Singles and veterans use the same Coordinated Assessment and Housing Placement (CAHP) system but the veteran's workgroup focuses on the Veteran By-Name List generated by the Singles CAHP. The Youth workgroup recently launched a youth, specific CAHP. The family system began operating a Family CAHP (F-CAHP) system in FY17 to best serve the needs of families participating in shelter services throughout the CoC. Through this process, families are matched to appropriate housing services based on outcomes of the F-SPDAT results and other vulnerabilities not identified through the assessment tool.

**Describe consultation with the CoC that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.**

DHS, the recipient of ESG funds for the District consults with the District's CoC on ESG allocation. Since Fiscal Year 2012, ESG has been primarily utilized to support emergency shelters, prevention, and rapid rehousing activities for families experiencing homelessness. This allocation structure was derived from a collective CoC decision, based on the assessed needs of families entering the CoC programs. Performance standards for ESG were developed based on the family's income at

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the time of receiving assistance either for rapid re-housing or prevention assistance and family's ability to maintain housing after assistance. The operation and administration of HMIS activities are funded with local dollars and the development of the funding, policies, and procedures to operate and administer HIMS was based on HUD's standards and requirements. DHS provides 90 percent of HMIS funding to supplement the small number of federal funds TCP receives to support HMIS administration and operations.

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**Agencies, groups, organizations and others who participated in the process and consultations during the Consolidated Planning Process, to include the 5-Year Consolidated Plan and/or the FY 2021 Annual Action Plan.**

Table 2 — Agencies, Groups, Organizations That Participated

1	Agency/Group/Organization	DC Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Held a coordination meeting to enhance overlapping homeownership programs; provided language on Public Housing-Specific sections. Discussed the capital needs of public housing stock and committed to review opportunities for collaboration and coordination in preserving and creating affordable housing
2	Agency/Group/Organization	Office of the Deputy Mayor for Health and Human Services
	Agency/Group/Organization Type	Other government — Local Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided language for housing/service needs for older adults and persons with a disability; identified existing facilities and services for older adults and the District's unmet need; coordinated in the development of goals in SP-45 targeted to older adults.
3	Agency/Group/Organization	Department of Human Services
	Agency/Group/Organization Type	Other government — Local Grantee Department
	What section of the Plan was addressed by Consultation?	Homelessness Strategy

	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Developed language for ESG-specific strategies; furthered coordination between homeless goals, resulting in a better connection between ESG resources and overarching federal and local spending goals
4	Agency/Group/Organization	DC Department of Behavioral Health
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided needed resources for the content development of mental health needs and existing services/facilities
5	Agency/Group/Organization	DC Office of Planning
	Agency/Group/Organization Type	Other government — Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided needed data and mapping analysis for housing needs; helped align Consolidated Plan with existing District-wide plans.
6	Agency/Group/Organization	DC Department of Consumer and Regulatory Affairs
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group /Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided needed data on vacant and blighted properties; coordination informed “Address blighted property issues”.
7	Agency/Group/Organization	DC Department of Health
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Market Analysis

	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Developed language for housing/service needs for Persons Living with HIV/AIDS (PLWHA), existing services/housing/facilities for PLWHA and their unmet need, and HOPWA-specific strategies in the Strategic Plan; coordination results in a better connection between HOPWA resources and overarching federal and local
8	Agency/Group/ Organization	DC Office of Aging
	Agency/Group/ Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In coordination with the Age Friendly Initiative, provided needed data to develop content for older adults and persons with disabilities
9	Agency/Group/ Organization	Office of the Deputy Mayor for Public Safety and Justice
	Agency/Group/ Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided language on housing/service needs of victims of domestic violence
10	Agency/Group/ Organization	Community-Based Organizations (CBOs)
	Agency/Group/ Organization Type	Housing Services — Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community-Based Organizations (CBOs) joined DHCD in a targeted focus group on housing and small business issues; CBOs provided input on how DHCD's programs could be enhanced to better meet the needs of low- and moderate-income
11	Agency/Group/ Organization	Inter-Agency Council on Homelessness
	Agency/Group/ Organization Type	Services-homeless Other government - Local Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs — Chronically Homeless Needs — Families with children Homelessness Needs — Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Developed language for the homeless needs, Institutional Delivery, and Strategy Sections; better alignment with city-wide homeless goals will help federal resources further action items/strategies outlined in Homeward DC.
12	Agency/Group/Organization	The Community Partnership for the Prevention of Homelessness
	Agency/Group/Organization Type	Services — homelessness
	What section of the Plan was addressed by Consultation?	Homeless Needs — Chronically Homeless Needs — Families with children Homelessness Needs — Veterans Homelessness Needs — Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed point-in-time count and housing inventory count for inclusion into the plan
13	Agency/Group/Organization	Office of the Deputy Mayor for Planning and Economic Development
	Agency/Group/Organization Type	Other government — Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed how affordable housing and community development goals can be better aligned between the two agencies.
14	Agency/Group/Organization	Department of Parks and Recreation
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Public Facility Strategy/Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Conversations focused on how DHCD and DPR can collaborate on targeted investments in underserved communities; consultation revealed that eligible census tracts under the CDBG program closely align with DPR facility needs.
15	Agency/Group/Organization	Department of Transportation
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Public improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Conversations revolved around how DHCD and DDOT can collaborate on targeted investments in underserved communities
16	Agency/Group/Organization	Department of Energy and the Environment
	Agency/Group/Organization Type	Services — Housing Services — Health Other government — Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Lead-based Paint Strategy Community Resilience
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Developed content for utility burden, condition of housing, climate change resilience and sustainability requirements; coordinated with DHCD on “increase green building/sustainability/community resilience goals outlined in SP-45 (Consolidation Plan) and the Lead-Based Paint Strategy in SP-65 (Consolidation Plan); consultation will lead to better coordination, integration, and the identification and alignment of resources
17	Agency/Group/Organization	DC Water
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Public Facility Needs



	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided lead pipe data, language, and program suggestions on targeted investments in underserved communities or for low and moderate-income households
18	Agency/Group/Organization	HOPWA Service Providers
	Agency/Group/Organization Type	Services — Health Other government — Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HASTA and HOPWA providers and jurisdiction representatives discussed the planning process of the Consolidated Plan; provider and jurisdiction representatives identified strengths and weaknesses of the HOPWA program and support service they identified barriers to providing services or implementing the program activities.
19	Agency/Group/Organization	DC Department of Public Works
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Public Improvements
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Conversations revolved around how DHCD and DPW can collaborate on targeted investments in underserved communities.

### Identify any Agency Types not consulted and provide rationale for not consulting

DHCD consulted with DHS and DC HEALTH, these agencies are also involved in housing and community development activities associated with the Consolidated Plan. An effort was made during the development of the 5-Year Consolidated Plan to contact and consult with a wide variety of agencies, groups, and organizations involved with or interested in affordable housing, homelessness, persons with special needs, and community and economic development. However, DHCD may have inadvertently missed interested parties.

## Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Inter-Agency Council on Homelessness	Homeward DC (2015-2020): Prevent and end homelessness; increase the supply of affordable and supportive housing; increase the economic security of households in CoC System; increase prevention efforts to stabilize households before housing loss occurs
Housing Needs Assessment for DC	Office of the Deputy Mayor for Planning	Preserve existing federally and locally subsidized housing stock while expanding the supply of affordable housing; continue to streamline and improve development processes
Bridges to Opportunity	2012 Comprehensive Housing Strategy	Preserve existing federally and locally subsidized housing stock while expanding the supply of affordable housing; encourage affordable housing in high-opportunity areas; encourage green building techniques in new and existing housing development
Age-Friendly (2014-2017)	Office of the Deputy Mayor for Health and Human Services	Develop a housing needs assessment for older adults, which will improve community development decisions during the consolidated planning period; Increase the availability of community-based living opportunities for older adults and persons living with a disability; Improve access to and enhance the number of neighborhood amenities; improve access to and enhance the number of neighborhood amenities; provide home modification programs for older adults to age in place
Sustainable DC (2012-2032)	Inter-Agency effort led by the Department of Energy and the Environment	Preserve federally and locally subsidized housing stock while expanding the existing supply of affordable housing; locate new affordable housing in high-opportunity areas (near transit); eliminate environmental health threats, such as mold, asbestos, lead, and carbon monoxide in the District's affordable housing; rehabilitate affordable housing to be green, healthy, and capable of meeting net-zero energy standards
Olmstead Plan	Office of Disability Rights	Integrate housing for residents with special needs, including seniors and disabled; evaluate and improve access to home modification programs; determine the methodology to evaluate housing needs for individuals who have been referred to the Aging and Disability Resource Center because they want to live in the community.

Analysis of Impediments to Fair Housing Choice	DHCD	Latest Report (2006-2011) — Provide affordable housing opportunities and make targeted neighborhood investments that increase racial and ethnic diversity; DHCD will prioritize non-housing neighborhood investments in Racial/Ethnic Concentrated Areas of Poverty
CHASE Action Agenda	Office of Planning	Foster small and local business development; activities may include facade improvements or funding to non-profits for business incubators or temporary maker space
Housing Element- latest Comprehensive Plan	Office of Planning	Expand the affordable housing stock while preserving locally and federally subsidized housing stock; promote homeownership access through education and funding incentives for low and moderate-income households; integrate housing for residents with special needs, including seniors, disabled, homeless, persons living with HIV/AIDS, and ex-offenders
Creative Economy Strategy	Office of the Deputy Mayor for Planning	Foster small and local business development; activities may include incentives for developers to build make/live spaces for use by creative individuals and organizations or non-profits spaces/business incubators
Vision Zero	Department of Transportation	Increase safety of pedestrian-oriented transportation options
Ward 5 Works Study	Office of Planning	Foster small and local business development through activities such as incentives for developers to build make/live spaces or non-profits to construct maker spaces/business incubators; improve access to increase the number of neighborhood amenities through activities such as landscape buffers or streetscape improvements
Climate Adaptation Plan	Department of Energy and the Environment	Climate-change plan identifies neighborhoods as well as specific community facilities and public housing properties that are vulnerable to climate change and recommends adaptation strategies to increase climate resilience; the plan ties directly to two goals in this document — to increase green building, sustainability, community resilience and to improve access to and increase the number of neighborhood facilities.
90/90/90/50	Office of the Mayor	This plan calls for 90% of people living with HIV becoming aware of their status, 90% of persons living with HIV receive treatment, 90% of persons living with HIV in treatment reach viral load suppression, which will lead to 50% reduction in new HIV infection. To reach these goals, housing has been identified as a necessary component.
DC Integrated HIV/AIDS Prevention and Care Plan	DC Health HAHSTA	This plan involves integrating prevention and care efforts for a more effective response to HIV in the EMA. The HOPWA goals in the Annual Action Plan will assist in the goals of this plan by increasing housing stability of persons living with HIV.

DCHA Transformation Plan	DC Housing Authority	This plan involves the preservation and creation of affordable housing through large scale renovation or redevelopment of the public housing portfolio. This plan focuses on the properties identified as most urgent.
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Table 3 – Other Local/Regional/Federal Planning Efforts

## Narrative

### AP-12 Participation — 91.105, 91.200(c)

In May 2020, the District presented to its residents, partners, and stakeholders, an amendment to its Citizen Participation Plan (CPP), outlined in the Five-Year Consolidated Plan dated 2016-2021. On May 18, 2020, the U.S. Department of Housing and Urban Development (HUD) approved the new Citizen Participation plan outlined below. This CPP will be in effect through September 30, 2021.

A Substantial Amendment is now defined as:

1. a new program or project, not previously identified in the Consolidated Plan, or
2. a new program or project, in which more than 25% of the Entitlement dollars, including Program Income, are re-directed from an existing program or project.

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For a Substantial Amendment to any Consolidated Plan or Annual Action Plan:

1. Residents will have five (5) days to review the substantial amendment.
2. During the five (5) day review period, comments may be sent to [OPMQuestions@dc.gov](mailto:OPMQuestions@dc.gov).

For the FY 2021 Annual Action Plan, due to HUD no later than August 16, 2020:

1. Residents will have (10) days to review the new document.
2. During the ten (10) day review period, comments may be sent to [OPMQuestions@dc.gov](mailto:OPMQuestions@dc.gov).
3. A minimum of one (1) survey will be distributed to the public. The distribution will be electronic or paper, upon request, and will be advertised through DHCD, DHS, DC Health, and their partners.
4. One (1) “virtual” public hearing will be conducted, subject to platform availability.

For the FY 2020 Consolidated Annual Performance and Evaluation Report (CAPER), due to HUD no later than December 31, 2020:

- Residents will have ten (10) days to review the new document.
- During the ten (10) day review period, comments may be sent to [OPM.Questions@dc.gov](mailto:OPM.Questions@dc.gov).
- A minimum of one (1) survey will be distributed to the public. The distribution will be electronic or paper, upon request, and will be advertised through DHCD, DHS, DC Health, and their partners.
- One (1) public hearing, “virtual” or “in-person” will be conducted. Platform determination will be made per social distancing laws and “virtual” hearings are subject to platform availability.

## **Citizen Participation Outreach**

### **Summary of citizen participation process/Efforts made to broaden citizen participation.**

In past years, DHCD has solicited citizen participation through events like DHCD’s Annual DC Housing Expo, Needs Assessment, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER) Hearings. Mayor Bowser on July 24, 2020 issued an extended Stay-At-Home Order (Mayor’s Order 2020-081) for all District of Columbia residents as a result of the spread of the COVID-19 virus.

The Mayor’s Order directed all District residents to stay home and limit gathering in public places. As a result, DHCD is conducting the Needs Assessment for citizen participation online through this survey. The survey will be available for 15 days. The results of the survey will be reported at the virtual FY 2021 Annual Action Plan Hearing on August 5, 2020 and submitted to HUD as a part of the Annual Action Plan by August 16, 2020. The survey will be sent to DHCD local stakeholders, Advisory Neighborhood Commissioners, and local churches.

DHCD will host its FY 2021 Annual Action Plan public hearing during a WebEx on August 5, 2020, at 6:30 pm. . A full detailed summary of the citizens' participation will be included in this document

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after the hearing on August 5, 2020, and before the Plan is submitted to HUD on August 16, 2020.

**Summarize citizen participation process and how it impacted goal-settings.**

The citizen participation process was impacted this year due to the COVID-19 pandemic. Due to the pandemic, the District looked to the budget hearings and an online survey to assist in establishing the goals and priorities for the FY 2021 Annual Action Plan.

Table 4 — Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Virtual Public Hearing Annual Action Plan	City-Wide	August 5, 2020			

## Expected Resources

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

#### Introduction

The District anticipates receiving the following resources for FY 2021.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				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	\$15,478,588	\$10,168,281	\$256,825	\$25,903,694	\$0	Total amounts to \$25,903,694 calculated projection based upon flat level program income and entitlement allocation. Amount is subject to change.
HOME	Public-federal	Acquisition, Homebuyer assistance, Homeowner rehabilitation, Multifamily rental and owner new construction, Multifamily rental and owner rehab & TBRA	\$5,244,369	\$2,015,225	\$1,066,071	\$8,325,665	\$0	Total amounts to \$8,325,665 calculated projection based upon flat level program income and entitlement allocation. Amount is subject to change.

HTF	Public-federal	Multi-family rental new construction Multifamily rental rehab For the very-low and extremely low-income persons	\$3,000,000	\$0	\$203,127.84	\$3,203,127	\$0	Total amounts to \$3,203,127 calculated projection based upon flat level program income and entitlement allocation. Amount is subject to change.
Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				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	\$11,072,159	0	\$1,350,555	\$12,422,714	\$10,980,000	In FY20, the total available funds to the HOPWA EMSA are \$11,072,159. An additional \$1,350,555 in HOPWA funds will be reallocated from program years 2017 and 2018. Amounts are distributed as follows: District of Columbia: \$ Northern Virginia: \$; Maryland: \$; Jefferson County, West Virginia (TBD due to waiting



ESG	Public — federal	Emergency shelters and Rapid re-housing (rental assistance, first 3month's rent)	\$1,291,705	\$0	\$1,241,749	\$2,533,454	\$0	Total Amounts to \$2,533,454; calculation based upon flat level funding and entitlement allocation. Amount is subject to change.
RHP	Public — local	A pilot program to help individuals in recovery from a substance use disorder to find stable housing.	\$1,226,000	\$0	\$0	\$1,226,000	\$0	This funding will be used to assist low income persons, recovery from substance us disorder to find stable housing. Regulations are not available at
Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected \$ Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	Public — local	Financial Assistance Short term or transitional housing facilities Supportive services	\$0	\$0	\$0	\$	\$	This local funding is used in conjunction with HOPWA to provide supportive services, transitional housing and short-term rental
Section 108 Loan Program	Public Local	Subject to Application and Approval. Financial assistance leverage cost for CDBG Section 108 eligible activities.	\$77,392,940	\$0	\$0	\$77,392,940	\$0	Total amounts to \$77,392,940 calculated projection based upon flat level program income and entitlement allocation. Amount is subject to

**Table 5 — Expected Resources — Priority Table**

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**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 (DHCD) since 2002 and continues to serve as a key tool for preserving and developing affordable housing. The HPTF 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 (TOPA) the needed funds to improve, purchase and develop property for affordable housing. In fiscal year 2017, the District invested an un-presented \$100 million into the HPTF 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 ensure 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 the District, at least 50 percent of HPTF must be for rental housing. In addition, HPTF dollars are required to target low-income residents:

- 40 percent of the funds shall be designated for assisting households with incomes under 30 percent of the area median income (AMI);
- 40 percent of the funds are designated for households with incomes less than 50 percent AMI; and
- 20 percent of funds are designated for households less than 80 percent AMI.

### **ESG Funds**

ESG fund match will be provided through local funds allocated for its Family Re-Housing and Stabilization Program and emergency shelters for families. The District invests over \$45 million annually for emergency shelters and the Family Re-Housing and Stabilization Program (FRSP), the locally funded RRH program for families. Currently, through a contract with The Community Partnership for the Prevention of Homelessness, the District competitively awards shelter and RRH resources to provide case management from community-based organizations, faith-based organizations, and other non-profit service providers. DHS has a Memorandum of Understanding (MOU) with the District of Columbia Housing Authority (DCHA) to operate as a pass-through agency to use ESG funds to pay security deposits and the first- three months of rent directly to landlords to qualified ESG participants.

### **HOME Match**

All recipients of HOME funds must contribute or match no less than 25 percent of HOME funds spent on affordable housing. As funds are drawn down from HOME Funds, the District incurs a

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*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 HPTF for HOME match requirements.

### **HOPWA Match**

While HOPWA does not have a match requirement the 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 PLWH.

### **Program Income**

Program-income dollars are collected monthly by DHCD for the CDBG and HOME program. Program income is derived primarily from loan repayments 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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the Plan:**

To further affordable housing, sustainability, and targeted investments to affirmatively further fair housing choice, the Property Acquisition and Disposition Division (PADD) within DHCD 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 rehabilitates 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 lists 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 turnkey.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives — 91.220(c)(3) and (e) Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve Existing Supply of Affordable Housing	2016	2020	Affordable Housing		Affordable Housing Neighborhood Investments — AFFH Capacity-Building	<b>CDBG:</b> \$4,240,000 <b>HOME:</b> \$4,217,984 <b>Section 108:</b> \$41,392,940 (Pending an approved loan application by HUD)	Expand our supply of affordable housing.  *Pending an approved Section 108 loan application.
2	Expand the Affordable Housing Stock	2016	2020	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing Neighborhood Investments — AFFH	<b>CDBG:</b> \$3,000,000 <b>HOME:</b> \$3,000,000 <b>HTF:</b> \$2,903,127.84	Rental units constructed: 0 Household Housing Unit Homeowner Housing Added: 18 Household Housing Unit
3	Strengthen Homeownership Among Low/Mod HHs	2016	2020	Affordable Housing		Affordable Housing Neighborhood Investments — AFFH Capacity-Building	<b>CDBG:</b> \$13,200,000 <b>HOME:</b> \$5,000,000	Public service activities for Low/Moderate Income Housing Benefit: 320 Households Assisted Homeowner Housing Rehabilitated: 100 Household Housing Unit Direct Financial Assistance to Homebuyers: 225
Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Ensure Housing Stock is Safe, Healthy, Accessible	2016	2020	Affordable Housing Non-Homeless Special Needs		Affordable Housing Neighborhood Investments — AFFH Sustainability, Green Building, Community	<b>CDBG:</b> \$0	Homeowner Housing Rehabilitated: 270 Household Housing Unit

5	Prevent and End Homelessness	2016	2020	Affordable Housing Homeless		Affordable Housing Homelessness	<b>ESG:</b> \$ 2,553,454	Emergency Shelters: 200 Households Rental units constructed: 125 Household Housing Unit Tenant-based rental assistance/ Rapid Rehousing: 250 Households
6	Transform Abandoned/ Vacant Properties into Assets	2016	2020	Affordable Housing Homeless; Non-Homeless; Special Needs; Non-Housing Community Development		Affordable Housing Neighborhood Investments — AFFH	<b>CDBG:</b> \$0  <b>Section 108:</b> \$18,000,000 (Pending an approved loan application by HUD)	Public Facility or Infrastructure Activities other than Low/ Moderate Income Housing Benefit: 0 Persons Assisted Homeowner Housing Added: 5 Household Housing Unit Other
7	Address Blighted and Sub-standard Property Issues	2016	2020	Affordable Housing		Affordable Housing Neighborhood Investments — AFFH	<b>CDBG:</b> \$0	Housing Code Enforcement/ Foreclosed Property Care: 0 Household Housing Unit
8	Promote Energy-Efficiency/Community Resilience	2016	2020	Affordable Housing		Affordable Housing Neighborhood Investments — AFFH Sustainability, Green Building, Community	<b>CDBG:</b> \$0	Homeowner Housing Rehabilitated: 0 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Enhance/ Improve Access to Amenities Near Affordable Housing	2016	2020	Non-Housing Community Development		Neighborhood Investments — AFFH Sustainability, Green Building, Community Resiliency	<b>CDBG:</b> \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted
10	Promote Effective Comm. Dev. — Planning/	2016	2020	Non-Housing Community Development		Plans/Studies	<b>CDBG:</b> \$0	Other:
11	Strengthen Organizational Capacity of Non-Profits	2016	2020	Non-Housing Community Development		Capacity-Building	<b>CDBG:</b> \$0 <b>HOME:</b> \$70,000	Other Operating expenses are reasonable and necessary costs for the operation of the CHDO, including ¼ Salaries, wages, benefits and other, employee compensation. Employee education, training and travel; ¼ Rent and utilities, communication costs; Taxes and insurance; and Equipment, materials and supplies.
12	Foster Small and Local Business Development	2016	2020	Non-Housing Community Development		Neighborhood Investments — AFFH	<b>CDBG:</b> \$2,800,000 <b>Section 108:</b> \$18,000,000 (Pending an approved loan application by HUD)	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted Facade treatment/business building rehabilitation: 35

13	Housing homeless persons with HIV/AIDS	2016	2020	Homeless		Facility Housing	<b>HOPWA:</b> \$1,298,857	HIV/AIDS Housing Operations: 220 Household Housing Unit
Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Persons with HIV/AIDS obtaining rental housing	2016	2020	Non-Homeless Special Needs		Tenant Based Rental Assistance	<b>HOPWA:</b> \$8,100,000	Tenant-based rental assistance / Rapid Rehousing: 600 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
15	Persons with HIV/AIDS maintaining current housing	2016	2020	Non-Homeless Special Needs		Short Term Rent Mortgage and Utility Assistance	<b>HOPWA:</b> \$823,857	Homeless Person Overnight Shelter: 200 Persons Assisted
16	Persons with HIV/AIDS being self sufficient	2016	2020	Non-Homeless Special Needs		HIV/AIDS Supportive Services	<b>HOPWA:</b> \$1,500,000	Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
17	Linking Persons with HIV/AIDS to housing	2016	2020	Homeless Non-Homeless Special Needs		Housing Information and Referral Services	<b>HOPWA:</b> \$700,000	Public service activities other than Low/Moderate Income Housing Benefit: 7000 Persons Assisted

**Table 6 – Goals Summary**

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	<b>Preserve Existing Supply of Affordable Housing</b>
	<b>Goal Description</b>	<p>“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. To promote this goal, the District will increase efforts to better track subsidized housing, offer proactive outreach to residents and property owners, and foster collaborative partnerships with property owners to develop solutions for maintaining affordability.</p>
<b>2</b>	<b>Goal Name</b>	<b>Expand the Affordable Housing Stock</b>
	<b>Goal Description</b>	<p>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 the District’s local TOPA program. DHCD will also ensure Limited/No English Proficiency tenants understand their rights under the TOPA program and fair housing law. Throughout this Consolidated Planning period, the Consolidated 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 50-60 percent of the area median income, housing for older adults, persons with disabilities, mentally ill, victims of domestic violence, persons with HIV/AIDS, and other underrepresented groups.</p>
<b>3</b>	<b>Goal Name</b>	<b>Strengthen Homeownership Among Low/Moderate Households</b>
	<b>Goal Description</b>	<p>Includes activities that increase 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.</p> <p>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. DHCD will also ensure Limited/No English Proficiency tenants understand their rights under the TOPA program and fair housing law. The Consolidated 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 50-60 percent of AMI, housing for older adults, persons with disabilities, mentally ill, victims of domestic violence, persons with HIV/AIDS, and other underrepresented groups.</p>



<b>4</b>	<b>Goal Name</b>	<b>Ensure Housing Stock is Safe/Healthy/Accessible</b>
	<b>Goal Description</b>	Promote long-term, community-based housing options for residents to age in place; promote actions that increase accessibility to persons with disabilities, 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.
<b>5</b>	<b>Goal Name</b>	<b>Prevent and End Homelessness</b>
	<b>Goal Description</b>	Promotes action items outlined in the Homeward DC Plan — a strategic plan to make homelessness a rare, brief, and non-recurring experience. Activities that promote this goal include targeted affordable housing, tenant-based rental assistance for at-risk households to prevent 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.
<b>6</b>	<b>Goal Name</b>	<b>Transform Abandoned/Vacant Properties into Assets</b>
	<b>Goal Description</b>	Produces community assets through solicitation for offers, general listings, and 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.
<b>7</b>	<b>Goal Name</b>	<b>Address Blighted and Sub-standard Property Issues</b>
	<b>Goal Description</b>	DHCD defines a housing unit as “standard” if it meets the District’s Housing Code Standards. “Substandard housing” means that the 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 blighted property issues as a result of natural disasters, neglect, or lack of capital reserves to repair safety and environmental hazards. This goal also promotes tenants and tenant organizations to educate them on their rights to safe, decent, and sanitary housing as part of their fair housing rights.
<b>8</b>	<b>Goal Name</b>	<b>Promote Energy-Efficiency/Community Resilience</b>
	<b>Goal Description</b>	Encourage policies and programs that highlight the District's commitment to expanding energy efficiency, renewables, and green building to District residents across ethnic and racial groups, thereby reducing the utility burden on low-income households, enhancing affordability, and increasing neighborhood vitality. Activities may include programs and incentives targeted to low and moderate-income households as well as financial support for energy audits and gap financing to meet greater green building outcomes. Guided by the Sustainable DC plan's goal to reach net-zero energy for new construction by 2032, DHCD will promote 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.

<b>9</b>	<b>Goal Name</b>	<b>Enhance/Improve Access to Amenities Near Affordable Housing</b>
	<b>Goal Description</b>	Targeted neighborhood investments that provide safe and accessible pedestrian modes of transportation to persons with disabilities and the elderly from affordable housing communities to its neighborhood amenities and public transit. Activities may also promote crime prevention through environmental design standards, such as better street lighting or landscaping. These activities lead to added neighborhood amenities relevant to neighborhood residents that enhance the quality of life, increased economic opportunities, and support fair housing outcomes. In partnership with the Department of Energy and Environment, DHCD will implement the city's forthcoming Climate Adaptation Plan recommendations to ensure the city is properly prepared and can effectively respond to severe weather events and other future impacts of climate change. It is vital to inform residents, including vulnerable populations, such as the elderly, persons with disabilities, and Limited/No English Proficiency, about environmental awareness, safety precautions and available resources.
<b>10</b>	<b>Goal Name</b>	<b>Promote Effective Comm. Dev. — Planning/Research DHCD</b>
	<b>Goal Description</b>	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.
<b>11</b>	<b>Goal Name</b>	<b>Strengthen Organizational Capacity of Non-Profits</b>
	<b>Goal Description</b>	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. This goal also supports operating resources for certified Community Housing Development Organizations (CHDOs).
<b>12</b>	<b>Goal Name</b>	<b>Foster Small and Local Business Development</b>
	<b>Goal Description</b>	Targeted commercial revitalization efforts and support for energy-efficiency that reduces the cost-burden of small businesses, technical assistance that increases economic opportunity and greater access to capital for low and moderate-income entrepreneurs that increase the diversity of business services and amenities. Funds are targeted to commercial corridors in low and moderate-income neighborhoods.
<b>13</b>	<b>Goal Name</b>	<b>Housing Homeless Persons with HIV/AIDS</b>
	<b>Goal Description</b>	Providing housing for persons living with HIV/AIDS, Substance abuse, and mental illness. Clients are placed through HAHSTA's intake provider, Metropolitan Housing Access Program (MHAP). MHAP services conduct assessments to ensure appropriate housing type.
<b>14</b>	<b>Goal Name</b>	<b>Persons with HIV/AIDS obtaining rental housing</b>
	<b>Goal Description</b>	To assist clients with obtaining housing within the private housing market providing greater choice of housing options.

<b>15</b>	<b>Goal Name</b>	<b>Persons with HIV/AIDS Maintaining Current Housing</b>
	<b>Goal Description</b>	To assist PLWH who have housing in the private market to not lose their current lease or not to be faced with foreclosure of their current mortgage due to non-payment as a result of complications from HIV/AIDS. By helping these households retain their current stable housing status, it is hoped that health outcomes do not worsen and HIV e transmission rates do not increase.
<b>16</b>	<b>Goal Name</b>	<b>Persons with HIV/AIDS Being Self Sufficient</b>
	<b>Goal Description</b>	To increase client self-sufficiency and increase income opportunities via job skills training and education.
<b>17</b>	<b>Goal Name</b>	<b>Linking Persons with HIV/AIDS to Housing</b>
	<b>Goal Description</b>	The Single Point of Entry for all HOPWA housing, a need to provide clients linkages to housing and knowledge on how to navigate all housing-related services.

**Table 7 – Goal Descriptions**

## AP-35 Projects 91.220(d)

### Introduction

The Action Plan provides details on projects using CDBG, HOME, HTF, RHP, Section 108, ESG and HOPWA funds that address a wide range of community needs, economic development, homeownership down payment assistance, other housing assistance programs (Tenant Based Rental Assistance, Short-term Rental Assistance, Short term Rent, Mortgage, and Utilities and Permanent Housing Placement) and other public services for low-income residents, homelessness prevention, Rapid Re-housing, housing information, referrals and emergency shelter services.

#	Project Name
1	2020-2023: Tenant Based Rental Assistance DCH20F001
2	2020-2023: Housing Information DCH20F001
3	2020-2023 Facility Operations DCH20F001
4	2020-2023: Administration DCH20F001
5	2020-2023: Supportive Services DCH20F001
6	2020-2023: Short-Term Rent, Mortgage, and Utility Assistance DCH20F001
7	Strengthen Organizational Capacity for Non-Profits
8	Small Multi-family Rehabilitation Loan Program
9	Home Purchase Assistance Program (HPAP) and Employer Assisted Housing Program (EHAP)
10	Small Business Activities
11	Infrastructure /Community Facilities
12	Annual Capacity Building, Research and Planning
13	Housing Counseling Services
14	HOME-funded Affordable Housing Projects
15	Community Housing Development Organization (CHDO) Reserve
16	Recovery Housing Program (RHP)
17	Section 108 Loan Guarantee Program (Section 108) <i>(Pending an approved loan application by HUD)</i>

**Table 8 – Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Priority is assigned using the following criteria: 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

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performance of the District's economy and mechanisms used to fund affordable housing programs, such as the transfer tax, have been constrained as well.

DRAFT

## AP-38 Project Summary

### Project Summary Information

Table 9

1	<b>Project Name</b>	<b>2020-2023: Tenant Based Rental Assistance</b>
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Persons with HIV/AIDS obtaining rental housing
	<b>Needs Addressed</b>	Tenant Based Rental Assistance Permanent Housing Placement
	<b>Funding</b>	HOPWA: \$8,100,000
	<b>Description</b>	Funds will be allocated to provide persons with HIV/AIDS Tenant Based Rental Assistance. Funds will also be provided to assist households to move into new units, not to exceed two-months of housing costs.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 600 households will receive assistance with TBRA. A total of 50 households will receive Permanent Housing Placement Households will be low income.
	<b>Location Description</b>	DC HOPWA EMSA
	<b>Planned Activities</b>	Tenant Based Rental Assistance and Permanent Housing Placement

2	<b>Project Name</b>	<b>2020-2023: Housing Information</b>
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Linking Persons with HIV/AIDS to housing
	<b>Needs Addressed</b>	Housing Information and Referral Services
	<b>Funding</b>	HOPWA: \$700,000
	<b>Description</b>	Assisting persons living with HIV/AIDS in finding housing and housing resources. Information will be made available via the internet and by walking into various services offices located in the EMSA.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 7,000 households having persons living with HIV/AIDS will have access to information via the internet and will also be seen by a service professional.
	<b>Location Description</b>	DC HOPWA EMSA
	<b>Planned Activities</b>	Housing Information and Referral Services

<b>3</b>	<b>Project Name</b>	<b>2020-2023: Facility Operations</b>
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Housing homeless persons with HIV/AIDS
	<b>Needs Addressed</b>	Facility Operations
	<b>Funding</b>	HOPWA: \$1,298,857
	<b>Description</b>	Funds will be used to provide operation costs to facilities that house persons living with HIV/AIDS.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 220 extremely low-income households will be housed.
	<b>Location Description</b>	DC HOPWA EMSA
	<b>Planned Activities</b>	Funds will be used to provide operation costs to facilities that house persons living with HIV/AIDS.



4	<b>Project Name</b>	<b>2020-2023: Administration DCH18F00I</b>
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	HOPWA: \$332,164
	<b>Description</b>	Funds to provide for the administration and oversight of the Washington DC HOWPA program.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	N/A

<b>5</b>	<b>Project Name</b>	<b>2020-2023: Supportive Services</b>
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Persons with HIV/AIDS being self-sufficient
	<b>Needs Addressed</b>	HIV/AIDS Supportive Services
	<b>Funding</b>	HOPWA: \$1,500,000
	<b>Description</b>	Case Management for households receiving HOPWA Housing Assistance. Persons residing in HOPWA facilities may also receive meals. Others may also receive transportation assistance and job search assistance
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 600 low to moderate income households will receive supportive services
	<b>Location Description</b>	DC HOPWA EMSA
	<b>Planned Activities</b>	Case Management, Food, Transportation, Job Search, and Preparation.

6	<b>Project Name</b>	<b>2020-2023: Short-term, Rent, Mortgage, and Utility Assistance</b>
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Persons with HIV/AIDS maintaining current housing
	<b>Needs Addressed</b>	Short Term Rent Mortgage and Utility Assistance
	<b>Funding</b>	HOPWA: \$823,857
	<b>Description</b>	Funds will be provided to assist person with HIV/AIDS to maintain their current housing and not become homeless.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number of families that will benefit from the proposed activities</b>	It is estimated that the total of 200 people will receive short term rent of mortgage assistance. Assistance not to exceed 21-weeks.
	<b>Location Description</b>	DC HOPWA EMSA
	<b>Planned Activities</b>	Funds will be provided to assist person with HIV/AIDS to maintain their current housing and not become homeless.

7

<b>Project Name</b>	<b>Small Multi-family Rehabilitation Loan Program</b>
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Address Blighted and Sub-standard Property Issues
<b>Needs Addressed</b>	Affordable Housing
<b>Funding</b>	Sources to be determined.
<b>Description</b>	This program will make landlords of small multifamily properties (fewer than 50 units) eligible for low-interest-rate loans from DHCD. 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.
<b>Target Date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 low- and moderate-income households annually
<b>Location Description</b>	District-wide
<b>Planned Activities</b>	Rehabilitation of 5-50 unit properties.

8	<b>Project Name</b>	<b>Home Purchase Assistance Program (HPAP) and Employer Assisted Housing Program (EHAP)</b>
	<b>Target Area</b>	District-wide
	<b>Goals Supported</b>	Accessibility to Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	\$9,071,411
	<b>Description</b>	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. The funds will go towards the program using HOME.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	80 low- and moderate-income households
	<b>Location Description</b>	District-wide
	<b>Planned Activities</b>	Downpayment, Closing Cost and Gap Financing Assistance

9	<b>Project Name</b>	<b>Small Business Activities</b>
	<b>Target Area</b>	District Wide
	<b>Goals Supported</b>	Foster Small and Local Business Development
	<b>Needs Addressed</b>	Neighborhood Investments — AFFH
	<b>Funding</b>	\$2,800,000
	<b>Description</b>	The Small Business Technical Assistance program provides grants for CBOs 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 CBOs develop storefront facade improvement projects in low to moderate income retail/commercial areas in the District.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1500 small businesses/individuals
	<b>Planned Activities</b>	Coordination with business owners to create economic viability for an area and households.

10	<b>Project Name</b>	<b>Infrastructure /Community Facilities</b>
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Enhance/Improve Access to Amenities Near Affordable Housing
	<b>Needs Addressed</b>	Neighborhood Investments — AFFH
	<b>Funding</b>	\$0
	<b>Description</b>	DHCD will partner with other District government agencies on infrastructure and community facility projects for the purpose of providing a sustainable living environment.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	District-Wide
	<b>Planned Activities</b>	At this time there are no activities planned.

11	<b>Project Name</b>	Annual Capacity-Building, Research and Planning
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Promote Effective Comm. Dev. — Planning/Research Strengthen Organizational Capacity of Non-Profits
	<b>Needs Addressed</b>	Capacity-Building Plans/Studies
	<b>Funding</b>	\$47,000
	<b>Description</b>	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 are to be used in developing programs at DHCD.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	District-wide
	<b>Planned Activities</b>	Operating assistance to a non-profit for a CHDO Housing Project in the first year of a project development and construction.



12	<b>Project Name</b>	<b>Housing Counseling Services</b>
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Strengthen Homeownership Among Low/Mod Households
	<b>Needs Addressed</b>	Affordable Housing Capacity-Building
	<b>Funding</b>	\$6,200,000
	<b>Description</b>	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.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1700 low- and moderate-income households
	<b>Location Description</b>	District-wide
	<b>Planned Activities</b>	Counseling services for owner and rental households to maintain affordable housing.

13	<b>Project Name</b>	<b>Home Purchase Assistance Program (HPAP) and (EHAP)</b>
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Strengthen Homeownership Among Low- and Moderate-Income Households
	<b>Needs Addressed</b>	Accessibility to Affordable Housing.
	<b>Funding</b>	\$7,000,000
	<b>Description</b>	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 the program using CDBG funds.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	80
	<b>Location Description</b>	District-wide
	<b>Planned Activities</b>	Downpayment, Closing Cost and Gap Financing Assistance plus project delivery costs for the HPAP/EAHAP programs.

14	<b>Project Name</b>	<b>HOME-funded Affordable Housing Projects</b>
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Expand the Affordable Housing Stock
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	\$3,221,411
	<b>Description</b>	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 Notices of Funding Availability (NOFAs) administered by DHCD's Development Finance Division during FY 2018.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Households
	<b>Location Description</b>	District-wide
	<b>Planned Activities</b>	

15	<b>Project Name</b>	<b>Community Housing Development Organization (CHDO) Reserve</b>
	<b>Target Area</b>	District Wide
	<b>Goals Supported</b>	Expand the Affordable Housing Stock
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	\$780,000
	<b>Description</b>	PJs must set aside a minimum of 15 percent of their HOME allocations for housing development activities in which qualified CHDOs are the owners, developers and/or sponsors of the housing. PJs must have a reasonable expectation of specific projects going forward
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 Low Income Families
	<b>Location Description</b>	District-wide
	<b>Planned Activities</b>	Develop and construct/rehabilitate multi-family affordable housing project.

<b>16</b>	<b>Project Name</b>	<b>Recovery Housing Program</b>
	<b>Target Area</b>	District Wide
	<b>Goals Supported</b>	Provide stable housing for persons with substance use disorders.
	<b>Needs Addressed</b>	Substance Use Disorder Housing and Supportive Services
	<b>Funding</b>	\$1,226,000
	<b>Description</b>	DHCD will formulate a project to assist individuals and families recovering from a substance use disorder to receive stable housing and supportive services.
	<b>Target Date</b>	09/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 50 persons, pending project development, this estimate may change.
	<b>Location Description</b>	District Wide
	<b>Planned Activities</b>	Housing and Supportive Services

17	<b>Project Name</b>	<b>Section 108 Loan Guarantee – Pending Application Approval by HUD.</b>
	<b>Target Area</b>	Distressed area
	<b>Goals Supported</b>	Affordable housing and economic viability through the creation of jobs.
	<b>Needs Addressed</b>	Affordable housing and accessibility and economic vitality.
	<b>Funding</b>	\$77,392,940
	<b>Description</b>	DHCD <u>will</u> apply to HUD to participate in the Section 108 Loan Guarantee Program. The Application will be made public prior to submission to HUD.
	<b>Target Date</b>	09/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated over 1,000 units will be created due to this funding source. Until application submission and approval, these numbers are fluid.
	<b>Location Description</b>	District Wide
	<b>Planned Activities</b>	Acquisition, infrastructure, economic development, housing rehabilitation, public facilities and other activities eligible under the Section 108 program. Applications are still being developed and will be presented to the public for citizen review prior to submitting to HUD.

## 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

Assistance will be directed **District-wide** to areas that are 80 percent or below the AMI defined by HUD.

Target Area	Percentage of Funds
District Wide	100%

Table 9 – Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Through development finance, property acquisitions, property dispositions, and residential programming, the District will prioritize targeted neighborhood investments that affirmatively further fair housing choice across the District.

New affordable housing developments located in identified high-opportunity neighborhoods will receive preference points through the city's competitive application process. DHCD seeks to create affordable housing that integrates neighborhoods racially, ethnically, and economically and diversifies the District's affordable housing supply to include higher opportunity neighborhoods and Wards. These preference points will provide a counterbalance to the implicit incentive for developers to build affordable housing in low-cost and high-poverty neighborhoods.

In lower opportunity areas, DHCD is committed to non-housing investments that increase the desirability of distressed neighborhoods through increasing community amenities, public investments, and economic opportunities. To balance unintentional housing cost increases as a result of infrastructure or community amenity investments, DHCD is committed to preserving existing affordable housing and promoting new affordable housing opportunities through programs such as the TOPA.

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 percent of the individuals live below the poverty line or tracts with 3 or more times the District-wide poverty rate- will be a starting point for the Agency to affirmatively further fair housing policies during this consolidated planning period. Figure SP-10.2 depicts the R/ECAPs. DHCD intends on revisiting this map with other federal and local data sources and development and demographic trends and any subsequent data from HUD. The basis for

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allocating HOPWA funding to each jurisdiction within the Eligible Metropolitan Statistical Area is solely based upon where there is the highest number of documented HIV/AIDS cases in the Washington, DC region, and is determined on an annual basis by a HUD formula. Funding within the District is distributed on a Request for Application (RFA) process. Activities funded under the CDBG Program are restricted to census tracts where more than half of the residents earn less than 80 percent of the AMI. *Figure SP-10.3* depicts eligible census tracts under the CDBG Program.

### **Discussion**

Maps for the targeted areas can be found in the General Allocation section of the five-year Consolidated Plan.

Pursuant to the Affordable Homeownership Preservation and Equity Accumulation Amendment Act of 2014, the mayor “shall make a determination of distressed neighborhoods on an annual basis.” The Act also states that the first determination of distressed neighborhoods is to be promulgated as part of the next Consolidated Action Plan developed after the effective date of the Act. Specifically, the Mayor is directed to designate United States Census Tracts with a poverty rate of 20 percent and may add or subtract tracts as distressed based on factors deemed reasonable by the Mayor. Distressed census tracts are depicted in *Figure SP-10.1* and are defined as having poverty rates greater than 20 percent, lower property assessments (80 percent or less of DC median rate) and lower appreciation rates (80 percent or less of DC median rate). Pending Council approval, these distressed census tracts may result in alternate resale restrictions under homebuyer programs funded by the local HPTF.



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## Affordable Housing

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### AP-55 Affordable Housing — 91.220(g) Introduction

One Year Goals for the Number of Households to Be Supported	
Homeless	50
Non-Homeless	500
Special-Needs	50
Total	600

**Table 10 — One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	250
Rehab of Existing Units	250
Acquisition of Existing Units	0
Total	500

**Table 11 — One Year Goals for Affordable Housing by Support Type**

### Discussion

#### AP-60 Public Housing — 91.220(h) Introduction

The DCHA provides housing assistance through its Public Housing and Housing Choice Voucher programs to over 20,000 households. DCHA's Public Housing ACC portfolio consists of just over 8,500 units across 67 developments, serving families, seniors, and non-elderly disabled individuals.

In addition, the agency currently administers 12,531 federally funded vouchers through its Housing Choice Voucher Program (HCVP). DCHA administers three federally subsidized housing programs, with a separate waiting list for each program. Rental assistance is provided to low-income families through each housing program and the assistance is based on household income. See Discussion section for the types of programs.

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DCHA also manages 4,692 housing subsidies through the Local Rent Supplement Program (LRSP), a locally funded affordable housing program modeled after the federal voucher program and that is comprised of three components—tenant-based, project-based, and sponsor-based assistance.

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

DCHA is currently under a Voluntary Compliance Agreement (VCA) with HUD. However, the current number of Uniform Federal Accessibility Standards (UFAS) units in the DCHA inventory (690) exceeds the 6% accessible unit requirement and the required 585 units mandated by the VCA. There has been a slight decline in the number of available units due to the ongoing redevelopment at Barry Farm and the fire at Arthur Capper Senior that occurred in September 2018. 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 UFAS units. The DC Housing Authority also continues to install accessible features in its Public Housing units (i.e. grab bars, roll-in showers, raised toilet seats, etc.) through the reasonable accommodation process.

### **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 (ORS), DCHA provides technical assistance to elected Resident Councils in Public Housing communities, including capacity-building activities, organizational support, referrals, and resource coordination. The Office of Resident Services also provides a Workforce Development Program that consists of employment opportunities, educational/training opportunities, and job retention supports. Youth coordination is another arm within the Office of Resident services with a variety of different programs such as “Do Your Best” a summer youth employment program, STEM program, and the Commitment to Excellence Scholarship program. The DCHA Board of Commissioners holds monthly meetings as public forums for Public Housing and HCVP 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 HCVP families are represented by four members on the DCHA Board of Commissioners, including three elected Public Housing residents and an appointed HCVP 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. Elections for the three elected Public Housing residents are held every three years and are facilitated by a third-party monitor.

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, agency

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annual plans, 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 experience surveys in both its Public Housing and HCV programs. The surveys are targeted to our customers who submitted a work order, customers who have received an inspection (HCV) and customers who have received other services from each division. The results of these surveys are used to provide continuous process improvements in our service delivery. 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 District's New Communities Initiative.

Maximizing the efficiencies afforded by technology, the agency has increased its social media presence and has been using texting and e-mails, along with the use of traditional media tools (e.g., newsletters, FAQs, and informational collaterals), 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 HCVP and Public Housing families are provided supportive services designed to facilitate homeownership and renting in the private rental market without a subsidy. Through AYBL, eligible Public Housing residents interested in homeownership or renting in the private rental market without a subsidy, have the opportunity to participate in a place-based self-sufficiency program that provides support through case management and the coordination of 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 or use to transition to the private rental market upon successful completion of the program. In addition, DCHA works closely with DHCD to connect aspiring Public Housing and HCVP homeowners with resources like Home Purchase Assistance Program (HPAP).

As part of the DCHA FY2020 Moving to Work (MTW) plan, the agency did not propose any new initiatives. However, DCHA re-proposed two previously approved initiatives in order to update the programs: local blended subsidy and pathways to self-sufficiency.

The local blended subsidy initiative was re-proposed in order to add another property, Kenilworth Courts Phase 1. The initiative is used to improve the agency's ability to leverage public and private investment in order to meet its capital improvement needs. At Kenilworth, DCHA will create 167 units (166 for residential and one for staff to live on-site). The 167 will be designated Low Income Housing Tax Credit (LITHC)—101 will be public housing replacement units, an increase of 12 public housing units; 17 will be subsidized through the Local Rent Supplement Program (LRSP); and 48

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units will be LITHC only. DCHA will seek to convert the 101 replacement public housing units to RAD project-based vouchers as soon as permissible.

DCHA re-proposed the pathways to self-sufficiency initiative to expand the Family Self-Sufficiency program from serving only housing choice voucher clients to both housing choice voucher clients and public housing residents. The agency also expanded the initiative to include its modified apprenticeship training program, a six-month work-based training opportunity in which participants: learn job skills through on the job training; earn income while they learn; and increase the likelihood of permanent employment opportunities. To ease the transition of the impact of increases in household income on the calculation of rent, DCHA established an income exclusion for participants.

**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.

**Discussion Types of Housing Programs**

The following provides an overview of programs DCHA administers:

- **Public Housing:** DCHA's Public Housing portfolio consists of communities either owned by DCHA or the agency provides Public Housing subsidy to the owner. These communities include housing for individuals, families, seniors, and persons with disabilities. Some of these sites have been redeveloped into mixed-income communities, offering expanded neighborhood amenities. In addition, DCHA operates an affordable assisted living facility.
- **Housing Choice Voucher Program:** The Housing Choice Voucher Program (HCVP) program issues federally funded tenant-based vouchers to eligible families who, have the opportunity, to identify units in the private rental market. Voucher holders have the option to use their voucher in any locality in the United States that operates a voucher program. Participating households pay 30% of their income toward the rent charged on the unit and DCHA pays the difference. In addition, DCHA administers project-based voucher (PBV) assistance as part of HCVP. PBV assistance is a "unit-based" rental subsidy in which the assistance is tied to a specific unit.
- **Section 8 Moderate Rehabilitation Program:** One of the agency's smaller programs, the Section 8 Moderate Rehabilitation program, includes apartment communities throughout

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Washington, DC that are owned and managed by individual landlords. This assistance, like HCVP project-based vouchers, is “unit-based”.

- **Local Rent Supplement Program:** In addition to the federal voucher programs, DCHA administers locally funded vouchers under the Local Rent Supplement Program (LRSP) on behalf of the District of Columbia. Similar, to HCVP, families receiving LRSP vouchers receive subsidies to rent in the private rental market. Unlike HCVP, LRSP assistance can only be used in Washington, DC. LRSP has been a valuable tool for creating new affordable housing opportunities for families in need.

#### **AP-65 Homeless and Other Special Needs Activities — 91.220(i) Introduction (DBH/DHS)**

Special-needs housing includes targeted programming or housing alterations to accommodate specific demographic populations. Additional costs for medical, personal care, and specific housing needs exacerbate challenges faced by special-needs populations to remain stably housed and connected to care. This section presents characteristics of large special-needs populations and outlines housing and supportive service needs.

**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 three-year, \$9 million Cooperative Agreements to Benefit Homeless Individuals (CABHI) grant from the US Department of Health and Human Services. The CAHBI 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 District’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**

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 operated 12 hours a day in a congregate setting and is provided on a first-come, first-serve basis. Currently, the District operates five low-barrier shelters for individuals, three men's shelters in Wards 5 and 8; two women's shelters in Wards 2 and 8.
2. **Seasonal Shelter:** opens on the first night a hypothermia alert is called and is open every night when the actual temperature or temperature with a wind chill is 32-degrees or below, or there is precipitation or 40 percent chance of precipitation for more than one-hour.
3. **Hypothermia Shelter:** open only on nights when a hypothermia alert has been called, when actual or forecasted temperature is 32 degrees or below and there is actual precipitation or a 40 percent chance of precipitation for one hour or more. During this time, some low-barrier shelters with the ability to offer expanded capacity to support hypothermia shelter needs. Additionally, D.C. Recreation Centers and other community sites, including houses of worship and other community-based organizations function as hypothermia shelter sites to expand capacity to serve individuals who street homeless. These sites provide access to restrooms, meals, and sleeping quarters. However, non-shelter sites will not be used as shelter during day-time hours regardless of whether the alert is still active, because these sites operate their normal programming during daytime hours and are only contracted to operate during shelter on alert nights. Homeless clients may remain in recreation centers during daytime hours because these are public facilities, serving all District residents and visitors.
4. **Overflow Shelter:** operates 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 the District's Continuum of Care Provider, The Community Partnership for the Prevention on Homelessness, carefully monitors the capacity levels and determine when any additional sites shall be activated. When these shelters are activated, the District provides transportation to these locations.

### **Shelter Redevelopment**

The DC General Family Shelter was the primary placement site for families seeking emergency shelter in DC. The District released a plan in early 2016 to permanently close DC General in 2018 and replace it with smaller, service enriched neighborhood shelters that will each accommodate no more than 50 families. In FY19, the District opened five Short-term Family Housing programs across the

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city. In FY20, the District opened one additional Short-term Family Housing program and a second is scheduled to open before the end of the Fiscal Year. In FY21, the District anticipates opening the final program. These short-term family housing sites provide onsite services and connection to offsite supports designed to reduce the length of stay and quickly stabilize families with the goal of transitioning families to permanent housing within 90 days. The District has been successful in realizing that goal – from program opening to June 26, 2020, the average length of stay for both families currently in the program and families who have exited hovers between 90-100 days across all, of our programs.

The District also operates a number, of large (350+ persons) 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. In an effort, to better address engagement of long stayers in the District's shelter system for single adults, shelter providers more than doubled case management staff in FY18. DHS, along with the Interagency Council on Homelessness (ICH), is also working on plans to redesign the low barrier shelter system, beginning with the 801 E men's shelter. Planning includes addressing system-wide deficiencies like limited respite care beds and utilizing national best practices in regard, to harm reduction and treating shelter customers with dignity and respect. In FY20 DHS made necessary repairs and renovation on multiple shelters to address needed upgrades in the facilities. In addition, DHS completed the addition of 75 beds for the Harriet Tubman women's shelter allowing for the ability to further address women's capacity needs. Finally, DHS completed stakeholder, provider, and community engagement related to the design of the new 801 East men's shelter. The design process is nearly finished, and construction work is anticipated to begin in the summer of 2020 with an anticipated completion in late 2021/early 2022.

### **Daytime Services**

In an effort, to further enhance service connectivity for unaccompanied adults, and in partnership with the Downtown DC Business Improvement District and Pathways to Housing DC, DHS opened a Downtown Day Services Center for individuals experiencing homeless in February 2019. The Center offers a variety of supportive services including from the District Department of Employment Services, the Department of Health's Office of Vital Records and Department of Motor Vehicles, DHS's Economic Security Administration, Unity Health Care, and the Washington Legal Clinic for the Homeless. The Center also provides meals and access to laundry and shower facilities. The Center builds on the services offered at the Adams Place Day Center, which DHS opened in 2016.

DHS is also actively working with regional partners to identify additional strategies to improve collaboration and is supporting reentry partners to improve discharge planning for returning

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citizens. All of these efforts are critical to slow inflow of individuals experiencing homelessness into the system.

**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 a shelter is the key to the District's ability in meeting the annual demand for shelter while at the same time reducing our spending on shelter. Homeward DC — the strategic plan that lays out a policy for ending chronic homelessness 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 to be 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 protocols to assist with the identification of individuals and families ready to "move on" from Permanent Supportive Housing;

#### **Increase the 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 service system. In Permanent Supportive Housing, the household pays no more than 30 percent 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 (Diversion Program – Project Reconnect)**



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In 2019, DHS launched a new shelter diversion and rapid exit program for single adults. Project Reconnect serves up to 1000 individuals a year who are 18 and over and are either new arrivals, non-recent returners, transitioning from system involvement, or family engaged. Staff at low barrier shelters can refer clients who meet the program criteria to the Adams Place Day Center, Downtown Day Services Center, or Youth Service Division at DHS to meet with trained case management staff. Where diversion is appropriate, interventions can include transportation assistance, support to host households, first month's rent/security deposit, arrears payments, moving and mediation services.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or 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 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 Prevention Program**

DHS also offers a targeted homeless prevention program for families experiencing homelessness or at imminent risk of becoming homeless to assist them with obtaining 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.

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### **Outreach Services**

DHS provides outreach services to engage individuals that are living on the streets and experiencing homelessness. Outreach efforts include sharing information on homeless services, encampment assessments, vulnerability assessments, distribution of blankets, water, fruit, and warming supplies, and planning with the community and sister agencies to ensure the wellbeing of the District's homeless. In FY20, DHS expanded outreach services by developing a citywide coordinated outreach network.

### **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.

### **Persons Living with HIV**

The Washington D.C. MSA is a high housing costs area. Trends in housing development have seen an increase in rental and condominium units. Construction or rehabilitation of Transitional Housing units is not cost effective in many areas of the MSA nor are there many vacant properties suitable for development. The primary strategy to prevent homelessness of PLWH continues to be the provision of Tenant Based Rental Assistance. This program allow clients with the greatest flexibility in housing choice.

For those who might be unable to live independently facility based transitional housing will continue to be funded. A new strategy to be pursued in this Action Plan is Master Leasing. The Master Leasing program it is hoped will result in new landlord partners which will add to the numbers of units available to PLWH. Intensive supportive services will also be provided to better prepare persons to manage their housing situation and help PLWH to transition to permanent housing.

The jurisdiction will also continue to fund Short Term Rent, Mortgage, and Utility Assistance so that PLWH who may begin undergoing some temporary financial hardship will not lose their private market housing. And Housing Information also continues to be a priority need so that the appropriate referrals can be made for alternative housing choice and so PLWH can be made aware of other economic opportunities and health and wellness programs.

### **Discussion**

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DHCD will be developing a Tenant-Based Rental Assistance program using the HOME funds to prevent homelessness and to provide stability in maintaining a decent and safe place to live in the, near future.

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**AP-70 HOPWA Goals — 91.220 (I)(3)**

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	200
Tenant-based rental assistance	650
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	2
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	198
Total	1,050

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## AP-75 Action Plan Barriers to Affordable Housing — 91.220(j)

### Introduction

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 five years. The most significant barriers among respondents were costs to develop, the process of obtaining funding and the process for obtaining permits.

**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**

The District will continue to 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 District's resources, and promote housing education and capacity building among residents, developers, and community-based partners. In the spring of 2019, the Mayor of the District of Columbia signed and issued an [Housing Order](#) (the Order) directing District agencies (DHCD, the Office of Planning, Department of Consumer and Regulatory Affairs, Department of Human Services and the Office of the Deputy Mayor for Planning and Economic Development) to identify new policies, tools, and initiatives to begin fulfilling a goal of creating 36,000 new housing units, 12,000 of them affordable, by 2025 and preserve 7,200 existing affordable units. Several goals were identified in the Order:

- Increasing production and accelerating delivery of housing by analyzing housing trends, needs, capacity, and impediments to housing in order to identify housing targets and policies
- Promoting fair housing by identifying ways to create an equitable distribution of affordable housing across Washington, DC
- Creating homeownership opportunities
- Directing all District agencies to support the goals of Homeward DC
- Improving resident housing experience by directing Lab @ DC to create a unified “front door” for residents to access affordable housing opportunities and programs.

Additionally, the Office of Planning and DHCD are leading the [Housing Framework for Equity and Growth](#) in response to the Order. This document is an analysis intended to inform how the District produces more affordable and market rate housing. It will inform stakeholders and the District of the needs and challenges driving current housing production. This analysis will create more equitable distribution goals for housing production and development by examining public policies

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and regulations, market forces, and community dynamics. The District is currently engaged in an update to the previous Analysis of Impediments to Fair Housing Choice (AI) which will be completed in FY2018 (DC FY 2019). This AI will utilize the “Assessment of Fair Housing” format developed by HUD in 2015. In 2020, the District will begin work on the regional AI with the Metropolitan Council of Governments (MWCOG) and surrounding jurisdictions including Virginia and Maryland. The District will be the lead agency in this initiative as its Consolidated Plan is not due until August 2021. This proposed initiative includes counties, cities and Public Housing Authorities (PHAs). The last regional analysis of fair housing impediments was completed in 1995.

For a more in-depth knowledge of the strategies, see the Consolidated Plan SP: 55 which outlines the strategies.

## **AP-85 Other Actions — 91.220(k)**

### **Introduction**

The District 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**

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 also includes 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’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 District’s resources, and promoting housing education and capacity building among residents, developers, and community-based partners. In order to identify barriers to affordable housing DHCD will conduct fair housing enforcement testing with a contractor to supplement the findings of the Analysis of Impediments to Fair Housing Choice. Subsequently, DHCD will partner other District fair housing stakeholders such as Fair Housing Initiatives Program (FHIP) and Fair Housing Assistance Program agencies to engage in the necessary education and outreach activities as indicated by the testing.

The Affordable Housing Preservation Fund was seeded with \$10 million in local funds in DHCD’s FY 18 Budget and leveraged 3 to 1 with other private and philanthropic investments to fund \$40 million

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in short-term bridge acquisition and predevelopment financing to eligible borrowers. The fund has helped to preserve 926 affordable housing units in the District in its first year of operation. Properties targeted for fund investments are occupied multi-family housing of over five units in which at least 50 percent of units are currently affordable to households earning up to 80 percent of the median family income. Nine million has been allocated for FY 19 and is in the process of being dispersed to the existing fund managers who can also fund District Opportunity to Purchase Act properties with minimal affordability of 25 percent of units affordable to households at 50 percent of the median family income. An additional \$11.5 million was approved for FY 20, bringing the total fund amount to \$122 million.

Additionally through the creation of the Oramenta Newsome Predevelopment Loan, launched on June 1, 2018 non-profit developers were able to apply for up to \$100,000 per project to help partially cover pre-development costs, such as architectural plans and third-party reports, required by (DHCD as part of its consolidated request for proposals application. DHCD is currently in the process of closing on a predevelopment loan and anticipate on another loan in 2020. It is anticipated that this new \$2 million fund will help non-profit developers secure the early capital needed to get affordable housing projects off the ground faster. DHCD is administering the fund.

#### **Actions planned to reduce lead-based paint hazards**

- Every year in the District of Columbia, thousands of children and adults suffer from serious health problems caused or worsened by environmental health hazards. Illnesses and injuries impacted or caused by an environmental hazard are the number one reason why children are hospitalized in the District of Columbia. What many parents do not know is that the number one place a child is likely to be harmed by an environmental health hazard is in his or her own home. Asthma, lead poisoning, unintentional injuries, and other harmful health effects can all be linked to problems within the home. The most common culprits include peeling and/or deteriorating paint, mold, insect and rodent infestation, overuse of pesticides and other chemicals, poor ventilation, water leaks, trip and fall hazards, and malfunctioning cooling and heating systems. In response to these threats, the Department of Energy & Environment (DOEE) launched the DC Partnership for Healthy Homes, an award-winning District Government program aimed at identifying and ending environmental health and safety threats, while at the same time leveraging energy efficiency improvements, in the homes of families throughout the District of Columbia.
- The Partnership, spearheaded by DOEEs Lead and Healthy Housing Division, consists of a broad coalition of District agencies and some of the District's most prominent medical providers, managed care organizations, non-profits, and environmental health professionals. Participating health providers and social service agencies serve as front-line

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responders, identifying children in distress due to lead poisoning, severe and poorly controlled asthma, and/or situations in which a pregnant woman is living in a hazardous home. The front-line responders refer these families to DOEE's Lead and Healthy Housing Division.

### **Actions planned to reduce the number of poverty-level families**

DHCD contributes to the reduction of family poverty by providing individuals and families with stable housing. DHCD helps residents improve their financial stability by providing tenants and prospective homeowners with household/home management and maintenance, fair-housing education, credit, and homeownership counseling all geared toward improving residents' opportunities to obtain and retain decent housing. Residents of buildings with expiring Section 8 protections are provided targeted assistance in locating housing options and are introduced to the DHCD-sponsored TOPA Program to move toward ownership.

Other agencies play a key role in the reduction of poverty. The DHS administers income support, welfare to work, and a range of programs to support families and individuals. The Office on Aging (OOA) 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 DC Public School Administration (DCPS) has created career-oriented high schools to facilitate students progressing from school to real jobs in the DC market.



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## **Actions Planned to Develop Institutional Structure**

### **Develop a more effective crisis-response system**

The homeless support system must be transformed from one where people are supported for months and often years to an effective crisis-response system, where people are safe and secure and 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 shelters, but also actions to improve operations to ensure the ability 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 a shelter is the key to meet the annual demand for shelter while at the same time reducing spending on shelter.

### **Reduce barriers to supportive and affordable housing**

Having an adequate supply of housing does not provide, assistance if clients are unable to access it.

### **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 people to move quickly from shelter back into permanent housing. In order, to increase the success of families and individuals in the program, and to reduce the likelihood of a return-back to homelessness, targeted employment assistance must be provided to these households. While particularly important for Rapid Re-Housing households, increasing income is critical for all the households.

### **Increase homelessness prevention efforts**

The District must implement evidence-based strategies to better target resources to those households most at-risk of becoming homeless. In addition, more must be done to stabilize high-risk households before they arrive at the shelter door.

## **Actions Planned to Enhance Coordination between Public and Private Housing and Social Service Agencies**

The City Administrator and the Deputy Mayors use periodic coordination meetings to align resources and activities to match mayoral administration priorities. This system provides for continuous consultation and coordination between agencies.

### **Development decisions**

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DHCD coordinates project-level decision-making for affordable housing projects that submit proposals under the District's Consolidated Notice of Funding Availability (NOFA). 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, which offers recommendations to the Director on whether to approve funding.

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### **Interagency Council on Homelessness (ICH)**

The ICH is a group of cabinet-level leaders, providers of homeless services, advocates, homeless and formerly homeless leaders who 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. 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 provide a plan to make the city the healthiest, greenest, and most livable city in the United States.

### **Partnership for Healthy Homes**

A collaboration of multiple District agencies and private-sector partners was fostered to focus on identifying homes containing both children and any of a wide range of health and/or safety threats.

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## Program Specific Requirements

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

#### 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	0
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	0
3. The amount of surplus funds from urban renewal settlements	0
4. 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	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	0

#### Other CDBG Requirements

1. The amount of urgent-need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit — A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan	0.00 %

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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).

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. For 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) 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.

## **Housing Opportunities for Persons with HIV/AIDS**

### **Reference 91.220(l)(3)**

1. Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community organizations).

Funding within the District is distributed on a Request for Application (RFA) process. The Department of Health's grant making process, including RFA, is as follows:

The Making of a Subgrant through the Office of Grants Management (OGM) includes the Solicitation Process (Recruitment-the search), Review of applications and issues of awards, and Compliance — Monitoring and Performance. Within the Solicitation Process (Recruitment- the search), the DC HEALTH HAHSTA decides to subgrant funds to achieve a public purpose through a competitive process. First, the funds are identified by confirming authorizing legislation and/or grantor program regulations for specific requirements and/or restrictions. A Notice of Funding Availability (NOFA) is approved and the Office of Documents and Administrative Issuance (ODAI) issues for publication in the *District Register*. The NOFA is also submitted to the Office of Partnerships and Grant Services (OPGS) for publication in the [District Funding Alert](#) and posting to the [District Grants Clearinghouse](#).

A completed RFA is transmitted to OGM for review, approval, and authority to release through the Dashboard (ADS). The RFA includes language on the reporting requirements, and clearly defines and outlines applicant eligibility. A final approved electronic copy is also forwarded to OPGS for posting to the District Grants Clearinghouse.

Second, review of applications and issuance of awards ensures an equitable and ethical competitive process. Therefore, any engagement of potential applicants (maybe current subgrantees) about the RFA is not allowed. Contact about the RFA is inappropriate.

The Process is confidential until completed and applicants are notified of status. A pre-application conference is held to answer any questions and clarify any discrepancies, etc.

Review of applications is completed with both internal and external review panels. Panel participants receive orientation and are adequately credentialed. Confidential score sheets are used that align with RFA criteria. The Review process allows for FAQs and Amendments to help applicants respond and/or submit great application or those that clarify statements in the RFA.

Once the Review process is complete and awardee(s) determined, the (sub) Grantee signs the grant agreement and begins program implementation.

Lastly, Compliance- Monitoring and Performance takes place where DC HEALTH's HOPWA program managers and grant monitors track project progress and performance, works with



the sub-grantee to adjust assignments tasks and goals as needed, ensures timeline incorporated in proposal is progressing and where sub-grantee is unable to deliver and/or perform, DC HEALTH HAHSTA provides written issuance of notifications highlighting deficiencies and cure notices, working to make sure the sub-grantee and program/projects are successful.

### **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 CoC has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The DHS is the recipient of ESG funds for the District, consults with the District's CoC on ESG allocation as well as the evaluation of sub-recipients. Since FY 2012, ESG has been used to primarily support prevention, emergency shelters 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 provides local match dollars to support outreach and prevention services; support shelter operations and fund renovation of shelter space. The District works to provide, assistance for the homeless through community-based organizations, faith-based organizations, and other non-profit service providers.

3. Identify the process for making sub-awards and describe how the ESG allocation 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 CoC 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. The District 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. 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 the Rapid Re-housing are aligned with the CoC standards and include the percent of participants increasing income while in permanent housing and percent of recipients maintained in permanent housing.