



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FY 2023 PERFORMANCE ACCOUNTABILITY REPORT

JANUARY 16, 2024

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1 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.

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.

2 2023 ACCOMPLISHMENTS

Accomplishment	Impact on Agency	Impact on Residents
<p>In FY23, 1,660 affordable units were financed in 17 projects using local and federal funding sources. \$347 million in total gap financing was obligated, of which \$286 million was Housing Production Trust Fund dollars.</p>	<p>DHCD's mission is to create and preserve affordable housing, and the financing of 1,660 affordable units means the agency is meeting and exceeding its goals.</p>	<p>Creation and preservation of affordable housing is critical for the residents of the District of Columbia.</p>
<p>The Single Family Residential Rehabilitation Program (SFRRP) rehabilitated over 100 homes this year. SFRRP administers grants for roof repairs and/or modification to eliminate barriers to accessibility for persons with mobility or other physical impairments.</p>	<p>One of DHCD's goals is to revitalize underserved communities in the District of Columbia, and the SFRRP repairing over 100 homes is a direct reflection of that goal.</p>	<p>Residents' homes have been repaired to stop roof leaks as well as have accessibility upgrades performed. These residents most likely would not have been able to afford these critical repairs if not for this program.</p>
<p>In FY23 the Home Purchase Assistance Program (HPAP) had a record setting year in Fiscal Year 2023. Over \$68 million in HPAP loans were made, supporting over 450 District residents becoming first-time homebuyers. Over 300 of these new homebuyers identify as Black or African-American, contributing to Mayor Bowser's goal of 20,000 net new Black homeowners by 2030.</p>	<p>HPAP is DHCD's main down payment assistance program, and the FY23 spend was over 150% more than originally budgeted for. The rapid pace of spending has led DHCD to re-evaluate program guidelines to ensure the effectiveness of the program remains high over the coming years.</p>	<p>Homebuying is one of the best ways to build wealth and maintain strong communities. HPAP assisted in creating over 400 new homeowners in the District who will now be able to build intergenerational equity.</p>

3 2023 OBJECTIVES

Strategic Objective

Increase New Affordable Housing Opportunities.

Preserve Existing Affordable Housing Stock.

Promote community development activities.

Create and maintain a highly efficient, transparent, and responsive District government.

4 2023 OPERATIONS

Operation Title	Operation Description
Increase New Affordable Housing Opportunities.	
Inclusionary Zoning: Daily Service	Inclusionary Zoning requires that a certain percentage of units in a new development or a substantial rehabilitation that expands an existing building set aside affordable units in exchange for a bonus density. The Housing Regulation Administration Division at DHCD administers the Inclusionary Zoning program, including developer compliance, holding lotteries for District residents to occupy units, and general program policy development.
Down Payment Assistance: Daily Service	The Home Purchase Assistance (HPAP) program, Employer Assisted Housing Program (EAHP) and the Negotiated Employer Assisted Housing Program (NEAHP) provides interest-free loans and closing cost assistance to qualified applicants to purchase single family houses, condominiums, or cooperative units. The loan amount is based on a combination of factors, including; income, household size, and the amount of assets that each applicant must commit towards a property's purchase.
Affordable Housing Project Financing: Daily Service	DHCD's Development Finance Division (DFD) provides funding for the development of rental, homeownership and community facility projects that serve DC neighborhoods. As both the creation and preservation of affordable housing units are important to DHCD, DFD plays a prominent role in helping the agency achieve its annual affordable housing production and preservation goals.
Preserve Existing Affordable Housing Stock.	
Rental Conversion and Sales: Daily Service	The Rental Conversion and Sale Division at DHCD administers the Rental Housing Conversion and Sale Act of 1980 and the Condominium Act of 1976. Through the Conversion Act, District tenants have the opportunity to purchase rights, tenant first rights of refusal, receipt of offer of sale notices, notices of transfer and the conversion of property to cooperatives or condominiums. The Condominium Act regulates condominium formation and registration of condominium units before a developer may offer units to interested buyers, including administration of the Structure Defect Warranty Claim Program.
Roof and Accessibility Assistance: Daily Service	Single Family Residential Rehabilitation (SFRRP) administers loans and/or grants for home repairs to alleviate DC building code violations and assists homeowners in repairing physical threats to health and safety, and modify and/or eliminate barriers to accessibility for persons with mobility or other physical impairments. SFRRP helps households finance minor home repairs that will; address building code violations, repair roofs, remove threats to health and safety, and modify and/or eliminate barriers to accessibility for persons with mobility or other physical impairments.
Small Building Program: Daily Service	Provides grants of up to \$200,000 to address code violations in small buildings of 5-20 units.
Promote community development activities.	

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Operation Title	Operation Description
Program Monitoring: Daily Service	The Office of Program Monitoring (OPM) conducts oversight and reviews of DHCD projects and funding recipients. Its core functions include contract compliance, quality assurance to ensure compliance with federal and local regulations, and affordability covenant compliance to ensure project maintains compliance throughout the duration of the projects period of affordability. OPM staff performs project reviews of environmental standards, Davis Bacon, relocation, fair housing and Section 3 as each project relates to these programs. Project compliance takes the form of annual report reviews and on-site visits to properties where file reviews and physical inspections occur. As the monitoring entity for the Internal Revenue Service (IRS) on the Low Income Housing Tax Credits (LIHTC) Program and HUD on the HOME, Community Development Block Grant (CDBG) and ESG Programs, DHCD reports directly to them on issues of non-compliance.
Rental Accommodations Division: Daily Service	The Housing Regulation Administration (HRA) administers residential housing regulations relating to condominium and cooperative conversions, rent adjustment procedures, licensing and other related matters. It is composed of two divisions, the Rental Accommodation Division (RAD) and the Rental Conversion and Sales Division (CASD), and manages the DHCD Housing Resource Center. The Rental Housing Commission is charged with the responsibility of enforcing the Rental Housing Act of 1985 through statutory functions. Although the Commission is an independent quasi-judicial body, it has direct reporting responsibility to DHCD on administrative, management and budgetary matters.
Portfolio and Asset Management: Daily Service	The Portfolio and Asset Management Division (PMD) manages the allocation of Low Income Housing Tax Credits (LIHTC) and provides portfolio management oversight to outstanding loans in the division. The division monitors the status of existing loans to ensure compliance with loan covenants and collections of loans that are due and conducts the reviews of the risks and relationships of potential borrowers to protect the Department's assets.
Housing Resource Center: Daily Service	The DHCD Housing Resource Center is open Monday through Friday from 8:30 am - 3:30 pm for residents to obtain information about affordable housing options, attend events, and use computers to access DCHousingSearch.org, a free listing service that provides easy access to information about housing opportunities within the District of Columbia.
Housing Counseling: Daily Service	Residential and Community Services works through Community Based Organizations (CBO) to provide comprehensive housing counseling services and other community economic development activities.
Maintain DHCD's property portfolio: Daily Service	The Property Acquisition and Disposition Division (PADD) stabilizes neighborhoods by decreasing the number of vacant and abandoned residential properties in the District and transforming vacant and/or abandoned properties into productive use. PADD acquires vacant, abandoned and deteriorated properties through negotiated friendly sale, eminent domain, donation or tax sale foreclosure when owners are unwilling or unable to maintain their properties; and it disposes of properties in the PADD inventory by selling the properties to individuals or developers to be rehabilitated into high quality affordable and market-rate single-family and/ or multifamily for-sale housing in District neighborhoods.

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Operation Title	Operation Description
Implementation of DOPA (District Opportunity to Purchase Act): Daily Service	Implementation of DOPA (District Opportunity to Purchase Act), which promotes affordable rental housing by maintaining the affordable status of existing affordable rental units as well as increasing the total number of affordable rental units within the District. DOPA requires rental property owners to provide the District of Columbia with the opportunity to purchase housing accommodations consisting of five or more rental units, as long as 25 percent or more of those rental units are deemed as "affordable."
Foster Small Business Development: Daily Service	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.

5 2023 STRATEGIC INITIATIVES

In FY 2023, Department of Housing and Community Development had 7 Strategic Initiatives and completed 28.57%.

Title	Description	Update
IZ Purchase Program Pilot	DHCD will create a pilot program to allow the District to purchase Inclusionary Zoning (IZ) units and Affordable Dwelling Units (ADUs) where the seller has been unsuccessful selling the unit after exhausting best efforts. The District would then sell the unit to a qualified household, often increasing the affordability level, and preserving an affordable unit in the District that otherwise would convert to market rate.	Completed to date: Complete The IZ Purchase Program Pilot has shown to be effective and administrable. DHCD will continue to purchase IZ units that are unable to be sold to preserve and deepen affordability.
Affordable Rental Covenants (ARC)	The Affordable Rental Covenants (ARC) Pilot Program will provide financial subsidy to housing providers to covenant current rental units as affordable for families with incomes up to 60%MFI. The program is limited to Rock Creek West, Capitol Hill, Near Northwest, and Central Washington planning areas. The level of financial subsidy that the District will be able to offer will be based on the proposed new affordable rent level of the vacant unit, the length of time the units will be under the affordability covenant, unit characteristics and property amenities, among other criteria. DHCD will conduct a lottery from its list of IZ-registered households to select possible tenants to fill the vacant units.	Completed to date: 0-24% The ARPA Funds supporting the ARC have been repurposed and the program no longer has funding Program lost funding in FY23 due to the District's fiscal constraints.

Residential Accessory Apartment Program	The Residential Accessory Apartment Program (RAAP) will support the creation of residential accessory apartments in existing residential properties. The District will award a grant funds through a Grantee for outreach, application intake, evaluation, design, construction, and project management of a minimum of fifteen (15) existing basements or accessory apartments. For homeowners with incomes higher than 120% MFI, the accessory apartments will be covenanted as affordable.	Completed to date: 50-74% The grantee has begun to evaluate homes for participation in the RAAP and develop preliminary scopes of work. The initiative is on-going and given the nature of the program it will cross fiscal years.
Douglass Community Land Trust	In FY23, DHCD will utilize \$2 million of funds to the Douglass Community Land Trust to acquire affordable commercial and residential properties to expand the permanently affordable housing stock in the District	Completed to date: 0-24% The ARPA funds supporting the DCLT were repurposed. There are no funds to support this project Funding was lost for this initiative.
Market Study to Support Black Homeownership	To accomplish the goals set forth by the Black Homeownership Strike Force, DHCD will complete a market study to inform the paths and programs DHCD can undertake that will increase the number of black homeowners in the District by 20,000 by 2030.	Completed to date: 25-49% DHCD is engaging with agency partners to develop scope of work for market study. Scope of work is in development.
Enhancements to Expedite Project Close-out	The entirely new team became fully staffed in August 2022 and these staff members have completed their initial review of the program . The Strategic Initiative in FY23 is for the team to propose program modifications and a new set of administrative instructions to improve program efficiency and effectiveness..	Completed to date: Complete DHCD has completed program review and has developed changes to increase program efficiency and effectiveness.

Implement Recommendation 10 of BHSF

Recommendation 10 of the Black Homeownership Strike Force (BHSF) is that the District should increase the effectiveness of all homeownership programs to increase ability of Black homebuyers using District programs to compete for homes in the current real estate with the market. One of these programs is Home Purchase Assistance Program (HPAP), and DHCD is standing up a working group with the goal of making the program more nimble and responsive to market conditions.

Completed to date: 50-74%
DHCD Continues to look for ways to improve HPAP and implement Recommendation 10 of the Strike Force. DHCD and its Administrator partners meet weekly as well to remain response to changes in the market
While some aspects of Recommendation 10 have been implemented, work continues between DHCD and HPAP stakeholders to put all recommendations into effect.

6 2023 KEY PERFORMANCE INDICATORS AND WORKLOAD MEASURES

Key Performance Indicators

Measure	Directionality	FY 2021	FY 2022	FY 2023 Q1	FY 2023 Q2	FY 2023 Q3	FY 2023 Q4	FY 2023	FY 2023 Target	Was 2023 KPI Met?	Explanation of Unmet KPI
Increase New Affordable Housing Opportunities.											
Percent of loans at least one year old in good standing	Up is Better	85%	84%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	84.7%	85%	Nearly Met	This number is consistent with the target of 85% and consistent with prior year reporting
Met HPTF Statutory Requirements - 30 percent AMI	Up is Better	15.5%	12.5%	32%	32%	53%	48%	41.3%	50%	Unmet	In FY 2023, DHCD increased units funded with HPTF considerably. However, funding units at the 30% level requires substantial HPTF investments and additional wrap around services and funding. In order to meet this requirement, DHCD has also utilizes LRSP to help fund units at this level. We will continue to try and meet this requirement in FY 2024.
Number of Homebuyer Purchase Assistance Program (HPAP) only homebuyers assisted	Up is Better	342	211	53	95	92	70	310	325	Nearly Met	DHCD assisted 310 HPAP only purchasers and 119 HPAP/EAHP combination purchasers, for a total of 429 first time homebuyers who utilized some portion of HPAP. DHCD had a record-breaking year for HPAP in 2023, spending over \$68 million against an original budget of \$21 million.
Percent of HPAP loans that close within 60 days after final lender package is received.	Up is Better	85%	93.6%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	77%	85%	Nearly Met	HPAP had a record year, extending over 450 loans and spending over \$67 million. With this unprecedented demand came timing pressures on the HPAP administrators, who performed admirably in face of multiple difficulties.

Key Performance Indicators (continued)

Measure	Directionality	FY 2021	FY 2022	FY 2023 Q1	FY 2023 Q2	FY 2023 Q3	FY 2023 Q4	FY 2023	FY 2023 Target	Was 2023 KPI Met?	Explanation of Unmet KPI
Percent of development finance projects closed within 12 months of selection	Up is Better	7%	0%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	0%	25%	Unmet	DHCD closed 17 affordable housing projects in FY 2023.
Percentage of IZ lottery notifications sent to households within 7 days after receipt of confirmation from owner of satisfactory registration on dchousingsearch.org	Up is Better	81.3%	80%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	92%	75%	Met	
Number of affordable homeownership units produced or preserved	Up is Better	42	0	0	0	30	0	30	50	Unmet	Although Aspen Court was the single multifamily affordable homeownership project that closed in FY 2023, DHCD also funded other homeownership units including 429 with HPAP and 29 IZ units in FY 2023.
Met HPTF Statutory Requirements - 50 percent AMI	Up is Better	55.8%	41.8%	56.8%	55%	43%	50%	51.2%	40%	Met	
Met HPTF Statutory Requirements - 80 percent AMI	Down is Better	3.8%	20%	11.2%	14%	5%	2%	8%	10%	Met	
Number of new affordable rental housing units funded	Up is Better	New in 2023	New in 2023	225	86	108	447	866	New in 2023	New in 2023	
Number of Employer-Assisted Housing Program (EAHP) only homebuyers assisted	Up is Better	New in 2023	New in 2023	3	3	7	3	16	New in 2023	New in 2023	
Number of households assisted with combined HPAP and EAHP assistance	Up is Better	New in 2023	New in 2023	19	39	38	23	119	New in 2023	New in 2023	
Preserve Existing Affordable Housing Stock.											
Percent of conversion applications reviewed and processed within 30 days to better inform preservation initiatives and policy.	Up is Better	100%	100%	100%	100%	100%	100%	100%	100%	Met	

Key Performance Indicators (continued)

Measure	Directionality	FY 2021	FY 2022	FY 2023 Q1	FY 2023 Q2	FY 2023 Q3	FY 2023 Q4	FY 2023	FY 2023 Target	Was 2023 KPI Met?	Explanation of Unmet KPI
Percent of risk ratings completed for multi-family projects	Up is Better	98%	81%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	68%	90%	Unmet	Staffing vacancies reduced the capacity of the Finance Team to perform annual risk ratings. Staff resources were dedicated to urgent and complex multi-family transactions. Although risk ratings on 2022 property performance were not conducted by the end of the fiscal year, properties on the watchlist from the 2021 risk ratings were evaluated as a prioritization of risk mitigation and minimum level of portfolio evaluation.
Percent of required audited financial statements collected for multi-family projects	Up is Better	93.4%	98%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	42%	90%	Unmet	Staffing vacancies reduced the capacity of the Finance Team to conduct time consuming and intensive outreach to property owners/managers to induce collection of financial reporting. Although DHCD leveraged new automated tools such as GovDelivery to increase regular and automated outreach to properties, response rate from properties lagged.
Percent of Single Family Residential Rehabilitation Program projects that start construction within 6 months after DHCD receives compliance approval.	Up is Better	85.8%	100%	100%	100%	100%	100%	100%	100%	Met	
Percent of hardship petitions processed within 90 calendar days	Up is Better	100%	0%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	100%	100%	Met	
Number of affordable single-family homeownership units rehabbed from Single Family Residential Rehabilitation Program	Up is Better	23	65	6	61	17	7	91	70	Met	

Key Performance Indicators (continued)

Measure	Directionality	FY 2021	FY 2022	FY 2023 Q1	FY 2023 Q2	FY 2023 Q3	FY 2023 Q4	FY 2023	FY 2023 Target	Was 2023 KPI Met?	Explanation of Unmet KPI
Average number of calendar days for compliance review	Down is Better	29.5	24	Annual Measure	Annual Measure	Annual Measure	Annual Measure	29	43	Met	
Number of units repaired through the Small Buildings Program	Up is Better	29	0	Annual Measure	Annual Measure	Annual Measure	Annual Measure	0	50	Unmet	The program faced difficulties in contracting projects. While this was resolved in the fourth quarter, the work could not begin so close to the end of the fiscal year. The program is now waiting on the rollover of the Housing Preservation Fund balance.
Number of net new affordable units created through a Housing Preservation Fund (HPF) Covenant	Up is Better	New in 2022	498	0	0	48	0	48	0	Met	
Number of small buildings awarded funding for critical repairs	Up is Better	New in 2023	New in 2023	Annual Measure	Annual Measure	Annual Measure	Annual Measure	3	New in 2023	New in 2023	
Number of affordable rental housing units preserved	Up is Better	New in 2023	New in 2023	50	202	424	118	794	New in 2023	New in 2023	
Number of Single Family Residential Rehabilitation Program (SFRRP) projects completed within one year after final compliance approval	Up is Better	New in 2023	New in 2023	Annual Measure	Annual Measure	Annual Measure	Annual Measure	19	New in 2023	New in 2023	
Number of affordable housing units preserved or developed as a result of Affordable Housing Acquisition	Up is Better	New in 2023	New in 2023	0	0	0	0	0	New in 2023	New in 2023	
Number of affordable housing units preserved or developed as a result of Vacant Property Disposition	Up is Better	New in 2023	New in 2023	0	0	0	0	0	New in 2023	New in 2023	
Number of affordable housing units preserved or developed as a result of Community Land Trust Grant	Up is Better	New in 2023	New in 2023	0	0	0	0	0	0	New in 2023	
Number of affordable housing units preserved or developed	Up is Better	New in 2023	New in 2023	393	288	532	447	1660	New in 2023	New in 2023	
Promote community development activities.											

Key Performance Indicators (continued)

Measure	Directionality	FY 2021	FY 2022	FY 2023 Q1	FY 2023 Q2	FY 2023 Q3	FY 2023 Q4	FY 2023	FY 2023 Target	Was 2023 KPI Met?	Explanation of Unmet KPI
Number of storefront facades improved	Up is Better	33	20	0	3	0	12	15	40	Unmet	Goal not met due to grantees' staff turnovers and difficulty locating qualified successors to hire. Some grantees (smaller organizations) had trouble ramping up following the pandemic.
Number of properties awarded to pre-qualified developers (DOPA)	Up is Better	0	0	Annual Measure	Annual Measure	Annual Measure	Annual Measure	0	5	Unmet	One project was identified as being a good DOPA target but due to the delay of the owner in complying the schedule was extended into 2024. The RFP was released 1/4/23.
Number of properties developed by DHCD (Turn-Key)	Up is Better	2	1	0	0	0	0	0	3	Unmet	DHCD Has a number of projects in the turnkey pipeline that are going through the process. We anticipate closing in early 2024.
Percent of Storefront Facade projects that are completed within 36 weeks after Notice to Proceed.	Up is Better	87%	75%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	85%	50%	Met	
Percent of Tenant Opportunity Purchase Assistance (TOPA) notices received listed in a published online report on DHCD's website within two weeks	Up is Better	100%	100%	100%	100%	100%	100%	100%	100%	Met	

Workload Measures

Measure	FY 2021	FY 2022	FY 2023 Q1	FY 2023 Q2	FY 2023 Q3	FY 2023 Q4	FY 2023
Affordable Housing Project Financing							
Number of financial applications submitted	6	24	Semi-Annual Measure	0	Semi-Annual Measure	0	0
Number of affordable housing projects closed	25	11	Annual Measure	Annual Measure	Annual Measure	Annual Measure	17
Number of affordable units preserved through the Housing Preservation Fund	36	399	Annual Measure	Annual Measure	Annual Measure	Annual Measure	383
Down Payment Assistance							
Number of Home Purchase Assistance Program (HPAP)-only completed applications received by Administrators	758	802	253	297	386	217	1153
Number of Employer Assisted Housing Program (EAHP)-only completed applications received by Administrators	135	172	20	15	7	14	56
Number of completed applications received by Administrators requesting combined HPAP and EAHP assistance	New in 2023	New in 2023	25	65	55	62	207
Inclusionary Zoning							
Number of IZ units available for occupancy	385	365	60	75	40	260	435
Rental Conversion and Sales							
Number of TOPA notices processed	991	1,383	110	234	286	397	1027
Roof and Accessibility Assistance							
Number of Single Family Residential Rehabilitation Program (SFRRP) projects completed	23	66	6	37	16	67	126
Number of Single Family Residential Rehabilitation applications received	71	84	17	18	9	21	65
Small Building Program							
Number of applications received per grant cycle	3	6	Annual Measure	Annual Measure	Annual Measure	Annual Measure	7
Number of applications processed for funding	5	0	Annual Measure	Annual Measure	Annual Measure	Annual Measure	5
Foster Small Business Development							
Number of small business technical assistance sessions	7,461	Not Available	653	611	1,109	1,121	3,494
Housing Counseling							

Workload Measures (continued)

Measure	FY 2021	FY 2022	FY 2023 Q1	FY 2023 Q2	FY 2023 Q3	FY 2023 Q4	FY 2023
Number of one on one housing counseling sessions given	53,035	Not Available	10,978	13,095	8,630	6,451	39,154
Number of 8-hour homeownership education trainings completed	Not Available	Not Available	Annual Measure	Annual Measure	Annual Measure	Annual Measure	252
Implementation of DOPA (District Opportunity to Purchase Act)							
Number of properties DHCD expresses interest in pursuing DOPA rights	0	0	0	0	0	0	0
Number of units pursued through the District Opportunity to Purchase Act	0	0	Annual Measure	Annual Measure	Annual Measure	Annual Measure	71
Maintain DHCD's property portfolio							
Number of properties acquired	0	0	Annual Measure	Annual Measure	Annual Measure	Annual Measure	1
Number of total properties disposed	3	4	Annual Measure	Annual Measure	Annual Measure	Annual Measure	1
Number of properties rehabilitated	Not Available	2	Semi-Annual Measure	0	Semi-Annual Measure	0	0
Number of properties acquire or rehabilitated within the designated 151 blocks	Not Available	0	0	0	0	No applicable incidents	No applicable incidents
Portfolio and Asset Management							
Number of multi-family site inspections conducted for physical condition	21	161	10	17	20	32	79
Number of required Asset Management site visits completed	78	184	15	4	5	47	71
Number of submitted financial reviews	376	465	Annual Measure	Annual Measure	Annual Measure	Annual Measure	175
Number of loans serviced by a third-party vendor	34,906	34,568	8,674	8,379	8,842	9,096	9096
Program Monitoring							
Number of compliance reviews completed	90	91	38	23	11	14	86
Number of Davis Bacon inspections	16	42	14	5	41	11	71
Rental Accomodations Division							
Number of hardship petitions received	4	1	2	3	0	1	6
Number of outreach sessions conducted	0	1	Annual Measure	Annual Measure	Annual Measure	Annual Measure	0
Number of customers utilizing the Housing Resources Resource Center	154	2,322	2,096	2,371	2,280	1,895	8642