Department of Housing and Community Development

**DHCD (DB)**

**MISSION**
The mission of the Department of Housing and Community Development (DHCD) is to create and preserve opportunities for affordable housing, promote economic development, and revitalize underserved communities in the District of Columbia.

**SUMMARY OF SERVICES**
DHCD focuses on three strategic areas: 1) preserving and increasing the supply of affordable housing through new construction and rehabilitation; 2) increasing homeownership opportunities; and 3) revitalizing neighborhoods, promoting community development, and providing economic opportunities. To help meet the housing needs of the city’s low- to moderate-income residents, DHCD operates programs for individuals, developers and community groups. DHCD also ensures the preservation and maintenance of affordable rental housing by regulating building sales and conversions and by enforcing the Tenant Opportunity to Purchase Act (TOPA).

**AGENCY OBJECTIVES**
1. Enhance the production of quality affordable housing and homeownership opportunities at the project and household levels.
2. Preserve quality affordable housing and homeownership opportunities.
3. Increase economic opportunities for low and moderate income residents.

**ACCOMPLISHMENTS**
- Opened the Housing Resource Center in Ward 8. This public one stop shop for all DHCD housing services provides access to DC HousingSearch.org, a database for rental and homeownership.
- Auctioned nearly 30 District-owned vacant single and multi-family properties spanning 7 wards. The auction generated nearly $4.85 million to invest in affordable housing programs.
- Targeted $2.8 million in Neighborhood Stabilization Funds under the Housing and Economic Recovery Act of 2008, to create 58 units of affordable homeownership opportunities in Ivy City.

**OVERVIEW OF AGENCY PERFORMANCE**

![Bar Chart]
- Measures: 4 Number Fully Achieved, 4 Number Partially Achieved, 4 Number Not Achieved
- Initiatives: 2 Number Where Data Not Available
OBJECTIVE 1: ENHANCE THE PRODUCTION OF QUALITY AFFORDABLE HOUSING AND HOMEOWNERSHIP OPPORTUNITIES AT THE PROJECT AND HOUSEHOLD LEVELS.

INITIATIVE 1.1: Coordinate and target resources to increase production of special needs housing.
To date, the MOU between DCHD and DMH has produced financing for 248 special needs units, of the 300 total predicted. It is projected that the 300 total count will be achieved shortly. Additionally, the Community Builders Scattered site project has closed and produced 10 units, and DHCD has implemented a policy to target up to 75% of the District’s annual allocation from 9% LIHTC to special needs projects.

INITIATIVE 1.2: Implement Green Design across all funding areas to ensure energy efficiency and sustainability in new developments.
DHCD has expanded its implementation of the Green Building Act of 2006. As DHCD’s 4th quarter numbers will represent, all projects entering the pipeline in FY 09 have met the Green Communities Criteria, or LEED at the Silver level, for residential and non-residential construction, as required by law. Further, DHCD does serve on the Green Building Advisory Council, and has coordinated with DDOE and nonprofit organizations to provide training opportunities and technical assistance to developers.

OBJECTIVE 2: PRESERVE QUALITY AFFORDABLE HOUSING AND HOMEOWNERSHIP OPPORTUNITIES.

INITIATIVE 2.1: Open new Housing Services Center in Ward 8.
The enhanced Housing Service Center is fully functional and has been opened since July 2009, the time of build-out completion.

OBJECTIVE 3: INCREASE ECONOMIC OPPORTUNITIES FOR LOW AND MODERATE INCOME RESIDENTS.

INITIATIVE 3.1: Partner with new building trades academy at Cardozo High School.
DC Construction Trades Foundation and PADD have been negotiating the Disposition Agreement for the past year. There has been a slight indifference about the Foundation’s ability to insure the students on the site. The only thing that that was accomplished during FY 09 was the execution of a Right of Entry for them to do feasibility studies; however, we are much closer to getting the disposition agreement executed this fall.
Key Performance Indicators – Highlights

From Objective 1: Total affordable housing units funded

<table>
<thead>
<tr>
<th></th>
<th>FY07</th>
<th>FY08</th>
<th>FY09</th>
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<tbody>
<tr>
<td>FY09 Target: 1,425</td>
<td>2773</td>
<td>3138</td>
<td>1599</td>
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From Objective 1: Total new ownership units and households funded

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<thead>
<tr>
<th></th>
<th>FY07</th>
<th>FY08</th>
<th>FY09</th>
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<tbody>
<tr>
<td>FY09 Target: 700</td>
<td>1247</td>
<td>1212</td>
<td>403</td>
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**FULLY ACHIEVED**

**PARTIALLY ACHIEVED**

More About These Indicators:

**How did the agency’s actions affect this indicator?**

- Consists of each unit financed for acquisition, rehabilitation as well as lead multi-family and Home Purchase Assistance Program (HPAP) units.
- Focused on marketing of particular programs.
- Increased and held regular meetings for developers and constituents of programs.
- Adjusted allotments of loans and grants and used other resourceful methods to stretch financing.

**How did the agency’s actions affect this indicator?**

- The overall assistance for HPAP, per unit, was lowered, in order to stretch the appropriated funds, however, still resulting in the funding of 320 units, below the projected 425.

**What external factors influenced this indicator?**

- Slowing real estate market and current economic crisis, increased awareness even more for

**What external factors influenced this indicator?**

- District was forced to make tough decisions by reducing local funding; the HPAP budget, specifically, was cut by $11 million through the Council’s first FY09 gap closing plan
- The slowing real estate market and economic downturn caused a decrease in the demand for new ownership.
- Renewed focus on preservation of existing affordable housing.
### Key Performance Indicators – Details

**Performance Assessment Key:**
- Green: Fully achieved
- Orange: Partially achieved
- Red: Not achieved
- Gray: Data not reported

<table>
<thead>
<tr>
<th>Measure Name</th>
<th>FY2008 YE Actual</th>
<th>FY2009 YE Target</th>
<th>FY2009 YE Actual</th>
<th>FY2009 YE Rating</th>
<th>Budget Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1 Total Affordable Housing Units Funded</td>
<td>3138</td>
<td>1425</td>
<td>1599</td>
<td>112.21%</td>
<td>AFFORDABLE HOUSING/REAL ESTATE DEVE</td>
</tr>
<tr>
<td>1.2 Total Special Needs Housing Units Funded</td>
<td>373</td>
<td>175</td>
<td>147</td>
<td>84%</td>
<td>AFFORDABLE HOUSING/REAL ESTATE DEVE</td>
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<tr>
<td>1.3 Total New Ownership Units and Households Funded</td>
<td>1212</td>
<td>700</td>
<td>403</td>
<td>57.57%</td>
<td>AFFORDABLE HOUSING/REAL ESTATE DEVE</td>
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<tr>
<td>1.4 Number of First-time Homebuyers Funded by the Home Purchase Assistance Program (HPAP)</td>
<td>508</td>
<td>425</td>
<td>320</td>
<td>75.29%</td>
<td>HOMEOWNERSHIP AND HOME REHAB ASSISTANCE</td>
</tr>
<tr>
<td>2.1 Total First Right Purchase Assistance Program (Tenant Purchase) Units Funded</td>
<td>292</td>
<td>150</td>
<td>59</td>
<td>39.33%</td>
<td>AFFORDABLE HOUSING/REAL ESTATE DEVE</td>
</tr>
<tr>
<td>2.2 Total Affordable Housing Units Rehabilitated</td>
<td>1990</td>
<td>900</td>
<td>789</td>
<td>87.67%</td>
<td>HOMEOWNERSHIP AND HOME REHAB ASSISTANCE</td>
</tr>
<tr>
<td>2.3 Number of loans or grants by the Residential Rehab Program</td>
<td>142</td>
<td>75</td>
<td>339</td>
<td>452%</td>
<td>HOMEOWNERSHIP AND HOME REHAB ASSISTANCE</td>
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<td>2.4 Percentage of Affordable Housing Units Completed or in Development that are Highly Sustainable and Meet the Green Communities Criteria</td>
<td>56</td>
<td>90</td>
<td>75%</td>
<td>83.33%</td>
<td>AFFORDABLE HOUSING/REAL ESTATE DEVE</td>
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<tr>
<td>2.5 Number of Tenant and Housing Provider Petitions Processed by the Rental</td>
<td>0</td>
<td>320</td>
<td>368</td>
<td>115%</td>
<td>HOUSING REGULATION ADMINISTRATION</td>
</tr>
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<td></td>
<td>Accommodations Division (RAD)</td>
<td></td>
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<td>2.6</td>
<td>Number of Applications for Conversion Approved by the Rental Conversion and Sale Division (CASD)</td>
<td>0</td>
<td>100</td>
<td>60</td>
<td>60%</td>
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<td>3.1</td>
<td>Number of Technical Assistance Services Provided to Small Businesses</td>
<td>3106</td>
<td>700</td>
<td>2113</td>
<td>301.86%</td>
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<td>3.2</td>
<td>Number of Storefront Facades Improved</td>
<td>45</td>
<td>90</td>
<td>32</td>
<td>35.56%</td>
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Housing Regulation Administration

Neighborhood Investment