



Government of the District of Columbia

Department of Housing and
Community Development

FISCAL YEAR 2012 ANNUAL REPORT



Vincent C. Gray, Mayor • Victor L. Hoskins, Deputy Mayor for Planning and Economic Development • Michael P. Kelly, Director





The mission of the DC Department of Housing and Community Development (DHCD) is to create and preserve opportunities for affordable housing and economic development and to revitalize underserved communities.

DHCD is committed to:

- Preserving and increasing the supply of quality affordable housing
- Increasing homeownership opportunities
- Revitalizing neighborhoods, promoting community development, and providing economic opportunities

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Mayor Vincent C. Gray

During Fiscal Year 2012 the DC Department of Housing and Community Development (DHCD) has been actively engaged in helping to develop the best strategies for housing, community and economic development in the District of Columbia.

DHCD's programs have seen a resurgence in all wards of the city. Rehabilitation and renewal efforts have included Façade Improvements, Multi-Family Affordable Housing, Community Facilities, Lead Safe Washington and Small Business Assistance, just to name a few.

Our outreach efforts in Neighborhood Based Activities have provided District residents and business owners with credit counseling, homeownership counseling, as well as funding for first time homebuyers.

Our housing and economic development initiatives will continue to support our current economic growth and affordable housing opportunities throughout the city.

Deputy Mayor on Planning and Economic Development (DMPED) Victor L. Hoskins is focused on attracting business, renewing neighborhoods and creating jobs. This has forged a wonderful partnership between DHCD, DMPED, District residents and developers and together we are leveraging homegrown resources, talent and determination to accomplish our goal.

We are thankful for our partnerships, employees and DC residents and businesses that have supported our efforts to create and preserve neighborhoods throughout the District of Columbia.

Best Regards,
Vincent C. Gray
Mayor of Washington, DC

Dear Residents, Partners and Other Stakeholders:

When I was appointed, in July 2012, as the Director of the DC Department of Housing and Community Development (DHCD) it felt like I was coming home. This city has been a huge part of my life and my career. While serving as the Director of the DC Housing Authority for almost ten years, I became vested in the interests and needs of DC residents, which is why on day one of this position I was full of vigor, enthusiasm and ambition to build homes, shape communities and change lives.

I am pleased to say that Fiscal Year (FY) 2012 has been a thriving one for DHCD. During FY12, we have been consistently involved in all wards of the city through small business technical assistance, homeownership opportunities, and educational trainings for residents. During this first year in the position, I am very proud to have been a part of the closing of loans for 709 units of affordable multi-family housing, 247 first time homebuyers, and three community facilities.

Looking forward, we will build upon these successes with creative new initiatives and develop strategic plans to ensure that DHCD's programs and services have the flexibility to accommodate ever-changing needs and reach a broader spectrum of stakeholders—whether through direct assistance to DC residents or business owners or through programs that empower and support the services provided by our partners. In both our homeownership and rental programs, DHCD is working on strategic priorities to expand our products in order to meet a wider range of needs and increase the number of residents we can assist.

We look forward to our continued work with Mayor Vincent C. Gray, Deputy Mayor Victor Hoskins, the DC Council, our public and private partners, and most importantly DC residents, as we develop communities and improve housing opportunities for low to moderate income Washingtonians well into the future.

Sincerely,
Michael P. Kelly
Director, DHCD



DHCD Director Michael P. Kelly

Housing Resource Center provided counter service to more than **15,000** stakeholders

Home Purchase Assistance Programs provided funding to **247** new homeowners

Housing Provider Ombudsman responded to **650** customer inquiries

13 Community Based Organization in wards 1, 4, 5, 6, 7, & 8 received funding grants for a total of **\$1.9 million**

13 affordable housing projects were financed, totaling **709** units

46 housing units rehabilitated through the acquisition of abandoned properties

Provided community education on Lead Based Paint Hazard awareness for **1,500** individuals



DHCD Director Kelly and staff

DHCD's Development Finance Division (DFD) provides funding for the development of rental, homeownership and community facility developments that serve District of Columbia 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 multifamily housing production goals. The two main programs of DFD are Community Facilities and Affordable Housing Financing for both single and multi-family homes.

COMMUNITY FACILITIES

Summary

During FY12 DFD closed loans for three community facilities with **\$5,000,000** of DHCD funding. The total development costs for the facilities were **\$9,004,563**. The only source of funding used for these projects was Community Development Block Grant (CDBG).

Highlights

Three community facilities were funded during FY12 showing a substantial growth for DFD.

The Road Ahead (FY13)

During FY13, DFD will build and improve on FY12 achievements. The newly implemented system of project management and underwriting will ensure a better selection in the Request for Proposal (RFP) process and build a pipeline of community facilities projects. DFD will be funding about four facilities during FY13 with an estimated **\$4 million** in CDBG funds.

SINGLE AND MULTI-FAMILY AFFORDABLE FINANCE HOUSING PROGRAM

Summary

During FY12, DFD closed **13** affordable housing projects totaling **709** units. This included **1** Tenant Opportunity to Purchase Assistance (TOPA) project with **36** units, one senior housing project with **91** units and one special needs project with **21** units. All the projects funded will provide housing for families with incomes at or below **80%** of the area median income (AMI). The sources of funding used for these projects include Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), Low Income Housing Tax Credits (LIHTC), Housing Production Trust Fund (HPTF) and Neighborhood Stabilization Program (NSP) II Funds.

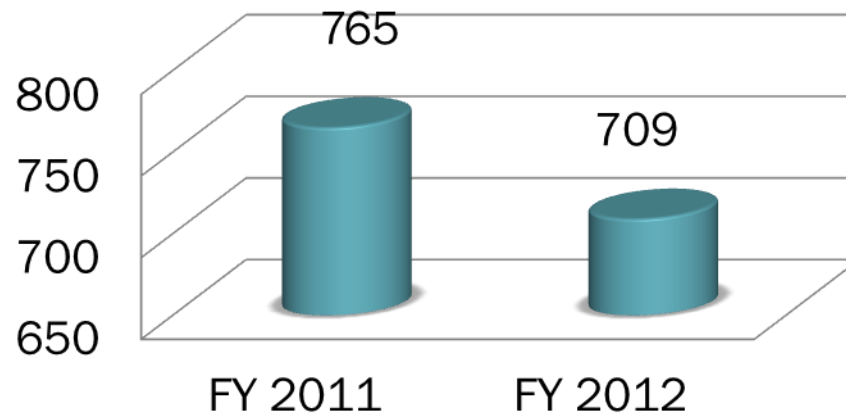
The progress was achieved despite the depletion of the **two** main federal sources of funding, HOME and CDBG, and the absence of many Federal stimulus funds. DFD compensated for some of the losses by leveraging the available funds with other private sources.

Highlights

There were **709** units of affordable housing produced in 2012.

SMFAHP: Highlights continued

Affordable Housing Units



The Road Ahead (FY13)

DFD will gather resources with various agencies in the District including; (Department of Mental Health (DMH), DC Housing Authority (DCHA), Department of Human Services (DHS) and DC Housing Finance Agency (DCHFA) to make it easier to achieve increased production.

The CDBG and HOME federal funding sources will project further reductions. The NSP3 will be fully obligated in FY13.

Property Acquisition and Disposition Division

The Property Acquisition and Disposition Division (PADD) is focused on stabilizing neighborhoods by decreasing the number of vacant and abandoned residential properties in the District, and by transforming vacant and abandoned residential properties into homeownership opportunities for District of Columbia residents at all income levels.

Summary

During FY12, PADD focused on disposing its current inventory for the development of affordable housing (single family and multifamily). In addition, DHCD/PADD collaborated with the Department of General Services to develop affordable housing using District-owned land.

Highlights

Brian Flowers and Erik Wittman were tired of renting and wanted to become homeowners. Two key factors guided their quest to find the right home: affordability and neighborhood. “We wanted something affordable,” said Wittman. “The D.C. housing market can be expensive.” Their search for a new home began in early 2011. Later in the year, their realtor showed them a townhome in the Park View neighborhood off of Georgia Avenue NW. The home’s sale price and location fit their criteria. The renovated two-story home featured two bedrooms, two bathrooms, an outdoor deck, and a rear yard with off-street parking. The unfinished basement also provided additional space to build if necessary.



The property was being sold through the Turnkey program administered by the Property Acquisition and Disposition Division at the Department of Housing and Community Development. “It had a lot of things that we wanted,” said Wittman. “We liked the house, the District just happened to be the seller.” PADD acquires vacant and abandoned properties and turns them into housing opportunities for District residents at all income levels. Properties are acquired through friendly sale, eminent domain or tax sale foreclosure and sold to individuals or developers by auction, lottery or solicitation for offers. Any pending property sale by the District government allows residents an opportunity to comment.

The newlywed couple was able to buy their home in April and often hosts friends and family. Buying a home can be overwhelming for some, but Flower said finishing the process was liberating. “You have a lot more freedom to live your life when it’s your own home,” he said. For more information on the Property Acquisition and Disposition Division, please visit dhcd.dc.gov.

The Road Ahead (FY13)

During the first, second, and third quarter of FY13, properties will be bundled by proximity to each other, by neighborhood, and across neighborhood with the intent to cross subsidize based on the variance in market value across different locations in the city. Also, scattered site solicitation will be a viable strategy for disposing of properties in Anacostia. PADD staff will continue to scour its inventory of properties in search of bundling opportunities, but further market analysis will be needed to determine whether the identified groupings will attract feasible offers.

| Measure | FY13 Projections |
|---|------------------|
| Commercial Properties acquired | 3 |
| Properties recaptured from developers or transferees | 5 |
| Properties for which disposition agreements will be executed | 7 |
| Housing units rehabilitated through acquisition of abandoned properties | 2 |
| Average number of years of affordability for units created or rehabilitated through acquisition of abandoned properties | 10 |
| Targeted Average cost per property of acquisitions | \$300,000 |

Residential and Community Services (RCS) is composed of four program areas; Neighborhood Based Activities (NBA); Home Purchase Assistance Program (HPAP); Lead Safe Washington Program (LSW); and Single Family Residential Rehabilitation Program (SFRRP). Like many of the Department's programs, the Neighborhood Based Activities program area supports a core component of DHCD's mission to create affordable housing and revitalize communities. NBA has three program areas; Façade Improvement, Small Business Technical Assistance, and Housing Services.

NEIGHBORHOOD BASED ACTIVITIES

FAÇADE IMPROVEMENT

DHCD provides funding to highly qualified community-based non-profit organizations (CBO's) to develop storefront façade improvement projects in low/moderate income retail/commercial areas in the District of Columbia. Typically, a project is comprised of between ten and twenty-five, preferably concentrated within a few blocks, storefronts selected by the participating non-profit. Qualified business and/or commercial property owners within the targeted area receive matching grants for general external repairs/maintenance and for the installation of doors, windows, signs, storefront systems, awnings, and lighting. The non-profit organization provides the business and/or property owners with professional design and construction services throughout the storefront renovation.

Storefront façade improvement enhances the image and overall economic viability of neighborhood business districts by improving the function and appearance of individual building facades; and by spurring new private investment in commercial properties in the same location and in adjacent commercial districts. Successful storefront improvement projects manifest readily observable outcomes that positively affect the community.

Façade Improvements continued

Summary

In FY12, DHCD funded three CBOs to develop façade improvement projects for neglected commercial corridors in low and moderate income areas of the District. Those corridors and commercial areas included Anacostia, Shaw, Georgia Avenue, NW, and Rhode Island Avenue, NE. Grants awarded totaled **\$626,000** servicing Wards 1, 4, 5, 6, 7, and 8. Additionally, during the year, DHCD began an update of the policies and procedures of the façade improvement program. These updates will provide non-profit grantees and participating businesses with more specific guidance on the façade improvement development process.

Highlights

The following are some of the aggregate highlights of the Façade Improvement Program during FY12:

- Completed pre-development on 10 properties, construction will begin in FY13.
- Completed construction on 20 properties for a previously funded project.
- Completed 50 percent of the construction on 20 properties on a newly funded project. The entire project will be completed in FY13.

The Road Ahead (FY13)

In FY13, DHCD will fund seven CBOs to develop façade improvement projects on neglected commercial corridors in low and moderate income areas of the District. Those corridors and commercial areas will include Anacostia, Deanwood, Shaw, Georgia Avenue NW, Rhode Island Avenue, NE, as well as H Street NE. Grants to be awarded will total **\$1.4 million**. The following will be some of the aggregate goals of the Façade Improvement program in FY13:

- The program expects to complete construction on 30 properties by the end of FY13.
- DHCD will complete its updates of the policies and procedures of the façade improvement program by the end of FY13.

SMALL BUSINESS TECHNICAL ASSISTANCE

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.

Summary

In FY12, DHCD's Small Business Technical Assistance (SBA) program funded **13** CBOs to provide small business technical assistance focusing on neglected commercial corridors in low and moderate income areas of the District. Grants awarded totaled **\$1.9 million** servicing Wards 1, 4, 5, 6, 7, and 8.

Small Business Technical Assistance continued

Highlights

The following are some of the aggregate accomplishments of the SBA program during FY12:

Program Accomplishments:

- Provided 3,323 units of technical assistance to 2,085 businesses, including loan packaging, business plan development, business licensing, etc.
- Conducted over 200 workshops, seminars or group events, which trained or empowered businesses on a range of important business topics, such as: loan packaging, business plan development, inventory control, tax planning, legal issues, licensing and regulatory compliance, cyber marketing, etc.
- Provided technical assistance (T/A) to generate 69 loans or contracts for small businesses in the District valued at \$2.78 million (not including jobs created or retained, or tax revenue generated).
- Assisted in the completion of over 70 Certified Business Enterprise (CBE) Certifications.
- Developed productive partnerships with several DC agencies, which provide important enhancements to other programs, such as: (1) Great Streets Storefront Improvement Grants program (DMPED); Fast Track Program (DSLBD); Bank on DC (DMPED); ConnecTech (DSLBD); Vibrant Retail Streets Study (OP).

SBA: Highlights continued

Organizational Accomplishments:

- Latino Economic Development Center (LEDC) continues to work with new and expanding daycare businesses through its Tender Care Program. T/A helped create over 70 daycare jobs at centers around the District focusing on working mothers in low and moderate income communities.
- ARCH Development Corporation launched “The HIVE 2.0” where flex space is offered to startup and small businesses in Ward 8. The HIVE features conference room space, computer use, telephone and call back services and short term lease space for up to twenty businesses.
- Greater Washington Hispanic Chamber of Commerce held its 2012 Business Expo at the DC Convention Center. The event featured more than 100 businesses and organizations promoting doing business in the District and DC neighborhoods. The event was attended by more than 1,300.
- DC Fashion Foundation developed and opened the DC Fashion Incubator in the Shaw Community and accepted four designers who also hire assistants and interns.

The Road Ahead (FY13)

The program will continue to develop productive partnerships with other DC agencies during FY13. DHCD has developed a new partnership (MOU agreement) with the Office of Asian and Pacific Islander Affairs. This agreement will enhance the impact of small business technical assistance in the Asian and Pacific Islander community in the District.

SBA: The Road Ahead (FY13) continued

In FY13, DHCD will fund 10 CBOs to provide small business technical assistance focusing on neglected commercial corridors in low and moderate income areas of the District. Grants to be awarded will total approximately **\$1.7 million** servicing Wards 1, 4, 5, 6, 7, and 8. The following will be some of the aggregate accomplishments of the SBA program for FY13.

- During the first half of FY13 SBA anticipates doing the following:
 - Providing 1,247 units of technical assistance to 987 businesses, including loan packaging, business plan development, business licensing, etc.
 - Conducting over 90 workshops, seminars, or group events to train or empower businesses.
- DHCD staff and grantee partners will participate in the Small Business Policy Project. This will be a group study on the advantages and obstacles to doing business in DC for small businesses.
- Grantees will participate in training conducted by DSLBD on the Certified Business Enterprise (CBE) Certification process. The objective of the training will be to provide grantees with the tools to assist businesses in that process and in ensuring that customer businesses remain compliant with CBE regulations.

HOUSING COUNSELING SERVICES

Grantee organizations provide counseling services and training to potential homeowners, current homeowners, and tenants, focusing on low and moderate income clientele and neighborhoods. Their counseling efforts provide support to DHCD programs such as HPAP, EAHP, NEAHP, NSP, 203K, Single Family Residential Rehabilitation Program (SFRRP), Lead Safe Washington (LSW), PADD, Affordable Dwelling Units, Inclusionary Zoning (IZ), Tenant Opportunity to Purchase (TOPA), and Housing Regulation Administration (HRA). Other specific counseling services include foreclosure prevention or mitigation, credit counseling, home/budget management, homebuyers clubs, and relocation counseling. Services are provided to assist tenants in understanding their rights and responsibilities, including issues such as potential displacement, rental/eviction counseling, apartment locating, and ongoing apartment management.

Housing Counseling Services (HCS) grantees are also expected to conduct significant marketing and outreach in their respective communities. This includes providing information about DHCD programs and services, as well as non-governmental housing programs and opportunities. As a part of this effort, grantees maintain working relationships with community residents, businesses, schools, libraries, churches, and other neighborhood organizations and institutions.

Summary

In FY12, DHCD's Housing Services Program funded **8** CBOs to provide housing services focusing on low and moderate income households in various areas around the District. Services included marketing and outreach, program application intake and processing, counseling and training for DHCD programs and services. Grants awarded totaled **\$3.8 million** servicing all wards of the District.

Housing Counseling Services continued

Highlights

The following are some of the aggregate accomplishments of the Housing Counseling Services program during FY12:

Program Accomplishments:

- Provided 29,733 units of housing services assistance to 17,386 households or individuals in the District. Assistance provided was related to homeownership, home preservation, and tenant services.
- Conducted over 300 workshops, seminars or group events.
- Provided credit counseling and financial literacy training to over 4,000 households.
- Provided homeownership counseling to over 9,000 individuals and households.
- Counseled 849 households on mortgage delinquency or foreclosure.
- Provided counseling for Lead Safe Washington, the Single Family Residential Rehabilitation Program to 555 households or individuals.
- All housing counselors participated on all levels in the 4th Annual DC Housing EXPO. Counselors were speakers at seminars, logistical volunteers, support staff, etc.

The Road Ahead (FY13)

During the first half of FY13,. Housing Counseling Services will:

Provide **21,743** units of housing services assistance to 14,507 households or individuals.

Conduct **185** workshops, seminars or group events.

Counsel **643** households on mortgage delinquency of foreclosure.

Provide LSW/SFRRP counseling to **325** households or individuals.

Provide homeownership counseling to **6,728** individuals and households.

Housing Counseling Services: The Road Ahead (FY13) continued

- During the first half of FY13 Housing Counseling Services will perform the following:
 - Provide 21,743 units of housing services assistance to 14,507 households or individuals in the District. This will include providing all assistance related to homeownership, home preservation, and tenant services. Programs and services provided included, HPAP, EAHP, NEAHP, NSP, 203k, SFRRP, LSW, PADD, Affordable Dwelling Units, IZ, FRPP, and HRA.
 - Conduct 185 workshops, seminars or group events, related to housing services and programs in the District.
 - Provide credit counseling and financial literacy training to 2,915 households.
 - Provide homeownership counseling to 6,728 individuals and households.
 - Counsel 643 households on mortgage delinquency or foreclosure.
 - Provide counseling for LSW or SFRRP to 325 households or individuals.
- All counselors will be participating on all levels in the fifth Annual DC Housing EXPO. Counselors will serve as speakers at seminars, logistical volunteers, support staff, etc.



E & G Site at Sherman Avenue



St Dennis

HOME PURCHASE ASSISTANCE PROGRAM

Summary

The Home Purchase Assistance Programs of DHCD provide funding for down payment, gap financing and closing costs to first-time homebuyers purchasing in the District of Columbia. Residential and Community Services Division (RCSD) administers the District's Home Purchase Assistance Program (HPAP), the Employer Assisted Housing Program (EAHP), the Neighborhood Stabilization Program also known as Home Purchase Assistance Enhancement Program (HPAP "E"), and the Negotiated Employee Assistance Home Purchase (NEAHP). All of the programs provide low and moderate-income households or District Government employees assistance towards the purchase of a home in the District. The Division also provides rehabilitation resources by utilizing the FHA 203k Streamline Rehabilitation loan as a primary lien for making minor repairs and uses DHCD's home purchase financing being a subordinate lien.

Highlights

In FY12, the Home Purchase Assistance Programs provided funding to **247** new homeowners utilizing one or a combination of the programs offered by DHCD. The 247 new homeowners include 76 D.C. government employees.

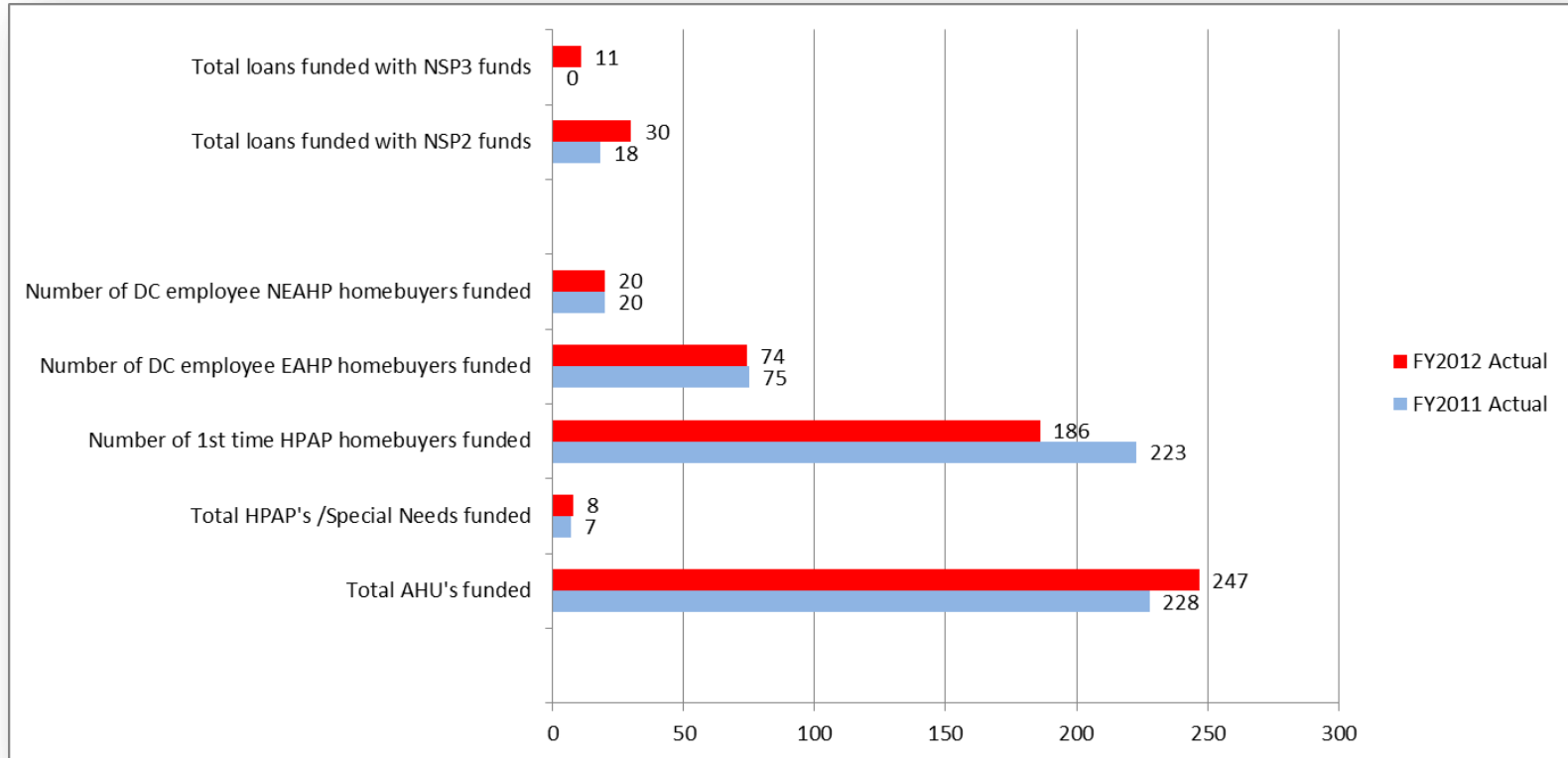
HPAP: Highlights continued

The use of FHA insured 203(k) Streamlined Rehabilitation loan in conjunction with the DHCD Home Purchase Assistance Programs including the federal Neighborhood Stabilization Program (NSP) increased home purchases for the HPAP program. The 203k Streamline loan allowed purchasers to make repairs and the NSP increased the amount of financing available to purchase in targeted areas. The borrower that participated in these programs helped DHCD enable low-income residents to become homeowners and encouraged government employees to reside in the District.

The Neighborhood Stabilization Program 2 (NSP2) and Neighborhood Stabilization Program 3 (NSP3) funds were in high demand for new homebuyers purchasing in the designated target areas of Wards 5, 7 and 8. The program funded 30 NSP2 loans in FY12. With the NSP2 grant commitment expended all funds awarded in accordance with grant requirements. DHCD stabilized Tiered Target Neighborhoods by decreasing the number of vacant and abandoned residential properties and provided financing to properties at risk of foreclosure. Further, these properties will also meet the objectives as set forth by “Sustainable City, Complete Neighborhoods” with transforming troubled properties into housing opportunities for District residents. HPAP expended \$1,648,726 for 30 loans with NSP2 funds and closed 11 loans with NSP3 funds with a total of \$676,413 expended.

HPAP: Highlights continued

Home Purchase Assistance Program Comparative Analysis



HPAP: Highlights continued

The Road Ahead (FY13)

The Home Purchase Assistance Program's projection for FY13 is to close 260 loans. Participation in homeownership programs will be increased by expanding outreach through the Community Based Organizations (CBOs), facilitating outreach among union groups and other stakeholders.

DHCD will hold its Annual Housing Expo in June 2013, which will increase the awareness of the Home Purchase Assistance Program and enhance outreach, particularly marketing the homeownership financing programs offered by the DHCD. The workshops will provide information to prepare first-time homebuyers and homebuyers that are purchasing in the District. Lenders, realtors, housing counselors and developers will be on board to provide information for residents seeking to purchase homes in the city. The program projects to expend all of the NSP3 Funds in FY13.

In April of 2013, a Request for Applications (RFA) to administer the Home Purchase Assistance Program will be issued through a bidding process. The award will be announced during the summer of FY13. **INITIATIVE 2.1: RSCD Executed Effort to Stabilize Targeted Neighborhoods through the NSP2 Grant and NSP3 Grant.**

NSP3 is the second round of NSP for the HPAP and is funded by the U.S. Department of Housing and Urban Development (HUD) under the Dodd-Frank Wall Street Reform and Consumer Protection Act. The NSP3 program funded eleven loans during the Fiscal Year 2012. NSP3 funded Properties must meet the same requirements as the NSP2 only with additional eligible target areas. The funds have to be expended by March 6, 2014.

HPAP: The Road Ahead (FY13) continued

Measure

Total Affordable Housing Units funded

Total HPAP Elderly, Disabled, and Homeless Units (special needs) funded

Number of First -Time homebuyers funded by HPAP

Number of District employee homebuyers funded by EAHP

Number of District employee homebuyers funded by NEAHP

**FY13
Projection**

260

10

220

90

30



Wesley House

LEAD SAFE WASHINGTON

The Lead Safe Washington (LSW) Program provides grant funds for the identification and control of lead-based paint hazards. Deteriorated lead-based paint and lead-contaminated dust present significant health hazards to individuals of all ages, and children younger than six-years-old in particular. LSW provides funds to reduce lead-based paint hazards in eligible single and multi-family properties.

Summary

DHCD's LSW program completed the third and final year of the Lead Hazard Reduction Grant (LHRG), awarded to DC by the U. S. Department of Housing and Urban Development's (HUD), Office of Healthy Home Lead Hazard Control (OHHLHC). The LHRG provided the District with **\$2.6M** from the American Recovery and Reinvestment Act (ARRA) stimulus funds which were matched with **\$2.1M** from the Housing Production Trust Fund. The funding source ran from May 15, 2009 to May 14, 2012.

DHCD accomplished the following goals/objectives outlined by the LHRG:

- Conducted Lead-based paint and risk assessment in 250 housing units.
- Conducted Lead-based paint hazard (LBPH) control in 170 housing units.
- Provided community education on LBPH awareness for 1,500 individuals.
- Trained 20 District residents in the home repair and LBPH abatement trades.
- Hosted an annual conference with professionals involved in lead safety and children's health.

LSW: Summary continued

At the conclusion of the LHRG, the LSW program had exceeded all of the grant's requirements and expectations. Above all, the greatest accomplishment of the LHRG was the ability to provide District residents with a much needed service and the "Recognition of Excellence" from HUD.

Highlights

In an effort to augment the LBPH control efforts of the LSW program, DHCD responded to the competitive "Notice of Funding Availability for HUD's FY12 LBPH Control Grant Program and Lead Hazard Reduction Demonstration Grant Program" (LHRDGP). On May 30, 2012 HUD awarded DHCD its 4th "LHRG". In combination, the grant consisted of **\$2,998,810.00** of Federal funds, and **\$1,961,761.00** of local Housing Production Trust Fund (HPTF) along with in-kind contributions from faith based organizations, community partners and other local government agencies. The performance period for this grant runs from June 1, 2012 through May 31, 2015.

Following the Program's Work Plan and Benchmark Standards, LSW Program agreed to implement a lead hazard control program that will produce 225 lead-safe units in 36 months. DHCD provided direct technical and financial assistance to property owners, and sought reimbursement for costs incurred in the performance of work under this grant through the LOCCS drawdowns system with HUD.

Lead Safe Washington continued

The Road Ahead (FY13)

The following items will be a combination of partnerships to be developed, objectives to fulfill and potential challenges that we may face in FY13:

- **Sustainability:** The Program will conduct lead awareness training for applicants (grantees) and interested District residents who will learn more about the history of lead hazards and how to properly remediate lead problems once interim controls have been completed in the home. This will be accomplished in collaboration with Breathe DC, Inc.
- **Vacuum Loan Program:** Earth Conservation Corps (ECC) will provide interim cleaning in homes of applicants with children with elevated blood lead levels through the utilization of the program HEPA Vacuum loan program.
- **Additional Blood Testing Initiative:** Health Services for Children with Special Needs (HSCSN) will provide referrals of property owners with children whom have elevated blood lead levels, provide lead blood testing for children whom do not have a health care provider and conduct outreach and education to the public.
- **Training of Certified Lead Based Paint Workers (LBPW):** The University of the District of Columbia (UDC) will provide certified LBPW courses for 36 DC residents. In addition, UDC will be providing training for program staff as needed.
- **Community Outreach:** LSW will seek a community based entity, non-profit, faith based organization, etc. to provide services for previously completed projects, relocation inspections.
- **Program Expansion:** LSW will expand the program beyond Lead Hazard remediation to include assessment of the homes from healthy homes perspective, utilizing the HUD's Healthy Homes Rating (HHR) tools.

SINGLE FAMILY RESIDENTIAL REHABILITATION

The Single Family Residential Rehabilitation Program (SFRRP) provides loans and grants with a possible maximum usage of up to \$75,000 for home repairs. The funds assist households finance home repairs that will address DC building code violations, threats to health and safety, and roof repairs or replacement.

Summary

In FY12, DHCD completed **49** rehabilitation projects through SFRRP. The projects included roof repair and replacement, handicapped accessibility equipment installation, bathroom and kitchen repair, plumbing and electrical work, appliance repair and replacement, and interior rehabilitation.

Highlights

Below are the notable highlights from SFRRP during FY12, most of which focuses on increased outreach and engagement efforts and the programs financial performance.

- The total value of completed projects exceeded **\$1.6** million utilizing both Community Development Block Grant (CDBG) and Housing Production Trust Fund (HPTF) funds.
- SFRRP participated in the 4th Annual DC Housing EXPO where the program was highlighted as an important opportunity for DC residents. Presentations to residents included eligibility requirements, scope of rehabilitation that can be done to properties and a host of background information.
- Managers conducted **25** outreach workshops, seminars or group events to engage and inform residents about the program and its benefits.
- The program has developed productive partnerships with other agencies during FY12 which are important to the success of the program. Partnerships were developed or strengthened with the: Office of Tax and Revenue; Department of Consumer and Regulatory Affairs; Department of Health; and Office on Aging.

Single Family Residential Rehabilitation Program continued

The Road Ahead (FY13)

Below are target strategies SFRRP hopes to accomplish during FY13:

- SFRRP will strengthen collaborations with the Lead Safe Washington Program as these two programs are the primary home preservation activities of the Department. This effort will also include consideration of re-organization and re-staffing of both units.
- The SFRRP will be updating its policies and procedures which include a detailed upgrading of construction standards . This will greatly enhance the efficiency of construction spending under the program.
- DHCD will participate in the 5th Annual DC Housing EXPO where this program will be highlighted as an important opportunity for District residents.
- DHCD will continue to increase the outreach and marketing for this program as it has received an infusion of additional funding going forward.
- In May 2013, DHCD will participate in the Mayor's Senior Symposium where affordable housing for seniors will be a centerpiece issue. The DHCD Director will host a seminar on this topic, which the SFRRP will highlight as an opportunity for seniors in the District.

The Housing Regulation Administration (HRA) operates under the DHCD. HRA is comprised of the following divisions:

- Inclusionary Zoning Division (IZ);
- Rental Accommodations Division (RAD);
- Rental Conversion and Sale Division (CASD);
- Housing Provider Ombudsman (HPO); and
- Housing Resource Center (HRC)

Each division and the Rental Housing Commission (RHC) regulate aspects of residential rental housing and homeownership in the District. IZ, RAD and CASD administer programs pertaining to inclusionary zoning, affordable dwelling units, rent control, rental housing registration and eviction controls, sale of and conversion of use of rental housing, and condominium formation and registration. The Housing Provider Ombudsman provides information and technical assistance to housing providers, particularly small landlords. RHC is an adjudicatory appellate body that handles appeals of final decisions on petitions from the DC Office of Administrative Hearings (OAH) and RAD. HRA also operates the Housing Resource Center (HRC), which serves as the repository for all RAD filings and a one-stop shop for information on DHCD programs and other housing resources.

INCLUSIONARY ZONING AFFORDABLE HOUSING PROGRAM

Inclusionary Zoning (IZ) 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 objectives of the IZ Program are to create mixed income neighborhoods; produce affordable housing for a diverse labor workforce; seek equitable growth of new residents; and increase homeownership opportunities for low and moderate income levels.

The program was developed pursuant to the authority set forth in § 107 of the Inclusionary Zoning Implementation Amendment Act of 2006, effective March 14, 2007 (D.C. Law 16-275; D.C. Official Code § 6-1041.07) and Mayor's Order 2008-59, dated April 2, 2008. These documents mandate the adoption of a new Chapter 22 entitled "Inclusionary Zoning Implementation" of Title 14 (Housing) of the District of Columbia Municipal Regulations.

Summary

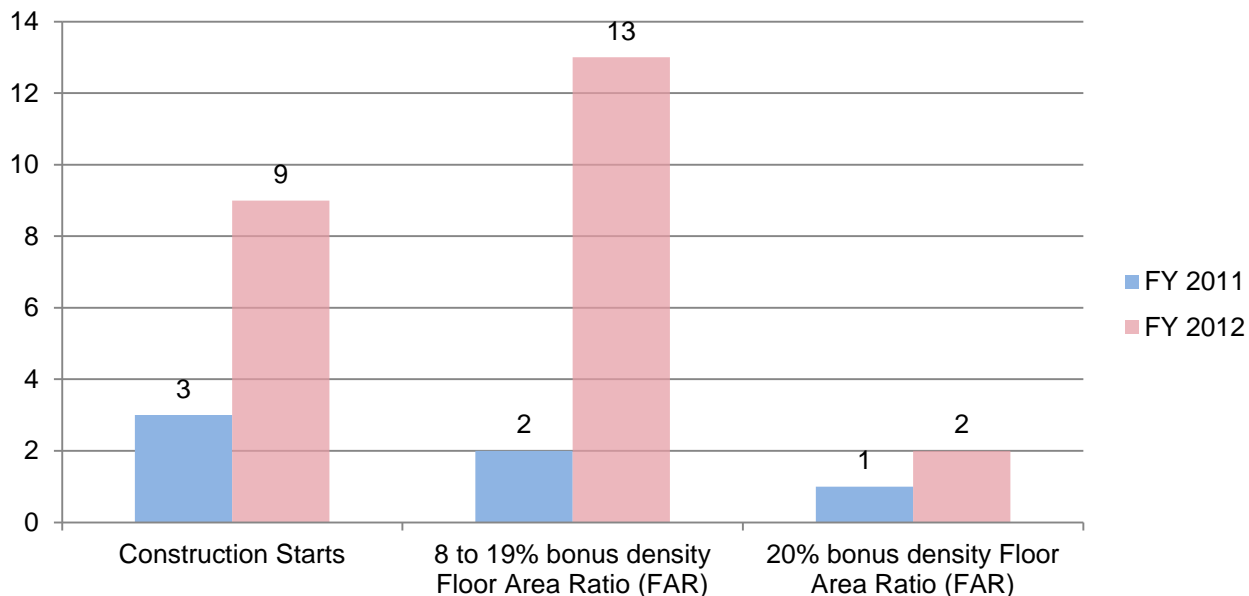
The FY12 IZ program is concluding its fourth calendar year. Since the enactment of the Inclusionary Zoning Implementation Amendment Act of 2006, the District's IZ housing market shows increased strength. In FY12, the District started **nine projects** with **18 new IZ units**. This is up from a three project below grade construction started during FY 2011. In FY11 there were **907** Inclusionary Units in the pipeline and during FY12 the pipeline increased to 1079 projected Inclusionary Units - this is a **19% increase** in pipelined IZ units.



Inclusionary Zoning continued

Highlights

Inclusionary Zoning Construction FY11 versus FY12:



Note: Bonus density for projects is an incentive-based tool that permits developers to increase the square footage or number of units allowed on a property if they agree to restrict the rents or sales prices of a certain number of units for low-income households.

IZ: Highlights continued

FY12 IZ Pipeline Summary

| Status | IZ Applicable Projects | | | | IZ Exempt Projects | | | |
|--------------------|------------------------|--------------|---------------|------------|--------------------|------------------|---------------|------------|
| | Projects | IZ Units | Total Units | % | Projects | Affordable Units | Total Units | % |
| Under Construction | 13 | 158 | 1,536 | 10% | 39 | 1,961 | 10,296 | 19% |
| Planned | 33 | 273 | 3,167 | 9% | 30 | 1,294 | 10,702 | 12% |
| Conceptual | 58 | 648 | 6,523 | 10% | 20 | 1,168 | 5,694 | 21% |
| Total | 104 | 1,079 | 11,226 | 10% | 89 | 4,423 | 26,692 | 17% |

Source: DC Office of Planning

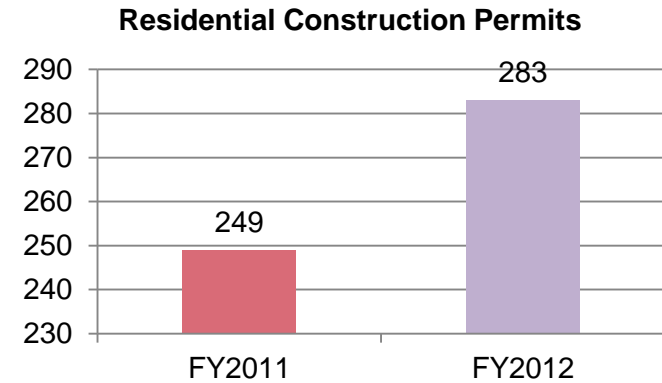
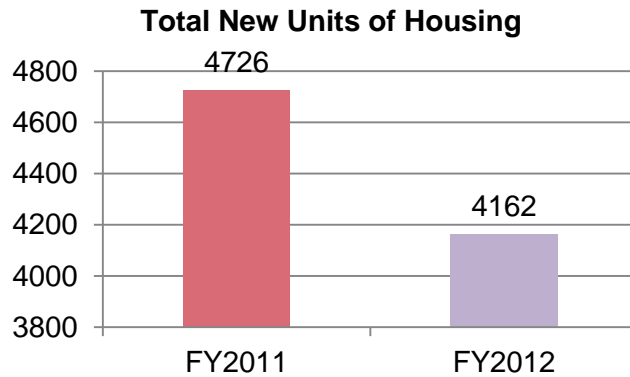
Notes:

- 1) Of the three IZ projects under construction only two have filed a CIZC. CIZCs are not required until above grade construction.
- 2) "Under Construction" means projects under construction as of December 31, 2012.
- 3) IZ exemptions include timing, use, geographic, size, and projects that will be exempt from only the IZ administrative process.
- 4) Total units under construction represent the totals for the project and not the number of units actually under construction.

IZ: Highlights continued

Assessment of whether the IZ Program has had any adverse effect on the production of housing in the District.

The District's housing market shows continued growth with 283 residential construction permits issued in 2012 totaling a potential of approximately 4,162 new units of housing. This total is comparable to the 249 residential construction permits issued totaling 4,726 units in 2011.



IZ: Highlights continued

Administration of the IZ Program

By September 30, 2012, **two** Inclusionary for-sale units had been produced and **four** Inclusionary rental units became available in the last week of the fiscal year. No Inclusionary Units were purchased or rented.

The FY12 IZ Affordable Housing Program Maximum Rent and Purchase Price Schedule outlines the maximum rents and sales prices allowed based on Washington Metropolitan Statistical Area 2012 Area Median Income of \$107,500 for a family of **four**, as published by HUD. A portion of this schedule is reproduced below.

Multi-Family Inclusionary Developments

| | | | | | 50% of AMI Units | | 80% of AMI Units | |
|--------------------|----------------------------|------------------|-----------------------------|----------------------|------------------------|------------------------|------------------------|------------------------|
| Number of Bedrooms | Occupancy Pricing Standard | Occupancy Limits | Estimated Utility Allowance | Estimated Condo Fees | Maximum Allowable Rent | Maximum Purchase Price | Maximum Allowable Rent | Maximum Purchase Price |
| Studio | 1 | 1 | \$127 | \$250 | \$941 | \$128,800 | \$1,505 | \$227,200 |
| 1 | 2 | 1 - 2 | \$173 | \$313 | \$1,075 | \$141,300 | \$1,720 | \$253,800 |
| 2 | 3 | 2 - 4 | \$223 | \$425 | \$1,209 | \$145,200 | \$1,935 | \$271,700 |
| 3 | 5 | 4 - 6 | \$270 | \$525 | \$1,478 | \$174,600 | \$2,365 | \$329,300 |

IZ: Highlights continued:

Single- Family Inclusionary Developments

| Number of Bedrooms | Occupancy Pricing Standard | Occupancy Limits | Estimated Utility Allowance | Estimated Homeowner Assoc. Fees | 50% of AMI Units | | 80% of AMI Units | |
|--------------------|----------------------------|------------------|-----------------------------|---------------------------------|------------------------|------------------------|------------------------|------------------------|
| | | | | | Maximum Allowable Rent | Maximum Purchase Price | Maximum Allowable Rent | Maximum Purchase Price |
| 2 | 3 | 2 - 4 | NC | 110 | \$1,209 | \$184,200 | \$1,935 | \$310,800 |
| 3 | 5 | 4 - 6 | NC | 130 | \$1,478 | \$227,600 | \$2,365 | \$382,300 |
| 4 | 7 | 6 - 8 | NC | 150 | \$1,747 | \$271,000 | \$2,795 | \$453,800 |

The Road Ahead (FY13)

In FY13, the IZ Program will experience an increase in the number of IZ units that become available and will be occupied. DHCD will continue to implement the IZ Program by developing internal procedures that conform to the statute and regulatory requirements in order to administer a substantial pipeline of IZ units in the coming years.

In order to continue the momentum of the program, the District has started making important changes to the program and has taken additional steps to ensure occupancy of units created through the IZ Program:

IZ: The Road Ahead (FY13) continued

The Road Ahead (FY13)

- The Zoning Commission voted to adjust the IZ program at the end of 2012 to allow IZ units to be released at foreclosure, which will allow lenders to make loans on IZ units. We will be amending covenants that are not consistent with this change.
- The District plans to release a proposed revision to the implementation regulations for public comment which is intended to improve the administrative process.
- DHCD, along with its designated community based organizations, will train prospective renters and owners in preparation for the rental or purchase opportunity, as applicable, prior to them being selected.
- DHCD's household registration list will keep growing with new registrations daily.
- DHCD will actively reach out to lenders and real estate agents to provide training on the IZ requirements and request expressions of interest for participation in the program in order to be listed on the IZ website.

RENTAL ACCOMMODATION DIVISION

Rental Accommodation Division (RAD) works closely with the Rental Housing Commission, which is an independent adjudicatory authority. RAD administers the Rental Housing Act (RHA) of 1985, as amended – commonly known as rent control. RAD’s responsibilities include registering licensed residential rental housing in the District, administering rent adjustments procedures, accepting, processing and issuing decision and orders on landlord and tenant rent adjustment petitions, complaints, providing conciliation services, reviewing raze permit applications, and acting as the repository for all rent control forms and eviction notices and applications.

Summary

During FY12 RAD drafted rules and procedures for the administration of the RHA’s voluntary agreement petition process for Rental Housing Commission (RHC) review and approval. RAD conducted investigations into alleged violations of registration, rent adjustment and eviction procedures; held regular meetings with housing provider, tenant and legal service provider stakeholders; and continued to conduct educational seminars and outreach sessions on various rent control/rental housing issues for District residents, associations and special interest groups.

RAD also prepared, stored, and maintained petitions, landlord case files and property records; and processed Freedom of Information Act (FOIA) related requests. RAD contracted with a certified auditing firm to conduct audits required for Petitions for Rent Adjustments Based on Claim of Hardship. Division representatives attended policy meetings with RHC and maintained critical formal working relationships with the Office of Administrative Hearings, the Office of the Tenant Advocate (OTA), both landlord and tenant stakeholder associations, and several community based organizations. RAD published, in English and Spanish, written materials describing tenant and landlord rights and obligations, and certain procedures under the RHA. Through its staff of contact representatives, RAD continued to effectively and efficiently administer and operate the HSC “...the physical gateway to all of DHCD’s programs and services.”



E & G Scattered Site

RAD HIGHLIGHTS

RAD forms and notices received and processed:

- **2,619** RAD Registration/Claim of Exemption Forms: Breakdown: 242 multi-unit dwellings; 253 single family homes and 2-unit flats; 2,124 exempt properties (multi-unit, single family, 2 unit flats)
- **627** Tenant's Notice of Elderly or Disabled Status to Housing Provider for Rent Increase Based Upon CPI-W
- Over **30,000** RAD Rent Adjustment Forms and Notices
- Over **20,000** Notices to Vacate.

Client Intake: over **6,500** walk-in (HRC); over **15,000** call-in (**RAD Call Center**)

Petition Filings: Capital Improvement: 0; Change in Related Services and Facilities: 0; Substantial Rehabilitation: 4; Hardship Petitions: 7; 70% Voluntary Agreement: 22; Tenant Petitions: 177
Total Petitions Filed: **210**

RAD continued

Tenant Petition/Complaint numbers have decreased significantly from last year due to information and conciliation efforts and assistance provided by Office of the Tenant Advocate (OTA), CBOs, and the Housing Provider Ombudsman (HPO) over the past year.

- All rent adjustment forms and the Tenant Petition/Complaint form were made available online (except the notice to vacate form);
- Participated in the Fifth Annual OTA (DC Office of the Tenant Advocate) Tenant and Tenant Association Summit, Sept. 2012;
- Contributed to the report, *Bridges to Opportunity: A New Housing Strategy for D.C.*, prepared by the Mayor's Comprehensive Housing Strategy Task Force 2012;
- Conducted and/or participated in 14 Educational Seminars and 8 stakeholder meetings as part of HRA outreach efforts; and
- Provided presentation on rent control and related residential rental housing matters at the 3rd Annual DHCD Housing Expo.

The Road Ahead (FY13)

RAD aims to:

- Conduct a stakeholder review of the Rent Control Amendment Act of 2006 to address problem areas and make needed amendments; and
- Complete revision of the Rental Housing Act of 1985, as amended (DC Official Code, Title 19, Chapter 42), and Title 14 of the DC Municipal Regulations to reflect **all** changes necessitated by the Rent Control Amendment Act of 2006 and any amendments thereto

RAD: The Road Ahead (FY13) continued

- Collaborate with stakeholders, sister agencies (i.e. OTA, DCRA) and Council to revise the Voluntary Agreement sections in both the D. C. Official Code (Sect. 42-3502.15) and the D. C. Municipal Regulations (Sect. 4213) to clarify the purpose, scope and procedures for Petitions for Rent Adjustments Based on 70% Voluntary Agreements.
- Place the remaining RAD landlord rent adjustment petitions and statutory notices to vacate online.
- Count and index the number of residential housing accommodations and rental units on file with RAD. This will be a starting point for expanding the survey done in the 2011 Urban Institute's *Rent Control Report*.
- Continue to collaborate with the DHCD Housing Provider Ombudsman and Outreach Coordinator to expand and improve public information and educational opportunities.
- Continue to foster the existing, effective and collaborative formal relationship with OTA, OAH, DCRA, DC Housing Authority, and the DC Superior Court-Landlord and Tenant Branch.
- Revive Filene MOU and continue to explore - w/Director's Office and DHCD IT staff - viable opportunities for implementation of electronic data management system.



St Dennis

RENTAL CONVERSION AND SALE DIVISION

The Rental Conversion and Sale Division (CASD) administers the Condominium Act of 1976, as amended (Condominium Act) and the Rental Housing Conversion and Sale Act of 1980, as amended (Conversion and Sale Act). The Condominium Act regulates the formation and registration of residential condominium units. The Conversion and Sale Act governs the conversion of use of rental housing and other property types to condominium or cooperative ownership, relocation assistance for tenants displaced by the conversion of rental housing to condominium or cooperative ownership, the transfer of ownership or economic interest or sale of rental housing (commonly known as the tenant opportunity to purchase act or TOPA), and the District's opportunity to purchase (commonly known as the District's opportunity to purchase act or DOPA).

Under the Condominium Act, CASD's responsibilities include, reviewing condominium registration applications and public offering statements, and administering the condominium structural defect warranty program. CASD also administers the Conversion and Sale Act, handling conversion of use applications, application fee and conversion fee collections, tenant housing assistance payments, and receipt and review of offers of sale, notices of transfer, and DOPA notices. CASD also enforces both statutes for noncompliance, working with the Office of the Attorney General (OAG) on civil and criminal enforcement.

CASD continued

Summary

During FY12, CASD continued its regulatory work, including processing and reviewing condominium registration applications and public offering statements, condominium structural defect warranty claims, conversion applications, property tax abatement applications, and raze permit applications. In addition, CASD served as a repository for TOPA offers of sale, notices of transfer, and DOPA notices. CASD received, investigated, and acted on alleged TOPA violations and complaints, petitions for declaratory relief, and TOPA challenges filed by property owners. CASD also provided TOPA review letters to stakeholders, including property owners, settlement agents, and title insurers. Further, CASD acted on noncompliance cases and referred several cases to OAG for civil enforcement. The Division continued its efforts to collect application fees and conversion fees. CASD staff continued its exemplary customer service by providing information and technical guidance to its customers by telephone and walk-ins at the Housing Resource Center.

In addition to its regulatory functions, CASD continued efforts to cultivate relationships with its community-based organization partners, the Office of Tenant Advocate (OTA) and the Office of Administrative Hearings (OAH), to ensure cooperative and collaborative efforts to serve property owners, tenants, and other stakeholders. CASD also conducted outreach sessions to a broad audience of stakeholders, including condominium developers and realtors.

Highlights

During FY12, CASD received, reviewed, and acted on:

- 104 condominium registration applications and public offering statements
- 115 conversions of use applications
- 8 property tax abatement applications
- 923 offer of sale notices
- 32 DOPA notices
- 66 notices of transfer
- 99 raze permit applications
- 6 TOPA complaints

CASD Highlights continued

CASD issued:

- 161 review of TOPA file letters;
- 2 warranty claim determinations
- 7 TOPA complaint determinations;
- 2 reconsideration petition (for declaratory relief) administrative rejections;
- 2 noncompliance cases referred to OAG for civil enforcement;
- 1 conversion application rejection; and
- 99 condominium registration orders (representing the registration of 2,031 residential condominium units)

Administrative records reflects that during FY12 CASD collected:

- \$3,271,596 for conversion fees due and payable for the conversion of use of rental housing to condominium or cooperative ownership;
- \$242,602 condominium registration fees; and
- \$18,000 conversion application fees.

CASD's other activities included: 15 educational outreach sessions in addition to HRA's quarterly stakeholder meetings and co-conducting a tenant organization education session at DHCD's annual Housing Expo. The Division also referred 2 condominium warranty security noncompliance cases to OAG for civil enforcement (Both cases settled when the condominium developers came into compliance by posting acceptable warranty security).

CASD continued

The Road Ahead (FY13)

CASD aims to hit several planning and stakeholder engagement goals during FY13 some of which includes:

- Continue educational outreach efforts with a focus on educating realtors about TOPA;
- Continue to collaborate with the DHCD Housing Provider Ombudsman
- Expand and improve public information and educational opportunities
- Work on updating forms and making them available on the agency's website and will collaborate our efforts with RAD, OTA, and OAH;
- Develop brochures, fact sheets, and publications to assist stakeholders in understanding and complying with program requirements;
- Enhance information about CASD and program requirements on the agency's website;
- Provide DHCD IT staff with opportunities for implementation of electronic data management system;
- Develop a written records and file management policy and a written business process; and
- Construct a plan for updating TOPA regulations and proposing legislative amendments to facilitate Conversion and Sale Act and Condominium Act administration.



Wesley House

HOUSING PROVIDER OMBUDSMAN

The Housing Provider Ombudsman (HPO) was established to assist housing providers with understanding and being compliant with residential rental housing laws and programs in the District, particularly those administered by Housing Regulation Administration (HRA). The HPO conducts educational seminars and informational meetings for housing providers in collaboration with other HRA staff. The HPO assists housing providers with complaint processing and provides technical assistance and information to them on various aspects of residential rental housing. The HPO serves as a formal conduit for communication between small housing providers, in particular, and HRA and the District government. The HPO plays an important role in the development and implementation of the HRA training and educational outreach calendar and the quarterly stakeholder meetings, to ensure that they are fully aware of and effectively utilize HRA's services and the programs. The HPO office is currently a staff of one – the HPO.

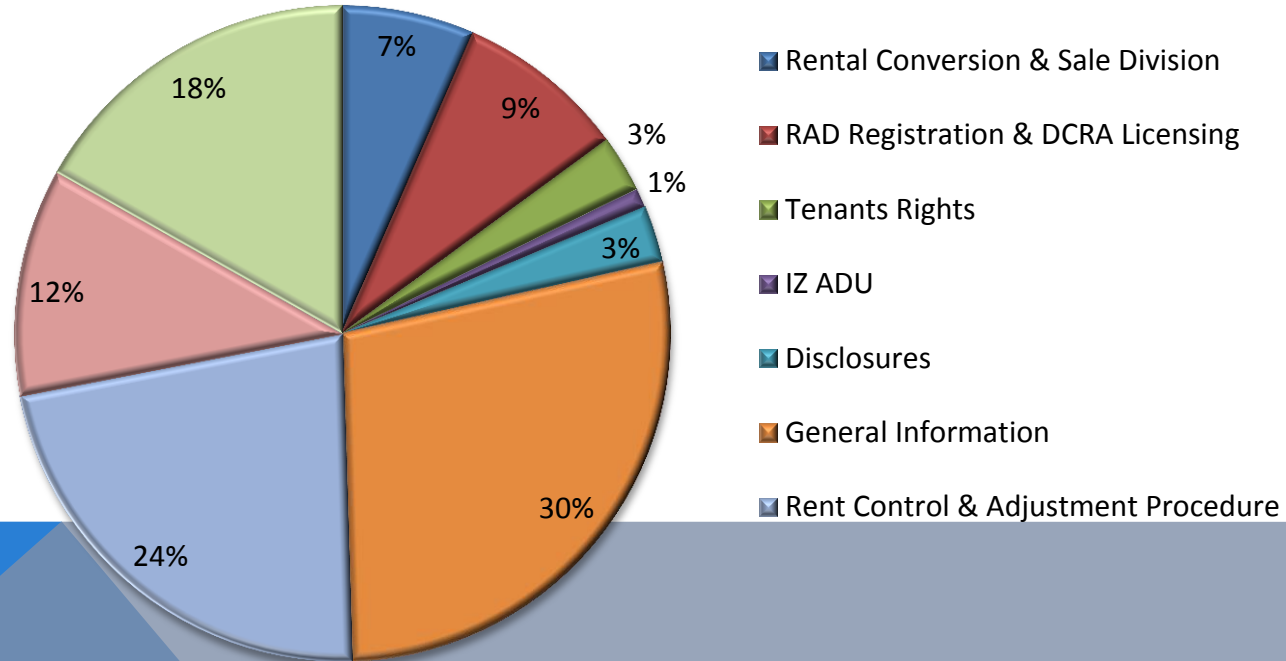
Summary

During FY12, the HPO conducted **12** public education and outreach events attended by more than **425** housing providers, realtors, agents, property managers, tenants, Metropolitan Police Officers, Office of Attorney General personnel, and staff from DHCD and other District agencies. The HPO events were held at seven different locations, and in four of the District's eight wards.

HPO continued

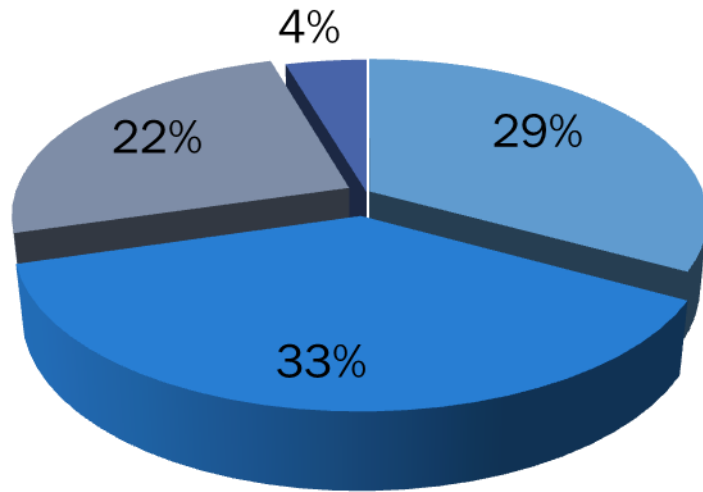
Highlights

During FY12, the HPO responded to more than **450** service contacts. Education and outreach contacts both in the Housing Resource Center and in the community exceeded **200** service contacts in 2012 for a total of well over **650** service contacts. Customer inquiries are categorized into **nine** subject matter classifications.



HPO Highlights continued

The General Information inquiries breakdown as follows:



- Housing Condition Code
- Regulatory Inspections
- Zone and Variances
- Mediation/Conciliation



SeVerna

Housing Regulation Administration (continued)

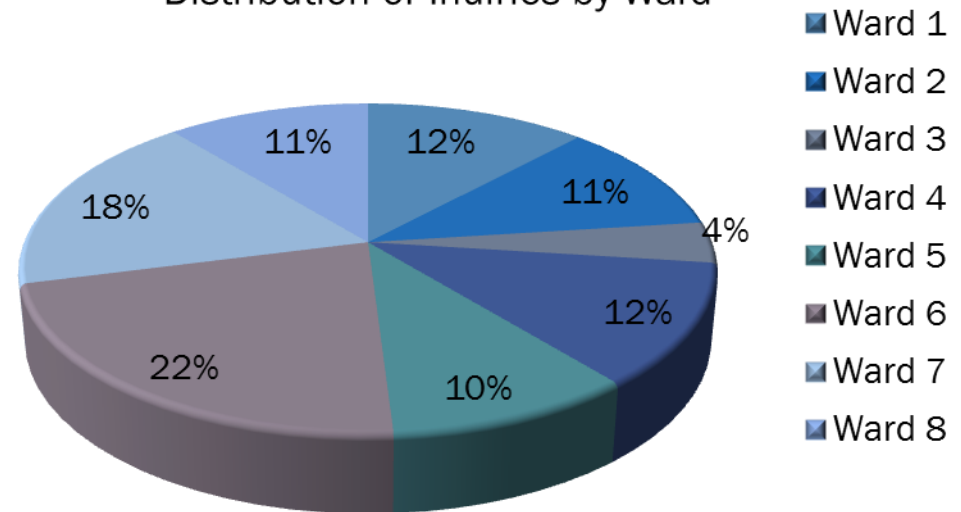


Parkside Senior Housing

HPO Highlights continued

Where inquiries were made by telephone, many callers were reluctant to offer addresses or ward information, especially when questions are related to registration and licensing. However, where addresses were provided, the number of inquiries continued to closely track with the estimated number of rental units located within each Ward in the “Rent Control Report for the District of Columbia”, which was published in June 2011.

Distribution of Inquiries by Ward



HPO continued

The Road Ahead (FY13)

In FY13, in addition to maintaining the current service level, the HPO will:

- Expand its education and outreach series through additional collaborations with DHCD divisions and sister agencies;
- Network with other DC and municipal ombudsmen to further identify best practices;
- Explore the merits and challenges to create a certification component for housing providers who complete specific Housing Regulation Administration training sessions;
- Explore training enhancements offered by recording educational outreach session to be linked to the DHCD website and made available for viewing in the Housing Resource Center; and
- Conduct outreach with non-governmental partners and increase outreach capacity and services to stakeholders.



E & G Sherman Avenue

HOUSING RESOURCE CENTER

Summary

Since June of 2009, the Housing Resource Center (HRC) has provided counter service to more than **15,000** stakeholders. In FY12, (HRA) staff, the HPO and thousands of stakeholders continued to use the conference room to conduct education and information events. In addition to DHCD events, our Community Based Organizations (CBOs), Advisory Neighborhood Commissions (ANCs), and private citizen groups utilized the HRC to conduct trainings, information sessions and regularly scheduled meetings. Staff from RAD and other CASD divisions provided excellent counter service to stakeholders in the HRC on a daily basis.

The HRC streamed channels 13 and 16 into its waiting area and provided computers for stakeholders to access rent control and condominium documents. The computers were also used to access the DHCD affordable housing locator, www.dchousingsearch.org: the most comprehensive and up to date affordable housing database that links people to rental and for sale housing that best fits their needs.

The HPO continued to operate out of the HRC. University Legal Services (ULS) also continued to maintain an office in the HRC. ULS provides free counseling services and training to tenants, potential homeowners and current homeowners on various topics including the Home Purchase Assistance Program (HPAP), credit scoring, navigating the homeownership process, foreclosure prevention and other services.

HRC continued

Highlights

The HRC served over **6,500** customers with filings and questions related to rent control (registration forms, rent adjustment forms, notices to vacate, elderly and disabled exemption forms, disclosure forms, and petitions for rent adjustments), conversion and sale (Tenant Opportunity to Purchase Act (TOPA) forms, and condo conversion and registration applications), and inclusionary zoning and affordable dwelling units.

HRC was also the setting for several Mayoral press conferences in FY12.

The DHCD website averaged 15,000 available units online for District residents and other customers to search for housing to rent or purchase. More than 1,500 landlords and homeowners listed their rental and for-sale properties and more than 320,000 searches were completed on www.DChousingsearch.org.

The Road Ahead (FY13)

HRC will continue to be an invaluable resource and play a significant role in DHCD's mission to improve the quality of life for all District residents. DHCD will:

- Work to increase the number of customers HRC serves;
- Create opportunities that will encourage more use of the conference room for educational and informational events by stakeholders and private citizen groups
- Work to ensure that the number of listings and searches increase on www.DChousingsearch.org.

The below spreadsheet showcases the approved budget, expenditures and available balance for DHCD funding during FY12.

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT (DB0)

Available Balances by Agency Fund, Activity Code and Comptroller Source Group (CSG) - All Funds

Reporting Period: Fiscal Year: 2012 Fiscal Month: 12

| Agency Fund | Program | FY 2012 Approved Budget | Total Expenditures | Available Balance |
|---------------------------------------|--|-------------------------|--------------------|-------------------|
| 0100 - LOCAL | 1000 - AGENCY MANAGEMENT PROGRAM | 1,454,676 | 1,168,588 | 286,088 |
| | 100F - AGENCY FINANCIAL OPERATIONS | 240,860 | 232,037 | 8,822 |
| | 2000 - DEVELOPMENT FINANCE DIVISION | 1,924,586 | 1,831,947 | 92,639 |
| | 3000 - RESIDENTIAL & COMMUNITY SERVICE DIVISION | 6,117,151 | 2,801,195 | 3,315,956 |
| | 4100 - PROPERTY ACQUISITION & DISPOSITION DIVISION | 120,196 | 10,352 | 109,843 |
| | 8100 - HOUSING REGULATION ADMINISTRATION | 1,391,342 | 1,567,269 | (175,927) |
| | 9100 - RENTAL HOUSING COMMISSION | 707,044 | 572,945 | 134,099 |
| 0100 - LOCAL | | 11,955,855 | 8,184,334 | 3,771,521 |
| 0110 - HPAP | 2000 - DEVELOPMENT FINANCE DIVISION | 407,551 | 55,941 | 351,610 |
| 0110 - HPAP | | 407,551 | 55,941 | 351,610 |
| 0602 - HPAP - REPAY | 1000 - AGENCY MANAGEMENT PROGRAM | 770,067 | 424,372 | 345,694 |
| | 100F - AGENCY FINANCIAL OPERATIONS | 67,072 | 67,956 | (884) |
| | 2000 - DEVELOPMENT FINANCE DIVISION | 3,200 | 3,064 | 136 |
| | 3000 - RESIDENTIAL & COMMUNITY SERVICE DIVISION | 713,982 | 492,344 | 221,638 |
| | 4500 - PORTFOLIO & ASSET MANAGEMENT DIVISION | 6,500 | 6,325 | 175 |
| | 7000 - PROGRAM MONITORING DIVISION | 50,500 | 49,428 | 1,072 |
| 0602 - HPAP - REPAY | | 1,611,321 | 1,043,490 | 567,831 |
| 0610 - DHCB UNIFIED FUND | 1000 - AGENCY MANAGEMENT PROGRAM | 1,060,812 | 1,037,975 | 22,837 |
| | 100F - AGENCY FINANCIAL OPERATIONS | 125,050 | 134,644 | (9,594) |
| | 2000 - DEVELOPMENT FINANCE DIVISION | 1,294,827 | 587,959 | 706,868 |
| | 3000 - RESIDENTIAL & COMMUNITY SERVICE DIVISION | 3,950 | 3,747 | 203 |
| | 4100 - PROPERTY ACQUISITION & DISPOSITION DIVISION | 3,098,939 | 2,591,871 | 507,067 |
| | 4500 - PORTFOLIO & ASSET MANAGEMENT DIVISION | 408,977 | 422,954 | (13,977) |
| | 7000 - PROGRAM MONITORING DIVISION | 45,640 | 44,428 | 1,212 |
| | 8100 - HOUSING REGULATION ADMINISTRATION | 148,248 | 113,800 | 34,449 |
| 0610 - DHCB UNIFIED FUND | | 6,186,443 | 4,937,378 | 1,249,065 |
| 0700 - INTRA-DISTRICT - MISCELLANEOUS | 1000 - AGENCY MANAGEMENT PROGRAM | 3,623,804 | 2,537,504 | 1,086,300 |
| | 100F - AGENCY FINANCIAL OPERATIONS | 114,172 | 186,016 | (71,844) |
| | 2000 - DEVELOPMENT FINANCE DIVISION | 36,832,501 | 16,158,198 | 20,674,304 |
| | 3000 - RESIDENTIAL & COMMUNITY SERVICE DIVISION | 2,943,072 | 2,165,610 | 777,461 |
| | 4100 - PROPERTY ACQUISITION & DISPOSITION DIVISION | 11,275 | 3,519 | 7,756 |
| | 4500 - PORTFOLIO & ASSET MANAGEMENT DIVISION | 43,306 | 66,674 | (23,368) |
| | 7000 - PROGRAM MONITORING DIVISION | 509,852 | 311,524 | 198,328 |
| | 8100 - HOUSING REGULATION ADMINISTRATION | 287,764 | 113,328 | 174,435 |

Financials continued:

| Agency Fund | Program | FY 2012 Approved Budget | Total Expenditures | Available Balance |
|---------------------------------------|--|-------------------------|--------------------|-------------------|
| 0700 - INTRA-DISTRICT - MISCELLANEOUS | | 44,365,746 | 21,542,374 | 22,823,372 |
| 8200 - FEDERAL GRANTS | 2000 - DEVELOPMENT FINANCE DIVISION | 5,000,000 | 0 | 5,000,000 |
| 8200 - FEDERAL GRANTS | | 5,000,000 | 0 | 5,000,000 |
| 8201 - CDBG GRANT | 1000 - AGENCY MANAGEMENT PROGRAM | 3,331,751 | 1,920,055 | 1,411,696 |
| | 100F - AGENCY FINANCIAL OPERATIONS | 218,643 | 241,076 | (22,433) |
| | 2000 - DEVELOPMENT FINANCE DIVISION | 16,323,435 | 11,582,365 | 4,741,070 |
| | 3000 - RESIDENTIAL & COMMUNITY SERVICE DIVISION | 13,654,257 | 9,049,230 | 4,605,027 |
| | | 942,979 | 3,519 | 939,460 |
| | 4100 - PROPERTY ACQUISITION & DISPOSITION DIVISION | | | |
| | 4500 - PORTFOLIO & ASSET MANAGEMENT DIVISION | 37,480 | 67,945 | (30,464) |
| | | 494,857 | 500,052 | (5,196) |
| 8201 - CDBG GRANT | 7000 - PROGRAM MONITORING DIVISION | 35,003,403 | 23,364,242 | 11,639,161 |
| 8202 - HUD GRANT - HOME | 1000 - AGENCY MANAGEMENT PROGRAM | 1,730,945 | 905,609 | 825,335 |
| | 100F - AGENCY FINANCIAL OPERATIONS | 218,643 | 100,827 | 117,816 |
| | 2000 - DEVELOPMENT FINANCE DIVISION | 20,179,191 | 9,128,420 | 11,050,770 |
| | 3000 - RESIDENTIAL & COMMUNITY SERVICE DIVISION | 2,431,717 | 616,651 | 1,815,066 |
| | 4100 - PROPERTY ACQUISITION & DISPOSITION DIVISION | 10,877 | 3,311 | 7,566 |
| | | 494,857 | 375,028 | 119,829 |
| 8202 - HUD GRANT - HOME | 7000 - PROGRAM MONITORING DIVISION | 25,066,229 | 11,129,846 | 13,936,383 |
| 8203 - HUD GRANT - ESG | 7000 - PROGRAM MONITORING DIVISION | 0 | (5,502) | 5,502 |
| 8203 - HUD GRANT - ESG | | 0 | (5,502) | 5,502 |
| 8204 - HUD GRANT - OTHER | 1000 - AGENCY MANAGEMENT PROGRAM | 850,000 | 139,282 | 710,718 |
| | 2000 - DEVELOPMENT FINANCE DIVISION | 2,950,000 | 0 | 2,950,000 |
| | 3000 - RESIDENTIAL & COMMUNITY SERVICE DIVISION | 500,000 | 130,478 | 369,522 |
| | 4100 - PROPERTY ACQUISITION & DISPOSITION DIVISION | 900,000 | 0 | 900,000 |
| | | 5,200,000 | 269,760 | 4,930,240 |
| 8204 - HUD GRANT - OTHER | | 1,455,056 | 0 | 1,455,056 |
| 8230 - FEDERAL GRANTS STIMULUS | 1000 - AGENCY MANAGEMENT PROGRAM | | | |
| | 2000 - DEVELOPMENT FINANCE DIVISION | 18,438,148 | 3,550,765 | 14,887,383 |
| | 3000 - RESIDENTIAL & COMMUNITY SERVICE DIVISION | 4,937,933 | 1,122,350 | 3,815,584 |
| | 4100 - PROPERTY ACQUISITION & DISPOSITION DIVISION | 2,333,333 | 304,680 | 2,028,653 |
| | 7000 - PROGRAM MONITORING DIVISION | 2,999,669 | 2,369,620 | 630,049 |
| 8230 - FEDERAL GRANTS STIMULUS | | 30,164,140 | 7,347,415 | 22,816,725 |
| 8450 - PRIVATE DONATIONS | 6000-HOMEOWNERSHIP AND HOME REHAB ASSISTANCE | 31,954 | 18,178 | 13,776 |
| 8450 - PRIVATE DONATIONS | | 31,954 | 18,178 | 13,776 |
| Summary | | 164,992,642 | 78,753,848 | 86,238,794 |



DISTRICT OF COLUMBIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

1800 Martin Luther King Avenue, Jr. SE
Washington, DC 20020
Phone: (202) 442-7200
Fax: (202) 645-6727
TTY: 711
Email: dhcd@dc.gov

Office Hours: Monday to Friday, 8:15 am to 4:45 pm,
except District holiday

DHCD Housing Resource Center
1800 Martin Luther King, Jr. Avenue, SE (First Floor)
Washington, DC 20020
Phone: (202) 442-9505
TTY: 711

Center Hours: Monday to Friday, 8:30 am to 3:30 pm



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