

# Department of Housing and Community Development FY2021

**Agency** Department of Housing and Community Development

**Agency Code** D80

**Fiscal Year** 2021

**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 to revitalize underserved communities in the District of Columbia.

**Summary of Services** Rental Conversion and Sale Division: Administers the Rental Housing Conversion and Sale Act of 1980 and the Condominium Act of 1976. Housing Regulation Administration: Administers residential housing regulations relating to condominium and cooperative conversions, rent adjustment procedures, licensing and other related matters. HRA also manages the Housing Resource Center. Development Finance Division: Provides funding for the development of rental, homeownership and community facility developments that serve District of Columbia neighborhoods. Property Acquisition and Disposition Division: Stabilizes neighborhoods by decreasing the number of vacant and abandoned residential properties in the District, and transforming vacant and/or abandoned residential properties into homeownership opportunities or District of Columbia residents at all income levels. Residential and Community Services Division: Provides funding for programs focused on housing needs and neighborhood revitalization. Portfolio and Asset Management Division: Manages the allocation of Low Income Housing Tax Credits and provides portfolio management oversight to outstanding loans. Office of Program Monitoring: Conducts oversight and reviews of DHCD projects and funding recipients. Rental Housing Commission: Charged with enforcing the Rental Housing Act of 1985.

## 2021 Accomplishments

Accomplishment	Impact on Agency	Impact on Residents
In FY21 DHCD successfully obligated \$109 million in GAP financing.	DHCD was able to continue its progress toward the Mayor's goal of 36,000 new units with 12,000 affordable by 2025.	This accomplishment correlated into 1,017 affordable housing units in FY21 for District Residents.
Successfully designed and launched several COVID relief programs including TBRA, CHAP, Small Business Grants and Non-Profit Grants culminating in support of the design and launch of the STAYDC program in partnership with the Department of Human Services, DMHHS, and DMPED.	DHCD's existing funding sources and current staff were redeployed to support these new emergency programs, as well as, incorporating new emergency funding from federal sources.	These emergency programs saw millions of dollars of relief funds go to DC residents and businesses to help them survive the global economic slowdown due to the pandemic, helping thousands with rent arrears, utility payments, and other Covid-related issues.
DHCD applied for and was awarded a \$38.8 million Section 108 Loan Guarantee from the US Dept. of Housing and Urban Development to support a loan fund targeting affordable housing preservation.	The approval of the Section 108 loan guarantee augmented available local and federal resources such that more affordable housing projects in the pipeline could move forward, introducing a new tool to help the agency keep pushing towards the goal of 36,000 new units with 12,000 affordable by 2025.	The approval for the Section 108 loan guarantee helped keep the housing pipeline moving forward, producing and preserving affordable housing for DC residents across all eight wards, despite the effects of the global pandemic on funding, resources, and staffing.

## 2021 Key Performance Indicators

Measure	Frequency	FY 2019 Actual	FY 2020 Actual	FY 2021 Target	FY 2021 Quarter 1	FY 2021 Quarter 2	FY 2021 Quarter 3	FY 2021 Quarter 4	FY 2021 Actual	Was 2021 KPI Met?	Explanation For Unmet KPI
<b>1 - Increase New Affordable Housing Opportunities. (10 Measures)</b>											
Percent of loans at least one year old in good standing	Annually	90.5%	94%	85%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	85%	Met	
Number of total new construction affordable rental housing units funded	Quarterly	682	447	525	406	112	0	390	908	Met	
Number of affordable homeownership units produced or preserved	Quarterly	12	39	30	0	0	0	42	42	Met	
Percent of development finance projects closed within 12 months of selection	Annually	36%	22%	50%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	7%	Unmet	The Development Finance Division (DFD) continues to work on process improvements to accelerate affordable housing gap financing closings. The Department of Housing and Community Development (DHCD) is increasing coordination with interagency partners by holding joint kick-off meetings with development teams, and working with developer partners to clearly outline expectations for each project's closing schedule. Since multiple partners are involved in each project (lender, investor, etc.) many requirements for closing are outside of DHCD's control. In addition, many of the projects that closed in FY21 applied for funding prior to the COVID pandemic. The uncertainty of the impact of the pandemic slowed project's progress towards closing and also resulted in more stringent requirements to mitigate risk from investors and lenders, which has slowed down some closings.

Measure	Frequency	FY 2019 Actual	FY 2020 Actual	FY 2021 Target	FY 2021 Quarter 1	FY 2021 Quarter 2	FY 2021 Quarter 3	FY 2021 Quarter 4	FY 2021 Actual	Was 2021 KPI Met?	Explanation For Unmet KPI
Met HPTF Statutory Requirements - 30 percent AMI	Quarterly	12%	18.8%	50%	19%	18%	0%	25%	15.5%	Unmet	<p>In FY19, through the Budget Support Act (BSA), DC Council revised the HPTF statutory requirements so that 50% of HPTF funds must go to 30% AMI units, 40% of funds must go towards 50% units, and 11% of funds must go towards 80% AMI units in any one fiscal year. Overall in FY21, 25% of HPTF funds were obligated to 30% AMI units, 64% of funds were obligated to 50% AMI units, and 11% of funds were obligated to 80% AMI units.</p> <p>The agency has required any new construction projects using HPTF to solely include units at 50% AMI or below since the FY2015 Consolidated RFP for gap financing resources. This is reflected in our consistent ability to meet the 50% AMI target year after year. In addition, the RFP allocates additional points to projects that serve households at a lower average AMI. In this way, we are incentivizing units that serve 50% AMI and below units. While DHCD continues to exceed the 50% AMI target, the agency falls short in the 30% AMI category for a number of reasons.</p> <p>30% AMI units require additional subsidy to make them financially feasible. This is especially true in projects with all 50% AMI and below units that do not include higher income units that offset the low rental income of 30% AMI units. In recent years, the amount of Local Rent Subsidy Program (LRSP) available through the DC Housing Authority (DCHA) for projects selected through the RFP has been limited. DHCD's ability to allocated additional gap financing to 30% units upfront is also limited by HPTF statutory requirements (e.g., cannot fund more than 49% of project costs) and fiscal year budget limitations.</p> <p>Third, DHCD does not seek to repeat the mistakes of the past in developing buildings that only include extremely low income households and, therefore, are concentrating poverty in certain developments or neighborhoods. The need for 30% AMI units must be balanced with the widely-recognized, long-term best practice of incentivizing mixed-income projects that will develop into flourishing communities and be financially viable in the long-term.</p>
Met HPTF Statutory Requirements - 50 percent AMI	Quarterly	76.5%	62.7%	40%	77%	82%	0%	64%	55.8%	Met	
Met HPTF Statutory Requirements - 80 percent AMI	Quarterly	11.8%	18.3%	10%	4%	0%	0%	11%	3.8%	Met	
Percentage of IZ lottery notifications sent to households within 7 days after receipt of confirmation from owner of satisfactory registration on dchousingsearch.org	Annually	100%	100%	100%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	81.25%	Unmet	<p>Inclusionary Zoning Division had targeted 100% for FY21. However, due to the high volume of lottery requests, calls/emails and income certifications, this impacted the team's ability to respond with 100% perfection and instead we met the goal 81.25% of the time.</p> <p>Going forward, unless we can get more resources (staff/technology), 100% may be an unrealistic target and we may want to consider 80% as the goal.</p>

Measure	Frequency	FY 2019 Actual	FY 2020 Actual	FY 2021 Target	FY 2021 Quarter 1	FY 2021 Quarter 2	FY 2021 Quarter 3	FY 2021 Quarter 4	FY 2021 Actual	Was 2021 KPI Met?	Explanation For Unmet KPI
Number of Homebuyer Purchase Assistance Program (HPAP) loans	Quarterly	351	376	325	100	88	66	88	342	Met	
Percent of HPAP loans that close within 60 days after final lender package is received.	Annually	New in 2020	100%	80%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	85%	Met	
<b>2 - Preserve Existing Affordable Housing Stock. (11 Measures)</b>											
Average number of calendar days for compliance review	Annually	25.25	28	45	Annual Measure	Annual Measure	Annual Measure	Annual Measure	29.5	Met	
Number of affordable single-family homeownership units rehabbed from Single Family Rehab/Lead Safe Programs	Quarterly	26	20	135	5	5	7	6	23	Unmet	The program experienced a slowdown of in-person inspections and construction during the public health emergency.
Number of affordable rental housing units preserved (rehabbed)	Quarterly	532	782	780	219	54	0	87	360	Unmet	Projects in DHCD's affordable housing pipeline are selected and move to financial closing within one to two years. The projects that were prepared and ready to close in FY21 included nine new construction projects and five substantial rehabilitation projects. The ability to move to closing in any one fiscal year is heavily dependent on factors outside of DHCD's control, including securing permits, and finalizing financing with lenders and Low Income Housing Tax Credit (LIHTC) investors. Therefore, it is often difficult to accurately predict the precise number of new construction and substantial rehabilitation projects that will close in any given fiscal year.
Percent of hardship petitions processed within 90 calendar days	Annually	100%	75%	100%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	100%	Met	
Percent of Single Family Rehabilitation/Lead Safe Washington projects that start construction within 6 months after DHCD receives compliance approval.	Quarterly	61.5%	32.8%	65%	80%	80%	100%	83.3%	85.8%	Met	
Number of small buildings awarded funding to abate code violations	Annually	New in 2020	1	5	Annual Measure	Annual Measure	Annual Measure	Annual Measure	2	Unmet	Due to the COVID-19 Pandemic and public health emergency, DHCD experienced some delays in receiving required documents needed to review and process applications, which limited our ability to award funding to small buildings in FY21. There are currently 5 pending applications that were initiated in FY21, that are in process that could potentially be awarded in FY22.  The Housing Preservation Unit (HPU) created an IDIQ process to establish a large base of qualified contractors that could bid on multiple Small Building Program (SBP) projects at a time, this was designed to expedite SBP's overall process. However, the implementation of the IDIQ was slowed by the impact of covid 19 and the alternative work schedule that was initiated. These factors, combined with the hesitancy of residents to allow contractors to enter properties, caused some delays in moving projects forward.

Measure	Frequency	FY 2019 Actual	FY 2020 Actual	FY 2021 Target	FY 2021 Quarter 1	FY 2021 Quarter 2	FY 2021 Quarter 3	FY 2021 Quarter 4	FY 2021 Actual	Was 2021 KPI Met?	Explanation For Unmet KPI
Number of affordable units preserved and/or rehabilitated through the program	Annually	New in 2020	12	75	Annual Measure	Annual Measure	Annual Measure	Annual Measure	29	Unmet	<p>Due to the COVID-19 Pandemic and public health emergency, DHCD experienced some delays in receiving required documents needed to review and process applications, which limited our ability to award funding to small buildings in FY21. There are currently 5 pending applications that were initiated in FY21, that are in process that could potentially be awarded in FY22, this could translate to approximately 83 units.</p> <p>The Housing Preservation Unit (HPU) created an IDIQ process to establish a large base of qualified contractors that could bid on multiple Small Building Program (SBP) projects at a time, this was designed to expedite SBP's overall process. However, the implementation of the IDIQ was slowed by the impact of COVID-19 and changes to work schedules and processes. These factors, combined with the hesitancy of residents to allow contractors to enter properties, caused some delays in moving projects forward.</p>
Percent of required audited financial statements collected for multi-family projects	Annually	New in 2020	95%	90%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	93.4%	Met	
Percent of risk ratings completed for multi-family projects	Annually	New in 2020	96%	90%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	98%	Met	
Percent of conversion applications reviewed and processed within 30 days to better inform preservation initiatives and policy.	Quarterly	New in 2020	100%	100%	100%	100%	100%	100%	100%	Met	
Number of Residential Rehabilitation Program (SFRRP) projects completed this FY that started construction within 6 months after SFRRP received final compliance approval.	Annually	New in 2020	14	30	Annual Measure	Annual Measure	Annual Measure	Annual Measure	20	Unmet	The program experienced a slowdown of in-person inspections and construction during the public health emergency.
<b>3 - Promote community development activities. (8 Measures)</b>											
Number of Section 3 Jobs Created	Annually	35	133	25	Annual Measure	Annual Measure	Annual Measure	Annual Measure	62	Met	
Median Number of Months Property is in DHCD's portfolio	Annually	40	38	40	Annual Measure	Annual Measure	Annual Measure	Annual Measure	39.3	Met	
Percent of Tenant Opportunity Purchase Assistance (TOPA) notices received listed in a published online report on DHCD's website within two weeks	Quarterly	100%	100%	100%	100%	100%	100%	100%	100%	Met	
Percent of Storefront Facade projects that are completed within 10-24 weeks after Notice to Proceed.	Annually	65%	20%	75%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	87%	Met	
Number of properties developed by DHCD (Turn-Key)	Quarterly	5	3	10	0	1	0	1	2	Unmet	Funding Availability- Funding was not available to complete renovations for turnkey projects.
Number of storefront facades improved	Quarterly	41	17	30	8	6	11	8	33	Met	

Measure	Frequency	FY 2019 Actual	FY 2020 Actual	FY 2021 Target	FY 2021 Quarter 1	FY 2021 Quarter 2	FY 2021 Quarter 3	FY 2021 Quarter 4	FY 2021 Actual	Was 2021 KPI Met?	Explanation For Unmet KPI
Number of properties awarded to pre-qualified developers (DOPA)	Annually	New in 2020	0	5	Annual Measure	Annual Measure	Annual Measure	Annual Measure	0	Unmet	The District Opportunity to Purchase Act (DOPA), which is triggered by the Tenant Opportunity to Purchase Act (TOPA) was on hold due to the TOPA Tolling legislation until the Mayor ended the public health emergency on July 25, 2021, which extended the TOPA Tolling deadline for one additional month into August 25th, 2021. Thus, there were no properties that were triggered by TOPA or DOPA to be pursued by DHCD on behalf of the Mayor.
Number of developers selected for DHCD DOPA pre-qualified developers pool	Annually	New in 2020	0	20	Annual Measure	Annual Measure	Annual Measure	Annual Measure	0	Unmet	The District Opportunity to Purchase Act (DOPA), which is triggered by the Tenant Opportunity to Purchase Act (TOPA) was on hold due to the TOPA Tolling legislation until the Mayor ended the public health emergency on July 25, 2021, which extended the TOPA Tolling deadline for one additional month into August 25th, 2021. Thus, there were no properties that were triggered by TOPA or DOPA to be pursued by DHCD on behalf of the Mayor. Presently there are 40 developers in the pool selected in FY19.  Additionally, Council recently approved updated DOPA legislation, which became law on August 28th, 2021. The combination of the above to factors motivated DHCD to delay issuing an updated RFQ after the DOPA regulations and selection criteria are finalized and published.

## 2021 Workload Measures

Measure	FY 2019 Actual	FY 2020 Actual	FY 2021 Quarter 1	FY 2021 Quarter 2	FY 2021 Quarter 3	FY 2021 Quarter 4	FY 2021 Actual
<b>1 - Affordable Housing Project Financing (4 Measures)</b>							
Number of affordable housing projects closed	18	23	Annual Measure	Annual Measure	Annual Measure	Annual Measure	25
Number of financial applications submitted	71	37	Semi-Annual Measure	0	Semi-Annual Measure	6	6
Number of affordable units preserved through the Housing Preservation Fund	New in 2020	63	Annual Measure	Annual Measure	Annual Measure	Annual Measure	36
Number of total affordable housing units preserved through TOPA acquisition assistance program	22	0	0	0	0	0	0
<b>1 - Down Payment Assistance (2 Measures)</b>							
Number of Home Purchase Assistance Program (HPAP) completed applications received by Administrators	1305	687	214	197	202	145	758
Number of Employer Assisted Housing Program (EAHP) completed applications received by Administrators	New in 2020	238	67	28	14	26	135
<b>1 - Inclusionary Zoning (1 Measure)</b>							
Number of IZ units available for occupancy	252	336	104	49	94	138	385
<b>2 - Home Rehab Assistance (2 Measures)</b>							
Number of Single Family Rehab applications received	132	75	19	21	17	14	71
Number of Single Family Residential Rehabilitation Program (SFRRP) projects completed	New in 2020	20	5	5	7	6	23
<b>2 - Rental Conversion and Sales (1 Measure)</b>							
Number of TOPA notices processed	1420	1788	377	117	129	368	991
<b>2 - Small Properties Program (3 Measures)</b>							
Number of applications received per grant cycle	New in 2020	5	Annual Measure	Annual Measure	Annual Measure	Annual Measure	3
Number of applications processed for funding	New in 2020	1	Annual Measure	Annual Measure	Annual Measure	Annual Measure	5

Measure	FY 2019 Actual	FY 2020 Actual	FY 2021 Quarter 1	FY 2021 Quarter 2	FY 2021 Quarter 3	FY 2021 Quarter 4	FY 2021 Actual
Number of affordable units repaired through the Small Building Program	New in 2020	12	Annual Measure	Annual Measure	Annual Measure	Annual Measure	16
<b>3 - Foster Small Business Development (1 Measure)</b>							
Number of small business technical assistance sessions	6873	5570	1207	1789	2808	1657	7461
<b>3 - Housing Counseling (1 Measure)</b>							
Number of housing counseling sessions given	34,324	16,500	5760	15,801	17,061	14,413	53,035
<b>3 - Implementation of DOPA (District Opportunity to Purchase Act) (3 Measures)</b>							
Number of DOPA properties reviewed for DOPA eligibility	New in 2020	52	0	0	0	0	0
Number of properties DHCD expresses interest in pursuing DOPA rights	New in 2020	0	0	0	0	0	0
Number of units pursued through the District Opportunity to Purchase Act	New in 2020	0	Annual Measure	Annual Measure	Annual Measure	Annual Measure	0
<b>3 - Maintain DHCD's property portfolio (2 Measures)</b>							
Number of properties acquired	0	0	Annual Measure	Annual Measure	Annual Measure	Annual Measure	0
Number of total properties disposed	20	5	Annual Measure	Annual Measure	Annual Measure	Annual Measure	3
<b>3 - Portfolio and Asset Management (4 Measures)</b>							
Number of loans serviced by a third-party vendor	33,079	34,103	8647	8964	8641	8654	34,906
Number of submitted financial reviews	338	364	Annual Measure	Annual Measure	Annual Measure	Annual Measure	376
Number of multi-family site inspections conducted for physical condition	New in 2020	22	0	0	0	21	21
Number of required Asset Management site visits completed	New in 2020	8	0	0	0	78	78
<b>3 - Program Monitoring (2 Measures)</b>							
Number of compliance reviews completed	112	155	33	16	27	14	90
Number of Davis Bacon inspections	140	30	0	0	0	16	16
<b>3 - Rental Accommodations Division (3 Measures)</b>							
Number of customers utilizing the Housing Resources Resource Center	6304	2235	0	0	0	154	154
Number of hardship petitions received	3	8	0	2	2	0	4
Number of outreach sessions conducted	New in 2020	0	Annual Measure	Annual Measure	Annual Measure	Annual Measure	0

## 2021 Operations

Operations Title	Operations Description	Type of Operations
<b>1 - Increase New Affordable Housing Opportunities. (3 Activities)</b>		
Inclusionary Zoning	Inclusionary Zoning requires that a certain percentage of units in a new development or a substantial rehabilitation that expands an existing building set aside affordable units in exchange for a bonus density. The Housing Regulation Administration Division at DHCD administers the Inclusionary Zoning program, including developer compliance, holding lotteries for District residents to occupy units, and general program policy development.	Daily Service
Down Payment Assistance	The Home Purchase Assistance (HPAP) program, Employer Assisted Housing Program (EAHP) and the Negotiated Employer Assisted Housing Program (NEAHP) provides interest-free loans and closing cost assistance to qualified applicants to purchase single family houses, condominiums, or cooperative units. The loan amount is based on a combination of factors, including; income, household size, and the amount of assets that each applicant must commit towards a property's purchase.	Daily Service
Affordable Housing Project Financing	DHCD's Development Finance Division (DFD) provides funding for the development of rental, homeownership and community facility projects that serve DC neighborhoods. As both the creation and preservation of affordable housing units are important to DHCD, DFD plays a prominent role in helping the agency achieve its annual affordable housing production and preservation goals.	Daily Service
<b>2 - Preserve Existing Affordable Housing Stock. (3 Activities)</b>		
Small Properties Program	Small Properties Program	Daily Service
Rental Conversion and Sales	The Rental Conversion and Sale Division at DHCD administers the Rental Housing Conversion and Sale Act of 1980 and the Condominium Act of 1976. Through the Conversion Act, District tenants have the opportunity to purchase rights, tenant first rights of refusal, receipt of offer of sale notices, notices of transfer and the conversion of property to cooperatives or condominiums. The Condominium Act regulates condominium formation and registration of condominium units before a developer may offer units to interested buyers, including administration of the Structure Defect Warranty Claim Program.	Daily Service
Home Rehab Assistance	Single Family Residential Rehabilitation (SFRRP) administers loans and/or grants for home repairs to alleviate DC building code violations and assists homeowners in repairing physical threats to health and safety, and modify and/or eliminate barriers to accessibility for persons with mobility or other physical impairments. SFRRP helps households finance minor home repairs that will; address building code violations, repair roofs, remove threats to health and safety, and modify and/or eliminate barriers to accessibility for persons with mobility or other physical impairments.	Daily Service



Operations Title	Operations Description	Type of Operations
<b>3 - Promote community development activities. (8 Activities)</b>		
Program Monitoring	The Office of Program Monitoring (OPM) conducts oversight and reviews of DHCD projects and funding recipients. Its core functions include contract compliance, quality assurance to ensure compliance with federal and local regulations, and affordability covenant compliance to ensure project maintains compliance throughout the duration of the projects period of affordability.  OPM staff performs project reviews of environmental standards, Davis Bacon, relocation, fair housing and Section 3 as each project relates to these programs. Project compliance takes the form of annual report reviews and on-site visits to properties where file reviews and physical inspections occur. As the monitoring entity for the Internal Revenue Service (IRS) on the Low Income Housing Tax Credits (LIHTC) Program and HUD on the HOME, Community Development Block Grant (CDBG) and ESG Programs, DHCD reports directly to them on issues of non-compliance.	Daily Service
Implementation of DOPA (District Opportunity to Purchase Act)	Implementation of DOPA (District Opportunity to Purchase Act)	Daily Service
Rental Accommodations Division	The Housing Regulation Administration (HRA) administers residential housing regulations relating to condominium and cooperative conversions, rent adjustment procedures, licensing and other related matters. It is composed of two divisions, the Rental Accommodation Division (RAD) and the Rental Conversion and Sales Division (CASD), and manages the DHCD Housing Resource Center.  The Rental Housing Commission is charged with the responsibility of enforcing the Rental Housing Act of 1985 through statutory functions. Although the Commission is an independent quasi-judicial body, it has direct reporting responsibility to DHCD on administrative, management and budgetary matters.	Daily Service
Foster Small Business Development	Grantee organizations provide technical assistance, support and training to small and retail businesses focusing on neglected commercial corridors in low and moderate income areas in the District of Columbia. The program does not provide grants, loans, or direct subsidies to businesses. The neighborhood areas where grantees currently operate include, but are not limited to: Anacostia, Congress Heights, Columbia Heights, Adams Morgan, Mount Pleasant, Georgia Avenue, Petworth, Rhode Island Avenue NE, and Deanwood/Marshall Heights. Grantee organizations are also involved in business attraction and retention. Assistance provided includes micro-loan packaging, business planning, entrepreneurial training, one-on-one business technical assistance, tax preparation assistance, accounting assistance, or legal assistance. Grantee organizations also provide collective business support activities, such as the formation of business alliances, business corridor promotion, mass marketing, volume discount efforts, and collective space management. Through these organizations, DHCD is also heavily involved in neighborhood revitalization efforts in these areas, including major commercial project planning and interagency business development coordination.	Daily Service
Portfolio and Asset Management	The Portfolio and Asset Management Division (PMD) manages the allocation of Low Income Housing Tax Credits (LIHTC) and provides portfolio management oversight to outstanding loans in the division. The division monitors the status of existing loans to ensure compliance with loan covenants and collections of loans that are due and conducts the reviews of the risks and relationships of potential borrowers to protect the Department's assets.	Daily Service
Housing Resource Center	The DHCD Housing Resource Center is open Monday through Friday from 8:30 am – 3:30 pm for residents to obtain information about affordable housing options, attend events, and use computers to access DCHousingSearch.org, a free listing service that provides easy access to information about housing opportunities within the District of Columbia.	Daily Service
Housing Counseling	Residential and Community Services works through Community Based Organizations (CBO) to provide comprehensive housing counseling services and other community economic development activities.	Daily Service
Maintain DHCD's property portfolio	The Property Acquisition and Disposition Division (PADD) stabilizes neighborhoods by decreasing the number of vacant and abandoned residential properties in the District and transforming vacant and/or abandoned properties into productive use. PADD acquires vacant, abandoned and deteriorated properties through negotiated friendly sale, eminent domain, donation or tax sale foreclosure when owners are unwilling or unable to maintain their properties; and it disposes of properties in the PADD inventory by selling the properties to individuals or developers to be rehabilitated into high quality affordable and market-rate single-family and/ or multifamily for-sale housing in District neighborhoods.	Daily Service

## 2021 Strategic Initiatives

Strategic Initiative Title	Strategic Initiative Description	Completion to Date	Status Update	Explanation for Incomplete Initiative
<b>Affordable Housing Project Financing (1 Strategic Initiative)</b>				
Affordable Housing Loan Fund Authorization Amendment Act of 2020 application to provide a gap subsidy resource source for Community Development Block Grant-eligible affordable housing acquisition and rehabilitation projects	DHCD has initiated the process to apply for the Department of Housing and Urban Development's (HUD) Section 108 loan guarantee program to support the acquisition and preservation of affordable housing: 1) DHCD submitted an application requesting \$38.5 million to support the "New City" mixed use development project in Ward 5. DHCD and HUD are engaged in an iterative process to refine the proposal to meet the eligibility requirements of the funding source. 2) DHCD is preparing to request \$38.5 million that would be an additional source to help move projects in the District's affordable housing pipeline forward and possibly provide an avenue to bring more affordable housing projects into the pipeline. This represents the balance of the available Section 108 funds that the District is eligible to request.	75-99%	The Section 108 loan fund application to HUD has been approved and DHCD is working with HUD on contractual documents. 2) Refinement of the Section 108 application for the New City project continues with coordination between DHCD, DMPED, and HUD. The application is currently under review by HUD.	In FYI, the Section 108 loan fund application to HUD has been approved and DHCD is working with HUD on contractual documents. 2) Refinement of the Section 108 application for the New City project continues with coordination between DHCD, DMPED, and HUD. The application is currently under review by HUD.