



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 and economic development, and revitalize underserved communities in the District of Columbia.

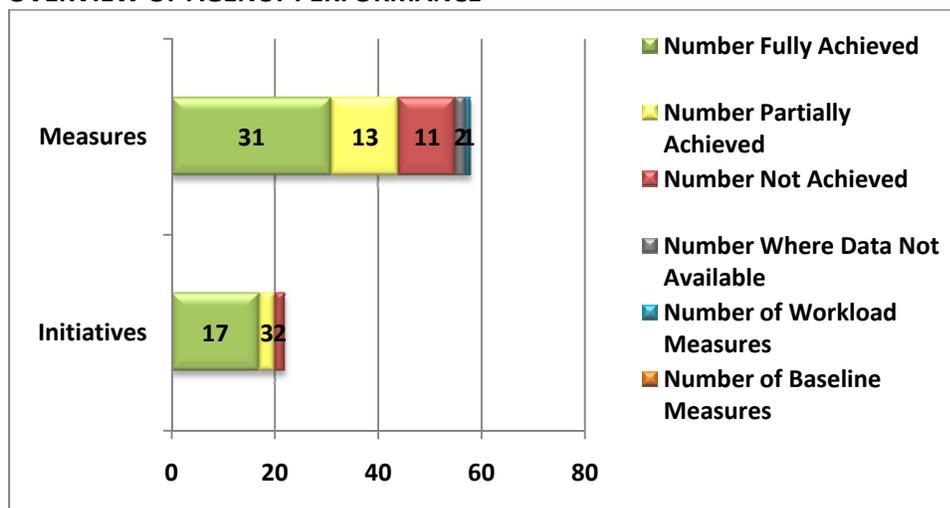
SUMMARY OF SERVICES

DHCD focuses on three strategic objectives: (1) preserving and increasing the supply of quality affordable housing; (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 conversion, administering the Rental Housing Act of 2006, and by enforcing the Tenant Opportunity to Purchase Act (TOPA).

ACCOMPLISHMENTS

- ✓ Met aggressive deadlines set by HUD and the US Treasury Department to receive \$57 million in competitive and formula Recovery Act grants to support critical programs. Altogether, the Department funded over 1,000 more units in FY10 (2,624) than in FY09 (1,599), coming close to the all-time high of 3,138 total units in FY08, which was prior to the current economic downturn.
- ✓ Completed the Five Year Consolidated Plan for FY 11-15, which identifies obstacles to providing affordable housing and sets priorities in accordance with the statutory goals and objectives prescribed by HUD. With the theme, "Sustainable City, Complete Neighborhoods", the Plan aligns DHCD's programs and services with the six federal livability principles.
- ✓ The Portfolio and Asset Management Division expanded asset management monitoring to improve loan performance and reduce loan delinquency by 5%. In FY10, loan performance was improved to 77.65% in good standing and 22.35% non-performing. Further, in FY10, the base amount of average monthly loan collections has increased from \$500,000 to \$825,000.

OVERVIEW OF AGENCY PERFORMANCE





Performance Initiatives – Assessment Details

Performance Assessment Key:

-  Fully achieved  Partially achieved  Not achieved  Data not reported

OFFICE OF THE DIRECTOR (OD)

OBJECTIVE 1: Preserve and increase the supply of quality affordable housing.

- **INITIATIVE 1.1: Apply for and secure all funding directed to DHCD through the American Recovery and Reinvestment Act of 2009, by September 2010.**
In FY10, DHCD applied for and secured 100% of the funds allocated to the District by formula for which DHCD was the designated recipient by either the U.S. Department of Housing and Urban Development (HUD) or the U.S. Treasury Department. All applications and supporting documentation were submitted timely and grant awards were made, providing DHCD with an infusion of \$57 million to support critical programs. Beyond formula grants, included in this figure are also two winning competitive grant awards to DHCD: \$2.6 million for lead hazard reduction and \$9.6 million for Round Two of the Neighborhood Stabilization Program. The Office of the Director has fully achieved its ARRA initiative to apply for and secure all potential stimulus funds for affordable housing in the District and, throughout FY10, has efficiently and effectively expended these funds by meeting all Federal grant benchmarks and milestones to date as of September 30, 2010. Expenditure deadlines extend into FY11 and beyond for certain ARRA grants.

OBJECTIVE 2: Revitalize neighborhoods, promote community development and provide economic opportunities.

- **INITIATIVE 2.1: Renewed process and completion of the Five Year Consolidated Plan for FY 2011-2015 by August 15, 2010, to be used as a strategy, planning document and action plan that provides a basis for assessing performance.**
On August 12, 2010, DHCD submitted its Five-Year Consolidated Plan (FY11-15) and Annual Action Plan for FY11 to the Washington Field Office of the U.S. Department of Housing and Urban Development (HUD) following nearly a year of intensive community outreach and input. Four public “needs” hearings were held throughout DC from September through November 2009. In addition, two drafts of the plans were made public for two 30-day public comment periods and comments received were answered and included in subsequent drafts and the final versions. The Consolidated Plan’s theme, “Sustainable City, Complete Neighborhoods,” aligns DHCD’s programs and services with the six livability principles adopted by HUD, the Environmental Protection Agency (EPA), and the U.S. Department of Transportation (DOT).
- **INITIATIVE 2.2: Through targeted outreach throughout the community, DHCD plans to educate District residents, specifically those facing potential foreclosure, on foreclosure prevention and support.**



For the second year in a row, DHCD's partnership with Fannie Mae enabled the agency to pursue foreclosure mitigation strategies in FY10. These strategies included a dedicated foreclosure resources webpage on DHCD's website, the creation of two foreclosure fact sheets for DC residents on prevention assistance and scams, participation in the Capital Area Foreclosure Network (CAFN) and foreclosure-related conferences, and leadership in the interagency foreclosure initiative involving seven District agencies and Fannie Mae. In addition, DHCD held the 2nd Annual Housing Expo & Foreclosure Clinic on June 19, 2010 at the Walter E. Washington Convention Center where approximately 900 people attended 17 workshops and interacted with representatives from the mortgage industry, community-based organizations, and DC government agencies offering information, services and referrals to attendees. 139 clients received credit/foreclosure counseling from Certified CBOs and 67 homeowners were seen by bank representatives from Citi, Suntrust, BB&T and Chase. Lastly, through an innovative partnership with the Urban Institute and DC Recorder of Deeds, DHCD is supporting foreclosure data and analysis. The foreclosure data is available on NeighborhoodInfoDC.org and in numerous publications like the DC Foreclosure Monitor (Spring 2010) and Housing in the Nation's Capital 2009 (October 28, 2009).

HOUSING REGULATION ADMINISTRATION (HRA)

OBJECTIVE 1: Preserve and increase the supply of quality affordable housing.

- **INITIATIVE 1.1: Increase the number of District Residents who utilize DHCD.**
DHCD has fully opened the Housing Resource Center at 1800 Martin Luther King Jr. Avenue, SE. There has been a steady increase of resident utilization since the opening of the Center. The Housing Resource Center (HRC) was fully operational in FY10 and approximately 6,500 stakeholders visited the HRC for counter services regarding DHCD services and programs. Numbers of additional stakeholders also visited the HRC to receive services from ULS and attend DHCD educational and training programs. Stakeholders may directly access www.dchousingsearch.org on HRC computers. This website has over 1,000 available for sale and rental units and averages approximately 272,787 individual searches annually. HRA has fully achieved this initiative.
- **INITIATIVE 1.2: Implement Inclusionary Zoning to ensure new development meets affordability standards in the District.**
DHCD along with the Department of Consumer and Regulatory Affairs (DCRA) implemented the Inclusionary Zoning Program and is currently administering the new program, which affords private sector development companies the right to additional density for their projects in exchange for making at least 8 percent of the units in the project affordable. Now, developers of new residential projects with 10 or more units are allowed to increase the size of their project by 20 percent provided half of the additional new units created are either sold or rented to residents earning between 50 percent and 80 percent of the Area's Median Income, which is currently between \$51,000 and \$82,000 for a family of four. It also does not apply to projects in historic districts like Anacostia or Georgetown or parts of the downtown where there is no additional density to grant as a bonus. DHCD partnered with the Office of the Chief Technology Officer to create an IT solution for registering IZ units. The first lottery will likely take place in FY11 once the first inclusionary units have are completed due to a stronger housing market.



RENTAL HOUSING COMMISSION (RHC)

OBJECTIVE 1: Preserve and increase the supply of quality affordable housing.

- **INITIATIVE 1.1: Issue and review proposed regulations in a timely manner, to include other agencies that have approval responsibilities, including DHCD, OAH and OAG.**
The Rental Housing Commission was without a quorum after January 14, 2010, delaying the passage of key regulations.
- **INITIATIVE 1.2: Eliminate the backlog of cases by FY 2011.**
The Rental Housing Commission was without a quorum after January 14, 2010, preventing the resolution of pending cases and increasing the size of the current case backlog.

DEVELOPMENT FINANCE DIVISION (DFD)

OBJECTIVE 1: Preserve and increase the supply of quality affordable housing.

- **INITIATIVE 1.1: Complete the development of 345 units for special needs population housing by September 30th, 2010.**
DHCD, through its partnerships with the Department of Mental Health and the Department of Human Services, has funded or substantially completed 327 of the projected 345 units of special needs housing targeted toward mental health and human services clients. Although DHCD missed its target by 18 units, the agency's performance is noteworthy for over-coming the initial hurdles that naturally occur when aligning priorities with other agencies and even more so for achieving 95% of the units during a period of unprecedented economic recession.
- **INITIATIVE 1.2: Commit or expend required amount of the American Recovery and Reinvestment Act of 2009 (ARRA) funds awarded, by September 30th, 2010.**
DHCD's Development Finance Division has committed and funded 100% of its TCAP and CDBG-R allocations, having closed six projects with these funds (four TCAP and two CDBG-R) in FY 2010, with one additional TCAP project slated to close in FY 2011. Regarding Section 1602 Tax Credit Exchange, over \$20.9 million in funds have been invested across four Low Income Housing Tax Credit (LIHTC) eligible projects.
- **INITIATIVE 1.3: Increase the use of financing pool structures to leverage District subsidies to finance Tenant Opportunity to Purchase Act (TOPA) deals.**
DHCD's Development Finance Division will provide in excess of \$13 million of Housing Production Trust Fund debt and 9% LIHTC Section 1602 financing into the initial cooperative pool, which will translate into the preservation of 125 units across 5 buildings. Loan documents for this transaction will be complete in October, with an expected final closing date of November 2010. Two additional cooperative pools are presently being structured as well, using 4% LIHTCs and New Markets Tax Credits well. While a lot of the leg work was achieved in FY 2010, the deals will close just after the end of the fiscal year.

OBJECTIVE 2: Increase homeownership opportunities.

- **INITIATIVE 2.1: Complete the final phase of the Ivy City Demonstration Housing Initiative in FY 2011, creating 60 units of affordable housing.**



DHCD met the U.S. Department of Housing and Urban Development's deadline to commit 100% of DC's Neighborhood Stabilization grant award in FY 2010. DHCD's Development Finance Division has financed and committed financing to a total of 49 units under this initiative, with development of the remaining 11 units to be initiated in FY 2011, consistent with the required timeframes of HUD's NSP program.

OBJECTIVE 3: Revitalize neighborhoods, promote community development and provide economic opportunities.

● **INITIATIVE 3.1: Increase the development of community facilities across the District.**

Under this initiative, DHCD's Development Finance Division has used its allocation CDBG-R stimulus funds to catalyze the rehabilitation of the Barbara Chambers Children Center (DHCD provided \$350k) and the Capital Area Food Bank (DHCD provided over \$7 million in CDBG and CDBG-R funds). Both of these projects are being funded, in part, via New Markets Tax Credits, and will sustain a child care facility and a food distribution center - both of which will serve low-to-moderate District residents.

RESIDENTIAL AND COMMUNITY SERVICES DIVISION (RCSD)

OBJECTIVE 1: Preserve and increase the supply of quality affordable housing.

● **INITIATIVE 1.1: Expend 50% of Lead Hazard Reduction Grant by September 30th, 2010, in order to reduce lead hazards in up to 175 District homes by the end of FY 2011.**

DHCD's Lead Safe Washington (LSW) program successfully began implementation of the Lead Hazard Reduction Demonstration Grant for DC in FY 2010. Although DHCD established a reach goal to spend 50% of the funds in FY 2010, the program expended almost 25% of the funds, which was significantly greater than the agency's quarterly benchmark of 15% required by the U.S. Department of Housing and Urban Development (HUD). In addition, DHCD made 35 housing units safe from lead out of the 175 projected for the grant. DHCD received 100 out of 100 points from HUD in the first three quarters of FY 2010 for meeting its benchmarks. As a result, the program partially achieved this initiative and will continue to implement the grant throughout FY 2011 until the expiration of the grant in June 2012.

OBJECTIVE 2: Increase homeownership opportunities

● **INITIATIVE 2.1: Include Negotiated Employee Assisted Housing Program (NEAHP) grant funding for FY 2010, in order to increase homeownership in the District among District Government employees.**

DHCD successfully implemented the NEAHP Program in FY 2010. The Home Purchase Assistance Program (HPAP) staff promoted the new NEAHP benefit in partnership with the community-based organizations funded by DHCD to do intake and outreach for DHCD's residential and community service programs, the Greater Washington Urban League (GWUL), and the unions that represent the eligible union employees. DHCD, in conjunction with the Office of Labor Relations and Collective Bargaining (OLRCB) held information sessions for union employees throughout the year at the headquarters of numerous District Government agencies. In addition, the Urban League held NEAHP and other HPAP information sessions at



various locations throughout the District in order to increase awareness of the new benefit. DHCD fully achieved the initiative in FY 2010 and will expand outreach and education efforts in FY 2011 to increase the number of eligible applicants.

OBJECTIVE 3: Revitalize neighborhoods, promote community development and provide economic opportunities.

- **INITIATIVE 3.1: Expend allocated portion of CDBG-R funds by September 30th, 2010, to continue targeted intensive revitalization efforts focused on small businesses.**
DHCD successfully funded six community-based organizations to support small business development throughout the District under this Recovery Act grant program. These organizations provided 325 units of technical assistance to over 200 small businesses in targeted commercial corridors. All but approximately 10% of the \$400,000 allocated for this activity was expended in FY 2010 and the remainder will be spent in early FY 2011, well in advance of the CDBG-R spending deadline. These funds directly supported the full time equivalent of 10.85 jobs with DHCD's partner organizations and indirectly supported many more by sustaining and strengthening new and existing small businesses during this year's economic downturn.
- **INITIATIVE 3.2: Through an overhaul of the development process, RCSD will improve performance and efficacy of the storefront façade improvement program.**
In FY10, DHCD's storefront façade improvement program provided funding to three non-profit community based organizations using much-needed additional resources under the CDBG-R grant program to fund the construction of 35 storefront facades in four neighborhood commercial corridors. Construction is about 90% complete on these projects and about 65% of the ARRA funds for these projects was expended in FY10. The remaining funds will be spent in early FY11, well in advance of the CDBG-R spending deadline. Using all available funding sources, the façade program has vastly increased the number of facades improved in FY10 by improving more than 40 versus the nine improved in FY09.

PROPERTY ACQUISITION AND DISPOSITION DIVISION (PADD)

OBJECTIVE 1: Revitalize neighborhoods, promote community development and provide economic opportunities.

- **INITIATIVE 1.1: Continue three-year effort to recapture property when developers have not performed.**
In FY10, PADD recaptured 17 properties across the District from 5 different developers and transferees. In FY11, the recapture process will be completed and the properties will be incorporated into the disposition pipeline to become affordable units and market units for DC residents. PADD has fully achieved this initiative for FY10.
- **INITIATIVE 1.2: Implementation of the Turnkey Residential Development Initiative.**
In FY10, PADD established a Memorandum of Understanding (MOU) with DCHA Construction Services Administration for the rehabilitation of 3 properties: 514 3rd Street, N.E., 606 Keefer Place, N.W., and 454 N Street, N.W. Permits should be issued by the end of the fiscal year for 514 3rd Street, N.E. and 454 N Street, N.W., while construction has started on 606 Keefer



Place N.W. Additionally, PADD also established 6 IDIQ contracts through OCP for turnkey services. 234 V Street, N.E has been permitted and awarded to MiCon Construction and is currently being rehabbed. By the 2nd Quarter of FY11, it is anticipated that PADD will have 4-6 units complete through the Turnkey and available for sale to affordable buyers. PADD is also underway in the planning and permitting stages for the 2200 block of Hunter Place, S.E. for 10 new units of modular and stick-built housing. PADD has partially achieved this initiative.

- **INITIATIVE 1.3: Issue a special Solicitation of Offers to ensure the development of scattered affordable units in the Bellevue target area for FY 2010.**

In the winter of FY10, PADD issued the Bellevue Solicitation for Offers (SFO) for 7 properties (4 vacant buildings and 3 vacant lots) in the Bellevue neighborhood. Unfortunately, after extending the SFO, no responses were received. PADD quickly moved to have the 4 vacant buildings included in the June 30th, 2010 auction. All 4 properties were bid on and are projected to close by October 28, 2010. PADD has fully achieved this initiative.

PROGRAM MONITORING DIVISION (PMD)

OBJECTIVE 1: Preserve and increase the supply of quality affordable housing.

- **INITIATIVE 1.1: Ensure the American Recovery and Reinvestment Act of 2009 (ARRA) funds are monitored and reported.**

In FY10, DHCD applied for and secured 100% of the funds allocated to the District by formula for which DHCD was the designated recipient by either the U.S. Department of Housing and Urban Development (HUD) or the U.S. Treasury Department, including funds under the following programs: \$9,550,562 for the Neighborhood Stabilization program (Round Two); \$20,994,850 for Section 1602 (Grants in Lieu of Low Income Housing Tax Credit Program); \$11,644,346 for the Tax Credit Assistance Program (TCAP); \$7,489,476 for the Homelessness Prevention and Rapid Re-housing Program (HPRP); \$4,896,122 for the Community Development Block Grant-Recovery (CDBG-R); and \$2,616,843 for Lead Hazard Reduction Grants. All ARRA funds have been reported in their respective required reporting systems, including Disaster Recovery Grant Reporting (DRGR), Recovery Act Management and Performance System (RAMPS) and Integrated Disbursement and Information System (IDIS). PMD has also ensured that all housing units identified for the HPRP were inspected prior to occupancy. PMD has fully achieved its ARRA initiative.

PORTFOLIO and ASSET MANAGEMENT DIVISION (PAMD)

OBJECTIVE 1: Preserve and increase the supply of quality affordable housing.

- **INITIATIVE 1.1: Allocate 100% of the American Recovery and Reinvestment Act of 2009 (ARRA) Grants in Lieu of Low Income Housing Tax Credit funding awarded, before September 30th, 2010., to produce affordable housing in the District.**

In FY10, DHCD applied for and secured 100% of the funds allocated to the District by formula for which DHCD was the designated recipient by either the U.S. Department of Housing and Urban Development (HUD) or the U.S. Treasury Department, including funds under the following programs: \$9,550,562 for the Neighborhood Stabilization program (Round Two); \$20,994,850 for Section 1602 (Grants in Lieu of Low Income Housing Tax Credit Program); \$11,644,346 for the Tax Credit Assistance Program (TCAP); \$7,489,476 for the Homelessness



Prevention and Rapid Re-housing Program (HPRP); \$4,896,122 for the Community Development Block Grant-Recovery (CDBG-R); and \$2,616,843 for Lead Hazard Reduction Grants. By the close of FY10 PAMD allocated 100% of the American Recovery and Reinvestment Act of 2009 (ARRA) funds eligible for distribution. \$20,944,850 in Section 1602 Grants in Lieu of Low-Income Housing Credits and \$11,644,346 in Tax Credit Assistance Program (TCAP) funds were allocated to eligible low income housing tax credit projects. PAMD has fully achieved its ARRA initiative.

● **INITIATIVE 1.2: Expand asset management monitoring to reduce loan delinquency by 5% in FY 2010.**

The loan performance delinquency rate has been reduced by 5% from FY09 to FY10. In FY09, loan performance was 73% good standing and 27% non-performing. In FY10, loan performance was improved to 77.65% in good standing and 22.35% non-performing. Further, in FY10, the base amount of loan collections has increased from a monthly average of \$500,000 to a monthly average of \$825,000. PAMD has fully achieved its initiative to reduce loan delinquency.



Key Performance Indicators – Details

Performance Assessment Key:

● Fully achieved
 ● Partially achieved
 ● Not achieved
 ● Data not reported

	Measure Name	FY2009 YE Actual	FY2010 YE Target	FY2010 YE Actual	FY2010 YE Rating	Budget Program
HOUSING REGULATION ADMINISTRATION						
●	1.1 # of customers who utilize Housing Resource Center services	0	600	6390	1065%	HOUSING REGULATION ADMINISTRATION
●	1.2 % of orders issued on voluntary agreement petitions within 45 days	0%	90%	88.89%	98.77%	HOUSING REGULATION ADMINISTRATION
●	1.3 % of orders issued on hardship petitions within stated division timelines	0%	80%	10%	12.50%	HOUSING REGULATION ADMINISTRATION
●	1.4 % of condo registration applications processed within 60 days	0%	95%	83.61%	88.01%	HOUSING REGULATION ADMINISTRATION
●	1.5 % of structural defect warranty claim notices of funding processed within 60 days	0%	95%	53.85%	56.68%	HOUSING REGULATION ADMINISTRATION
●	1.6 % of complete housing assistance payment requests processed within 30 days	0%	95%	100%	105.26%	HOUSING REGULATION ADMINISTRATION
●	1.7 # of inclusionary zoning units built	0	0	0	0%	HOUSING REGULATION ADMINISTRATION



1.8	% of lotteries conducted for inclusionary units within administrative deadlines	0%	95%	0%	0%	HOUSING REGULATION ADMINISTRATION
RENTAL HOUSING COMMISSION						
1.1	# of appeals disposed	31	33	0	0%	RENTAL HOUSING COMMISSION
1.2	# of appeals cases greater than 3 years old	18	18	9	200%	RENTAL HOUSING COMMISSION
1.3	% of cases processed under 6 weeks (from date of commencement)	0%	55%	100%	181.82%	RENTAL HOUSING COMMISSION
1.4	Average amount of time (months) from receipt of case to assignment	12	10	3	333.33%	RENTAL HOUSING COMMISSION
1.5	% of hearings scheduled within 30 day requirement	100%	100%	100%	100%	RENTAL HOUSING COMMISSION
DEVELOPMENT FINANCE DIVISION						
1.1	% of District owners spending greater than 30% of income on monthly housing costs	37.5%	37.5%	34.01%	110.26%	AFFORDABLE HOUSING/REAL ESTATE DEVELOPMENT
1.2	% of District Renters spending greater than 30% of income on housing costs	47.4%	47.4%	47.86%	99.04%	AFFORDABLE HOUSING/REAL ESTATE DEVELOPMENT
1.3	Total affordable housing units funded (new and rehab)	719	900	1416	157.33%	AFFORDABLE HOUSING/REAL ESTATE DEVELOPMENT
1.4	Total special needs housing units funded (elderly, disabled,	191	150	420	280%	AFFORDABLE HOUSING/REAL ESTATE DEVELOPMENT



	and homeless units)					
1.5	Total affordable housing units rehabilitated	238	250	915	366%	AFFORDABLE HOUSING/REAL ESTATE DEVELOPMENT
1.6	Total affordable housing units preserved (via loan structuring, technical assistance, etc.)	0	200	503	251.50%	AFFORDABLE HOUSING/REAL ESTATE DEVELOPMENT
2.1	Total new homeownership units funded	62	80	210	262.50%	AFFORDABLE HOUSING/REAL ESTATE DEVELOPMENT
2.2	Total First Right Purchase Assistance Program (tenant purchase) units funded - FRP New and Rehab Units	59	100	340	340%	AFFORDABLE HOUSING/REAL ESTATE DEVELOPMENT
3.1	% of affordable housing developments competitively evaluated and advancing to underwriting in the respective FY, that are highly sustainable and meet the Green Communities Criteria	75%	95%	85.71%	90.23%	AFFORDABLE HOUSING/REAL ESTATE DEVELOPMENT
RESIDENTIAL AND COMMUNITY SERVICES DIVISION						
1.1	Total affordable housing units funded	549	425	528	124.24%	HOMEOWNERSHIP AND HOME REHAB ASSISTANCE
1.2	Total Single Family Rehab units funded	42	65	50	76.92%	HOMEOWNERSHIP AND HOME REHAB ASSISTANCE
1.3	Total Lead Multifamily units funded	273	60	35	58.33%	HOMEOWNERSHIP AND HOME REHAB ASSISTANCE
1.4	Total Residential Rehab special needs (elderly,	16	10	34	340%	HOMEOWNERSHIP AND HOME REHAB ASSISTANCE



	disabled and homeless) units funded					
1.5	# of loans or grants by the Residential Rehab program for Single Family Rehab units	42	65	50	76.92%	HOMEOWNERSHIP AND HOME REHAB ASSISTANCE
1.6	# of loans or grants by the Residential Rehab program for Lead Multifamily units	146	20	35	175%	HOMEOWNERSHIP AND HOME REHAB ASSISTANCE
1.7	# of Elevated Blood Level cases in the District	44	44	89	49.44%	RESIDENTIAL AND COMMUNITY SERVICES DIVISION
2.1	# of first time homebuyers funded by Home Purchase Assistance Program (HPAP)	234	300	362	120.67%	HOMEOWNERSHIP AND HOME REHAB ASSISTANCE
2.2	Total HPAP special needs (elderly, disabled and homeless) units funded	4	5	9	180%	HOMEOWNERSHIP AND HOME REHAB ASSISTANCE
2.3	# of District employee homebuyers funded by EHAP	58	80	98	122.50%	HOMEOWNERSHIP AND HOME REHAB ASSISTANCE
2.4	# of District employee homebuyers funded by NEAHP	0	100	8	8%	HOMEOWNERSHIP AND HOME REHAB ASSISTANCE
3.1	# of storefront facades improved	9	50	48	96%	NEIGHBORHOOD INVESTMENT
3.2	Average cost per facade unit funded	\$22,306	\$25,000	\$29,333	85.23%	NEIGHBORHOOD INVESTMENT
PROPERTY ACQUISITION AND DISPOSITION DIVISION						
1.1	# of properties acquired	11	20	37	185%	PROPERTY ACQUISITION & DISPOSITION
1.2	# of properties acquired in each	4	10	12	120%	PROPERTY ACQUISITION & DISPOSITION



	targeted neighborhood (Ivy City/Trinidad, Historic Anacostia, & Washington Highlands)					
●	1.3 # of properties recaptured from developers or transferees	2	8	17	212.50%	PROPERTY ACQUISITION & DISPOSITION
●	1.4 # of properties for which disposition agreements were executed	49	50	30	60%	PROPERTY ACQUISITION & DISPOSITION
●	1.5 # of housing units created or rehabbed through reclamation of abandoned properties	43	45	45	100%	PROPERTY ACQUISITION & DISPOSITION
●	1.6 # of affordable housing units created or rehabbed through reclamation of abandoned properties	32	35	35	100%	PROPERTY ACQUISITION & DISPOSITION
●	1.7 Average # of years of affordability for units created or rehabbed through reclamation of abandoned properties	10	10	9	90%	PROPERTY ACQUISITION & DISPOSITION
●	1.8 # of properties investigated that result in rehabilitation by the owner	10	10	4	40%	PROPERTY ACQUISITION & DISPOSITION
●	1.9 Average cost per property of	190000	190000	\$178,000	106.74%	PROPERTY ACQUISITION & DISPOSITION



	acquisitions					
OFFICE OF PROGRAM MONITORING						
1.1	Total # of grants projects reviewed	61	60	192	320%	PROGRAM MONITORING AND COMPLIANCE
1.2	% of environmental reviews conducted within 45 days	95%	95%	73.63%	77.51%	PROGRAM MONITORING AND COMPLIANCE
1.3	% of Fair Housing reviews completed within stated division timelines	92%	95%	100%	105.26%	PROGRAM MONITORING AND COMPLIANCE
1.4	# of eligible Community Housing Development Organizations recertified by year end	15	12	8		PROGRAM MONITORING AND COMPLIANCE
1.5	# of required physical inspections and file reviews conducted annually for HOME and LIHTC properties	881	1000	1200	120%	PROGRAM MONITORING AND COMPLIANCE
PORTFOLIO MANAGEMENT DIVISION						
1.1	# of loans in portfolio	6413	6715	6483	96.55%	PORTFOLIO MANAGEMENT
1.2	% of all required financial reviews completed by staff within determined timeline	0%	39%	100%	256.41%	PORTFOLIO MANAGEMENT
1.3	% of loans in good standing (e.g. current loans and payoffs, and 30 days or less delinquent)	83%	87%	90.20%	103.68%	PORTFOLIO MANAGEMENT



●	1.4	% increase in number of loans in good standing from date baseline was established	3.57%	4.17%	3.8%	91.13%	PORTFOLIO MANAGEMENT
●	1.5	% of loans more than 30 days delinquent	2%	1.91%	2.82%	67.65%	PORTFOLIO MANAGEMENT
●	1.6	% of loans in default	17%	12%	5.57%	215.39%	PORTFOLIO MANAGEMENT
●	1.7	# of loans moved from delinquent to correct status	60	45	52	115.56%	PORTFOLIO MANAGEMENT
●	1.8	% of financial reports collected from existing borrowers	0%	2%	1.50%	75.06%	PORTFOLIO MANAGEMENT
●	1.9	% of loans with a risk rating of 4 or above	20%	18%	34.44%	52.27%	PORTFOLIO MANAGEMENT