



DC DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

PRODUCING AND PRESERVING AFFORDABLE HOUSING, AND REVITALIZING NEIGHBORHOODS

The DC Department of Housing and Community Development (DHCD) falls under the executive branch of the government of the District of Columbia. It is one of several cluster agencies of the Deputy Mayor for Planning and Economic Development (DMPED). DHCD is the city’s key agency administering affordable housing and community development programs in the District. Following is a description of its various divisions.

Office of the Director

Has oversight over all DHCD program and administrative operations. In addition to the divisions listed in this fact sheet, this includes the Office of the Chief Program Officer, the Office of the Chief Administrative Officer, the Rental Housing Commission and the Office of Communications and Community Outreach.



Development Finance Division (DFD)

- Funds the development of rental, homeownership, and community facility projects.
- **Tenant Opportunity to Purchase Assistance:** Provides free, specialized organizational and development services for tenant groups who are pursuing the purchase of their apartment buildings with the intention to convert them to cooperatives or condominiums.

Housing Regulation Administration

- **Inclusionary Zoning (IZ) Affordable Housing Program:** Creates mixed income neighborhoods by exchanging affordable housing units for bonus density. Monitors and enforces Affordable Dwelling Units throughout the city.
- **Housing Resource Center:** Is a one-stop information center to stakeholders and conducts meetings and training sessions for residents.
- **Rental Accommodation Division (RAD):** Administers the rent control program, and processes eviction notices and applications.
- **Rental Conversion and Sale Division:** Regulates the formation and registration of condos or cooperatives. Handles the conversions to condo or coop use, the Tenant Opportunity to Purchase Act (TOPA) as well as the District Opportunity to Purchase Act (DOPA).

Mission and Vision

DHCD’s mission is to produce and preserve opportunities for affordable housing and economic development and to revitalize underserved communities in the District of Columbia. DHCD focuses on three strategic objectives:

1. producing and preserving the supply of quality affordable housing;
2. increasing homeownership opportunities; and
3. revitalizing neighborhoods, promoting community development, and providing economic opportunities.

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Office of Program Monitoring (OPM)

Conducts oversight and reviews of DHCD projects and funding recipients. Its core functions include the following types of oversight: (1) contract compliance; (2) quality assurance; and (3) compliance monitoring. The OPM also monitors Environmental Review, Davis Bacon, Relocation, Fair Housing and Section 3 requirements as they relate to DHCD housing programs.

Portfolio and Asset Management Division (PAMD)

Manages the allocation of Low Income Housing Tax Credits (LIHTCs) to developers of new or rehabilitated affordable rental housing. The PAMD also provides portfolio management oversight to outstanding loans.

Property Acquisition and Disposition Division (PADD)

Stabilizes neighborhoods by acquiring abandoned properties and lots to transform them into affordable and market rate rental and homeownership opportunities for District residents.

Residential and Community Service Programs (RCS)

- **Housing Counseling Services:** Provides application intake and processing for several DHCD programs. Trains and counsels residents on pre-purchase, foreclosure prevention or mitigation and credit counseling.
- **Single Family Residential Rehabilitation Program (SFRRP):** Provides loans and grants for home repairs for District of Columbia building code violations to remove threats to health and safety.
- **Lead Safe Washington Program:** Funds grants for the identification and control of lead-based paint hazards in eligible single and multifamily properties.
- **Storefront Facade Improvement:** Develops storefront facade improvements in low/moderate income areas.
- **Small Business Technical Assistance:** Provides technical assistance and training for small businesses in eligible commercial areas in the District of Columbia.
- **Home Purchase Assistance Program (HPAP):** Provides opportunities for low- to moderate-income District residents to become first-time homebuyers with interest-free loans.
- **Employer Assisted Housing Program (EAHP):** Provides loan-based assistance and matching down payment funds to District government employees purchasing a home in the District for the first time.
- **Negotiated Employee Assistance Home Purchase Program (NEAHP):** Provides certain unionized government employees with down payment and closing cost assistance toward the purchase of a primary residence in the District.

Contact These Agencies for Voucher and Homeless Services

DHCD is a key housing agency of the District government; however, other agencies administer certain housing services, as follows:

- **Housing Voucher Program:** This and other types of rental assistance fall under the DC Housing Authority (DCHA): 1133 North Capitol Street NE, Washington, DC 20002; (202) 535-1000; <http://www.dchousing.org>.
- **Homeless or Homeless Prevention Services:** The Department of Human Services (DHS) provides emergency and ongoing housing support and services for those experiencing homelessness or at risk of being homeless: 64 New York Avenue NE, 6th Floor, Washington, DC 20002; (202) 671-4200; <https://dhs.dc.gov>.

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