

Department of Housing and Community Development FY2016

Agency Department of Housing and Community Development

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.

2016 Objectives

FY16 Objectives

Objective Number	Objective Description
DHCD (3 Objectives)	
1	Produce, preserve and protect 7500 affordable housing units by 2018, so that current and future residents can call DC home - regardless of income level
2	Transform vacant/blighted properties that spur community revitalization efforts in underserved communities
3	Promote community development activities

2016 Key Performance Indicators

Measure	Division	Frequency of Reporting	FY 2013	FY 2014	FY 2015	FY 2015 Target	FY 2016 Target
1 - Produce, preserve and protect 7500 affordable housing units by 2018, so that current and future residents can call DC home - regardless of income level (46 Measures)							
Number of affordable housing units funded (new and rehab)		Quarterly	379	1,124	1,217	2,410	1900
Number of special units funded (elderly, disabled, and homeless units)		Quarterly	95	237	197	452	400
Number of homeownership units funded		Quarterly	7	35	163	197	200
Number of First Right Purchase Assistance Program (tenant purchase) units funded - FRP New and Rehab Units		Quarterly	22	237	141	197	190

Total affordable housing units rehabilitated	Quarterly	212	195	816	1,005	1000
Percentage of new affordable housing units within an area WalkScore of 70 or higher	Annually		88.8	34	80	80
Percentage of affordable housing units competitively evaluated and advancing to underwriting in the respective FY, that are highly sustainable and meet the Green Communities criteria	Annually	100	100	100	80	100
Percentage of orders issued on voluntary agreement petitions within 45 days	Quarterly	100	58	100	90	90
Percentage of initial orders issued on hardship petitions within 30 days of receipt	Quarterly		100	100	95	95
Percentage of hardship petitions transferred to OAH within 70 days	Quarterly			100	95	95
Percentage of final orders issued in 90 days without OAH hearing	Quarterly			100	95	95
Percentage of condo registration applications processed within 60 days	Quarterly	95.76	90.86	96.86	95	95
Percentage of structural defect warranty claim notices processed within 45 days	Quarterly	83.33	75	40	95	95
Percentage of IZ lotteries conducted within 17 calendar days of receiving notice of availability	Quarterly	100	100	62.5	100	95
Percentage of notifications provided to IZ owners within 7 days after lottery is held	Quarterly			70.59	90	95
Percentage of all required financial reviews completed	Annually	32.76	55.76	7.79	50	50
Percentage of loans in good standing from previous quarter	Quarterly	92.71	91.34	89.36	92	92
Percentage of loans more than 30 calendar days delinquent	Quarterly	1.87	2.17	1.7	1.91	1.91
Percentage of loans in default	Quarterly	7.31	8.98	10.18	12	12
Number of loans moved from delinquent to correct status	Quarterly	41	67	60	60	60
Percentage of multi-family properties risk-rated	Annually	11.14	0	38.46	50	50
Percentage of DC Preservation Network meetings attended	Quarterly		100	54.55	80	80

Percentage of TOPA/Co-Op Multifamily properties in non-compliance for financial reporting reviews	Annually				94	25	25
Number of appeals disposed	Quarterly	35	25	37	10	10	
Number of appeals cases > 3 years old	Annually	16	12	1	6	6	
Percentage of certified cases assigned to Commissioner within 14 calendar days	Quarterly			83	90	90	
Percentage of hearings scheduled within 30 day requirement	Quarterly	100	75	83.33	75	95	
Average Number of calendar days between hearing of new case and final decision	Annually		471	89	90	90	
Number of compliance reviews completed	Quarterly			118	120	120	
Average Number of days for compliance review	Annually			30	50	50	
Percentage of environmental reviews conducted within 45 days	Quarterly	93.52	98.89	99.14	95	95	
Percentage of Fair Housing reviews completed within stated timelines	Quarterly	100	100	63.13	98	98	
Number of Fair Housing site inspections conducted	Quarterly			28	30	35	
Number of required physical inspections and file reviews of units conducted annually	Quarterly	1,473	1,144	1,295	1,300	1500	
Number of affordable housing units funded (Residential and Community Services)	Quarterly	335	199	280	385	435	
Number of Single Family Rehab units funded	Quarterly	42	39	52	50	50	
Number of Healthy Homes units funded	Quarterly				65	65	
Number of Residential Rehab Special Needs units funded	Quarterly	15	11	20	10	15	
Number of first-time homebuyers funded by HPAP	Quarterly	238	130	187	210	225	
Number of DIstrict employee homebuyers funded by EHAP	Quarterly	104	63	74	80	80	
Number of District employee homebuyers funded by NEAHP	Quarterly	33	39	27	25	25	
Number of District homebuyers funded by HUD 203(k) loans	Quarterly			10	20	20	
Number of Housing Counseling Sessions	Quarterly	19,951	14,084	19,830	15,000	15000	

Number of Lead Safe Washington units funded	Quarterly	24	15	24	40	60
Number of HPAP Special Needs units funded	Quarterly	2	2	10	10	0
Number of units funded by homebuyer programs	Quarterly	269	145	214	230	225
2 - Transform vacant/blighted properties that spur community revitalization efforts in underserved communities (8 Measures)						
Number of properties acquired	Quarterly			5	15	14
Number of total properties acquired in targeting commercial corridors	Quarterly			0	5	2
Number of properties recaptured from developers or transferees	Quarterly	0	3	0	4	3
Number of properties disposed via solicitation for offer	Quarterly			8	2	10
Number of Turn-Key units created	Quarterly			0	12	3
Number of affordable housing units created through acquisition of abandoned properties	Quarterly	0	21	7	19	6
Targeted Average cost per property of acquisitions	Annually		241,000		80,000	75000
Number of properties for which disposition agreements were executed	Quarterly	2	0	0	40	9
3 - Promote community development activities (8 Measures)						
Number of Section 3 Business Concerns certified	Quarterly	10	17	9	15	15
Number of Section 3 Jobs Created	Quarterly	29	23	24	25	15
Number of Community Housing Development Organizations (CHDOs) certified/recertified	Quarterly	6	5	1	6	6
Number of Davis Bacon eligible inspections	Quarterly			183	58	65
Number of Davis Bacon deficiencies noted	Quarterly			414	65	80
Number of Davis Bacon site visits	Quarterly			224	165	175
Number of Small Business Technical Assistance Sessions	Quarterly	1,907	1,250	3,365	15,000	1500
Number of storefront façades improved	Quarterly	26	26	36	40	40

2016 Workload Measures

Measure	Frequency of Reporting	FY 2013	FY 2014	FY 2015

Workload Measure (9 Measures)				
Number of applications for financial assistance	Annually	43	64	0
Number of customers who utilize the Housing Resource Center	Quarterly	6,618	4,175	6,363
Number of Inclusionary Zoning units built	Quarterly	6	60	96
Number of internal and external environmental reviews requested	Quarterly	141	123	39
Number of properties in PADD's inventory	Annually	150	155	153
Number of loans in portfolio	Annually	7,378	7,527	7,536
Number of loan subordination requests	Quarterly			176
Number of Rental Housing Commission cases received	Quarterly	7	4	18
Number of HPAP applications	Quarterly	631	385	558

2016 Initiatives

Objective Number	Objective Title	Initiative Number	Initiative Title	Initiative Description
DHCD - 1 (5 Initiatives)				
1	Produce, preserve and protect 7500 affordable housing units by 2018, so that current and future residents can call DC home - regardless of income level	1.0	Maintain \$100 million and invest in the Housing Production Trust Fund	Annually submit a budget that requests \$100 million of new Housing Production Trust Funds (millions) and commit \$100 million of Housing Production Trust Fund. Committed funds will meet all statutory requirements.
1	Produce, preserve and protect 7500 affordable housing units by 2018, so that current and future residents can call DC home - regardless of income level	2.0	Remove vacant and blighted properties in targeted neighborhoods for affordable housing	Through DHCD's acquisition and disposition authority, the Agency will transform vacant and blighted properties into community assets. As part of this initiative, the Agency will invest in the acquisition of the properties, create a list of qualified developers to purchase the properties at a steep discount, and return the property to a productive use with affordable housing opportunities and link the initiative to other housing programs, such as the Home Purchase Assistance Program.

1	Produce, preserve and protect 7500 affordable housing units by 2018, so that current and future residents can call DC home - regardless of income level	3.0	Preserve affordable housing to create balanced growth opportunities in all eight wards	Carryout the work of the DC Housing Preservation Strike Force (Strike Force), created by Mayoral Order in June 2015. The Strike Force serves as an advisory group to address and propose actions to preserve existing affordable housing stock. The Strike Force is expected to produce reports addressing the current preservation situations by April 30, 2016. DHCD shall continue to organize and provide staff support for the Strike Force, submit reports to Mayor inclusive of recommendations for adoption and develop a plan to implement adopted Strike Force recommendations during Fiscal Year 2016.
1	Produce, preserve and protect 7500 affordable housing units by 2018, so that current and future residents can call DC home - regardless of income level	4.0	Create Opportunities for Senior to Age In Place	Partner with the DC Office on Aging to develop and implement a new home adaptation program called the Safe at Home program. The program promotes aging-in-place for older adults (60 years and older) and people with disabilities (18 to 59 years old) by providing up to \$10,000 in home accessibility adaptation grants to reduce the risk of falls and reduce barriers that limit mobility. Program participants work with an Occupational Therapist to identify potential fall risks and mobility barriers in their home and then work with a general contractor to begin installing modifications and equipment to address them. In FY16, the Pilot Program is expected to assist 100 households.
1	Produce, preserve and protect 7500 affordable housing units by 2018, so that current and future residents can call DC home - regardless of income level	5.0	Create new affordable rental and homeownership opportunities	Create new affordable rental and homeownership opportunities across all 8 Wards.
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