

Overview of Programs and Services

Homeownership Assistance

DHCD provides down-payment and closing cost loans to first-time home buyers. The Home Purchase Assistance Program (HPAP) provides down payment and closing cost assistance to low and moderate income District residents so that they can become first-time homebuyers in the District of Columbia. In addition, the Negotiated Employee Affordable Home Purchase Program (NEAHP) and the Employer Assisted Housing Program (EAHP) provides down payment and closing cost assistance to qualified District of Columbia government employees.

Single Family Rehabilitation

The Department's Single Family Residential Rehabilitation Program is designed to help households finance home repairs that will address DC housing code violations, remove threats to health and safety, including lead-based paint hazards, and remove barriers to accessibility for persons with mobility or other physical impairments.

Affordable Housing/Community Facility Project Financing

The Department provides low-cost gap financing for the rehabilitation or new construction of residential properties containing five (5) or more units. The principal objective of this program is to stimulate and leverage private investment and financing in the preservation and rehabilitation of multi-family housing that is affordable to lower-income residents. Units for rental and home ownership are financed through this program. This program is also used to build community facilities.

Tenant Opportunity to Purchase Assistance

DHCD helps low-to-moderate income District residents who are threatened with displacement because of the sale of their building to exercise their "first right" to purchase the apartment building. The program offers low-interest loans to income-

qualified persons and tenant groups in the District. These affordable loans can be used for down payment; purchase; earnest money deposits; and legal, architectural and engineering costs.

Site Acquisition Funding Initiative

The Site Acquisition Funding Initiative (SAFI) is designed to provide quickly accessible, revolving loan funds for acquisition and predevelopment costs to nonprofit developers committed to the production, rehabilitation, and preservation of affordable housing. SAFI leverages DHCD funds with private monies for the preservation of affordable housing.

Tax Credit Allocation

DHCD manages the District's 9% Low Income Housing Tax Credits (LIHTC) to developers of new or rehabilitated rental housing for the production of housing affordable to low- and moderate-income persons at 60% or less of Area Median Income.

Property Acquisition and Disposition

The Property Acquisition and Disposition Division (PADD) consolidates the Homestead Housing Preservation Program and the Home Again Program into one division with the goals of stabilizing neighborhoods by decreasing the number of vacant and abandoned residential properties in the District, and by transforming vacant and/or abandoned residential properties into homeownership opportunities or District of Columbia residents at all income levels.

Housing Counseling/Community Revitalization

DHCD strategically invests funds in housing development and community-based non-profit organizations to support the creation of economic opportunity and affordable housing preservation and development for its low-to-moderate income residents. Activities include housing services (including foreclosure counseling and tenant services), small business technical assistance, and storefront façade improvement.

Housing Regulation Administration

The Housing Regulation Administration (HRA) oversees residential housing regulations relating to condominium and cooperative conversions, rent adjustment procedures, licensing and other related matters. HRA is comprised of two divisions: the Rental Conversion and Sale Division and the Rental Accommodations Division.

Rental Accommodations Division (RAD)

RAD administers the Rental Housing Act of 1985, as amended (D.C. Law 6-10), which includes residential rental housing registration and licensing. RAD processes rent adjustment procedures, landlord/tenant petitions and notices to vacate. RAD also proposes rules and regulations for administration of the Rental Housing Act for review and publication by the Rental Housing Commission.

Rental Conversion and Sale Division (CASD)

CASD administers the Rental Housing Conversion and Sale Act of 1980, as amended (D.C. Law 3-86) (the Conversion Act) and the Condominium Act of 1976 Technical and Clarifying Amendment Act, as amended (D.C. Law 9-82) (the Condominium Act). The Conversion Act regulates tenant opportunity to purchase rights, tenant first rights of refusal, 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. CASD also administers the Structural Defect Warranty Claim Program under the Condominium Act.

CASD also administers the **Housing Assistance Payment Program** (HAP), under which persons may be eligible for financial assistance if they are displaced because of the conversion of their apartment building to a condominium or cooperative.

Rental Housing Commission (RHC)

RHC is a quasi-judicial body that decides rental housing cases on appeal from the Rent Administrator. RHC holds hearings and issues decisions and orders that adjust the rent ceilings and rents charged based on petitions filed by landlords and tenants. The Commission also certifies and publishes the annual adjustment of general applicability in the rent ceiling for rental units operating under rent control.

Inclusionary Zoning and Affordable Dwelling Unit Programs

DHCD administers the District's Inclusionary Zoning Program that requires a certain percentage of units in a new development or a substantial rehabilitation expanding an existing building set aside affordable units in exchange for bonus density. The goals of the program are to create mixed income neighborhoods and increase homeownership opportunities for low and moderate income levels. DHCD also monitors and enforces Affordable Dwelling Units in the District.

Housing Provider Ombudsman

The Housing Provider Ombudsman (HPO) is a resource for small housing providers to apprise them of the District of Columbia's housing laws. The HPO is located in DHCD's Housing Resource Center at 1800 Martin Luther King, Jr. Avenue, SE. Small housing providers may contact the HPO by telephone at (202) 442-9505 to make an appointment.

For more information on the Department's programs, please contact us at (202) 442-7200 or visit us online at www.dhcd.dc.gov.





Visit the DHCD Housing Resource Center to learn more about DHCD programs and services.

The DHCD Housing Resource Center is located on the first floor of DHCD - at the corner of Martin Luther King, Jr. and Good Hope Roads, SE.

It is open Monday – Friday from 8:30 am – 3:30 pm. It can also be reached at (202) 442-9505.

DHCD Contact Information

Phone
(202) 442-7200

Address
1800 Martin Luther King, Jr. Avenue, SE
Washington, DC 20020

Web
www.dhcd.dc.gov

Visit **DCHousingSearch.org** to find affordable housing units in the District.

DCHousingSearch.org
linking people to communities



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Department of Housing and Community Development

Programs and Services



Adrian M. Fenty, Mayor
Leila Finucane Edmonds, Director

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.