

Report and Recommendations of the DC Council
Committee on Housing
on the Fiscal Year 2025 Budget for Agencies Under Its Purview

May 9th, 2024

Councilmember At-Large Robert C. White, Jr., Chairperson

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COMMITTEE ON HOUSING

ROBERT C. WHITE, JR., CHAIR
COUNCIL OF THE DISTRICT OF COLUMBIA

To: Members of the Council of the District of Columbia

From: Councilmember At-Large Robert C. White, Jr.
Chairperson, Committee on Housing

Date: May 9th, 2024

Re: Report and Recommendations of the Committee on Housing
on the Fiscal Year 2025 Budget for Agencies Under Its Purview

The Committee on Housing, having conducted hearings and received testimony on the Mayor’s proposed operating and capital budgets for fiscal year 2025 for the agencies under its purview, reports its recommendations for review and consideration by the Committee of the Whole. The Committee also comments on the *Fiscal Year 2025 Budget Support Act of 2024*, as proposed by the Mayor.

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I. INTRODUCTION

A. EXECUTIVE SUMMARY

Each year, the Mayor of the District of Columbia proposes a budget for the upcoming fiscal year. Under the Home Rule Act, the Council then has 70 days to make modifications and finalize the budget, subject to the Mayor's signature and a period of congressional review. Each agency of the District government is subject to the oversight and legislative jurisdiction of one or more standing committees of the Council, and the committees are responsible for the first round of recommended changes to the proposed budget.

The Committee's recommended budget:

Prevents Homelessness

- Protects low- and moderate-income **tenants facing eviction** with a \$6.9 million boost in the Emergency Rental Assistance Program, while improving transparency and advancing reform to the program.
- Enhances human services funding to support **survivors of domestic violence**.
- Creates chances for 43 more residents with unmet needs to move into **permanent supportive housing** through a \$1.2 million investment in this critically needed program.
- Extends **homelessness prevention services** to more residents in precarious living situations with a \$1.8 million enhancement.
- Secures housing vouchers for 20 **LGBTQIA+ residents** designated by the Office of LGBTQ Affairs.
- Bolsters support for **families being exited from Rapid Rehousing** by funding 66 housing vouchers in the amount of \$1.9 million.

Restores and Promotes Stability

- Prioritizes increasing homeownership opportunities for low- and moderate-income first-time homebuyers by providing \$2 million in funding for homeownership financing programming.
- Provides \$606,050 in funding to the **Department of Human Services** to secure 23 Targeted Affordable Housing vouchers.
- Boosts the Street Outreach program to the Department of Human Services by providing \$2 million in funding to meet the District's most vulnerable resident's needs.
- Helps senior community members age in place with enhancements to the shallow subsidy for seniors making 60% or less of the Area Median Income but not receiving other housing assistance.

Preserves Housing

- Safeguards affordable housing and promotes sustainable communities by investing \$2.5 million in the Housing Preservation Fund
- Supports homeownership and prevents foreclosure with a \$2.5 million enhancement in Housing Counseling

- Enables necessary interventions to deliver better living conditions for public housing residents by dedicating additional rehabilitation and maintenance funding.

Protects Tenants

- Supports vital moving and storage services to displaced tenant by restoring funding to the Emergency Housing Assistance Program administered by the Office of the Tenant Advocate.
- Bolsters legal services for District tenants by providing funding for a litigation staff attorney at the Office of the Tenant Advocate.
- Empowers District tenants by restoring funding for the annual Office of the Tenant Advocate Tenant Summit, an event where District advocates and tenants come together to discuss matters concerning the District tenant community.

Supports a Responsive Government

- Enhances Advisory Neighborhood Commissions' ability to communicate with and deliver results for their constituents, by funding crucial communications contracts.
- Rejects a proposed cut to technical assistance and support for ANCs.
- Ensures more robust support for **limited equity cooperative** residents by funding staff to support an advisory council at the Department of Housing and Community Development, including drafting and publishing the advisory council's required preliminary and annual reports.
- Promotes faster, more reliable customer service for public housing residents and people using vouchers through additional **customer engagement staffing at the DC Housing Authority**.
- Fosters a safe and positive work environment for the Office of the Tenant Advocate by fully restoring funding for the Memorandum of Understanding with D.C. Department of Human Resources.
- Strengthens tenant support services by providing funding to improve **communication and technical supports at the Office of the Tenant Advocate**.

B. COMMITTEE PURVIEW AND BUDGET PROCESS

The Committee on Housing has oversight over matters relating to the development, maintenance, preservation, and regulation of housing stock, including rental housing and public housing; neighborhood revitalization, development, improvement, and stabilization; joint jurisdiction for the purpose of oversight (not legislation) with the Committee on Business and Economic Development for New Communities; urban affairs; homelessness; housing vouchers; matters regarding Advisory Neighborhood Commissions; and matters regarding returning citizens.”

The Committee is chaired by Councilmember At-Large Robert C. White, Jr. The other Committee members are Councilmembers Kenyan R. McDuffie, Brooke Pinto, Matt Frumin, and Zachary Parker.

The following agencies, boards, and commissions fall within the Committee’s purview:

- Advisory Neighborhood Commissions
- Board of Real Estate Appraisers
- Commission on Re-Entry and Returning Citizen Affairs
- Department of Housing and Community Development*
- Department of Human Services*
- District of Columbia Housing Authority*
- Housing Finance Agency*
- Housing Production Trust Fund*
- Interagency Council on Homelessness
- Office on Returning Citizen Affairs*
- Office of Advisory Neighborhood Commissions*
- Office of the Tenant Advocate*
- Real Estate Commission
- Rental Housing Commission*

For budget purposes, agencies marked * above have one or more dedicated budget chapters in the proposed fiscal year 2025 budget. Advisory Neighborhood Commissions receive resources through the Office of Advisory Neighborhood Commissions. The Commission on Re-Entry and Returning Citizen Affairs appears in the budget as a line item under the Office of Returning Citizen Affairs. The Board of Real Estate Appraisers and the Real Estate Commission do not have direct budget allocations but receive administrative support from the Department of Licensing and Consumer Protection, which is under the jurisdiction of the Committee on Public Works and Operations. The Interagency Council on Homelessness appears in the budget of the Office of the Deputy Mayor for Health and Human Services, which is under the jurisdiction of the Committee on Health. In addition, the Rules state that the New Communities Initiative, administered by the Office of the Deputy Mayor for Planning and Economic Development, is under the exclusive legislative jurisdiction of the Committee on Business and Economic Development, but this Committee shares oversight jurisdiction. The Rules mention three additional entities: a Condominium Association Advisory Council, a Housing and Community Development Reform Commission, and an Office-to-Affordable-Housing Task Force. Each of these entities has either gone dormant or never convened to begin with.

The table below lists the Committee’s performance oversight hearings in 2024:

Performance Oversight Hearings	
January 31	Office of Advisory Neighborhood Commissions Commission on Reentry and Returning Citizens Affairs Office on Returning Citizens Affairs
February 8	Office of the Tenant Advocate Real Estate Commission Board of Real Estate Appraisers Rental Housing Commission
February 15	Department of Housing and Community Development Housing Production Trust Fund
February 22	District of Columbia Housing Authority
February 29	District of Columbia Housing Finance Agency Interagency Council on Homelessness Department of Human Services

The Committee also conducted budget oversight hearings on the Mayor’s proposed budget. The Committee appreciates the flexibility and patience of those members of the public who shared their perspectives despite major schedule disruptions resulting from a last-minute, extended delay of the Mayor’s budget proposal submission. The Committee’s 2024 budget oversight hearings took place as follows:

Budget Oversight Hearings	
April 5	Department of Human Services Interagency Council on Homelessness
April 9	Office of Advisory Neighborhood Commissions Office on Returning Citizens Affairs
April 11	District of Columbia Housing Authority
April 22	Department of Housing and Community Development Housing Production Trust Fund
May 2	District of Columbia Housing Finance Agency Rental Housing Commission Office of the Tenant Advocate

The Committee received important feedback from members of the public during these hearings. The hearing records for each performance and budget oversight hearing have been filed with the Office of the Secretary, and copies of all materials are also available via the Council’s Hearing Management System at <https://dccouncil.gov/hearings>. Written responses from the executive to performance oversight questions are available at <https://dccouncil.gov/housing/> and <https://dccouncil.gov/housing-2/>. Video recordings of the hearings are available through the Council website; the Office of Cable Television, <https://oct.dc.gov>; and the Committee’s YouTube page, <https://www.youtube.com/@committeeonhousingdc>. The Committee continues to welcome public input on the agencies and activities within its purview.

II. FISCAL SUMMARY TABLES

A. OVERVIEW

The most comprehensive record of this Committee's fiscal recommendations is **Attachment A**, a table showing all of the changes to the proposed budget that this Committee is recommending to the Committee of the Whole pursuant to Council Rule 703. To help illustrate the cumulative effect of the Mayor's proposal and the Committee's recommended changes, this Part II features a series of summary tables. Additional tables are included as attachments and described in greater detail throughout this Part II.

B. FISCAL YEAR 2025 AGENCY OPERATING BUDGETS BY COST CENTER

The table below shows each agency's budget, broken down by the highest level of Cost Center attributes.

Cost Center (Parent Level 1)	FY 2023 Actual	FY 2024 Approved	FY 2025 Proposed	FY 2025 Committee Approved	Committee Variance	Committee Percent Change
Rental Housing Commission						
R7801 - OFFICE OF THE RENTAL HOUSING COMMISSION	\$1,453,703	\$1,376,565	\$1,363,293	\$1,363,293	\$0	(0.96%)
TOTAL GROSS FUNDS	\$1,453,703	\$1,376,565	\$1,363,293	\$1,363,293	\$0	(0.96%)
Advisory Neighborhood Commissions						
O4901 - OFFICE OF ADVISORY NEIGHBORHOOD COMMISSION	\$2,172,234	\$2,532,071	\$2,388,621	\$2,532,071	\$143,450	0.00%
TOTAL GROSS FUNDS	\$2,172,234	\$2,532,071	\$2,388,621	\$2,532,071	\$143,450	0.00%
Office on Returning Citizen Affairs						
A0101 - AGENCY FINANCIAL OPERATIONS DEPARTMENT	\$10,571	\$0	\$0	\$0	\$0	NA
C0100 - NO COST CENTER	(\$10,571)	\$0	\$0	\$0	\$0	NA
P7501 - RETURNING CITIZEN AFFAIRS BUREAU	\$2,473,957	\$2,879,409	\$2,917,137	\$2,917,137	\$0	1.31%
TOTAL GROSS FUNDS	\$2,473,957	\$2,879,409	\$2,917,137	\$2,917,137	\$0	1.31%
Office of the Tenant Advocate						
A0101 - AGENCY FINANCIAL OPERATIONS DEPARTMENT	\$2	\$50,000	\$50,000	\$50,000	\$0	0.00%
R1301 - OFFICE OF THE DIRECTOR	\$1,672,269	\$1,426,706	\$1,190,088	\$1,235,715	\$45,627	(13.39%)
R7201 - EDUCATION AND OUTREACH BRANCH	\$629,685	\$724,929	\$756,361	\$831,361	\$75,000	14.68%
R7301 - LEGAL BRANCH	\$1,376,021	\$1,517,840	\$1,508,015	\$1,644,949	\$136,934	8.37%
R7401 - POLICY BRANCH	\$382,028	\$438,823	\$413,731	\$413,731	\$0	(5.72%)
TOTAL GROSS FUNDS	\$4,060,005	\$4,158,298	\$3,918,196	\$4,175,757	\$257,561	0.42%
Housing Finance Agency						
R9101 - HOUSING FINANCE AGENCY	\$0	\$16,445,945	\$16,943,792	\$16,943,792	\$0	3.03%
TOTAL GROSS FUNDS	\$0	\$16,445,945	\$16,943,792	\$16,943,792	\$0	3.03%
Department of Housing and Community Development						

Cost Center (Parent Level 1)	FY 2023 Actual	FY 2024 Approved	FY 2025 Proposed	FY 2025 Committee Approved	Committee Variance	Committee Percent Change
A0101 - AGENCY FINANCIAL OPERATIONS DEPARTMENT	\$978,570	\$746,183	\$1,286,382	\$1,286,382	\$0	72.39%
R2101 - ADMINISTRATIVE OFFICE	\$4,436,314	\$3,713,146	\$3,049,762	\$3,049,762	\$0	(17.87%)
R2201 - HOUSING PRESERVATION OFFICE	\$43,859,888	\$4,022,936	\$2,853,429	\$5,353,429	\$2,500,000	33.07%
R2301 - OFFICE OF COMMUNITY BUILDING	\$46,583,988	\$38,273,276	\$26,830,866	\$26,830,866	\$0	(29.90%)
R2401 - RESIDENTIAL AND COMMUNITY SERVICE DIVISION	\$106,783,360	\$50,791,885	\$46,923,945	\$52,436,635	\$5,512,690	3.24%
R2402 - HOUSING REGULATION ADMINISTRATION	\$2,297,372	\$2,654,474	\$2,426,400	\$2,426,400	\$0	(8.59%)
R2403 - OFFICE OF HOUSING PROGRAMS	\$7,109,452	\$1,939,288	\$3,258,826	\$3,258,826	\$0	68.04%
R2601 - OFFICE OF THE DIRECTOR	\$3,326,513	\$4,307,213	\$4,342,380	\$3,909,368	(\$433,012)	(9.24%)
TOTAL GROSS FUNDS	\$215,375,456	\$106,448,402	\$90,971,990	\$98,551,668	\$7,579,678	(7.42%)
Housing Production Trust Fund						
C0100 - NO COST CENTER	\$14,110,540	\$0	\$0	\$0	\$0	NA
R9501 - AFFORDABLE HOUSING PAPER AGENCY	\$161,623,261	\$100,000,000	\$58,997,224	\$58,997,224	\$0	(41.00%)
TOTAL GROSS FUNDS	\$175,733,801	\$100,000,000	\$58,997,224	\$58,997,224	\$0	(41.00%)
Housing Production Trust Fund Subsidy						
R9201 - HOUSING PRODUCTION TRUST FUND SUBSIDY	\$354,197,301	\$31,936,776	\$0	\$0	\$0	(100.00%)
TOTAL GROSS FUNDS	\$354,197,301	\$31,936,776	\$0	\$0	\$0	(100.00%)
Housing Authority Subsidy						
R3901 - HOUSING DIVISION	\$175,108,554	\$186,370,760	\$188,303,082	\$185,983,909	(\$2,319,173)	(0.21%)
TOTAL GROSS FUNDS	\$175,108,554	\$186,370,760	\$188,303,082	\$185,983,909	(\$2,319,173)	(0.21%)
Department of Human Services						
A0101 - AGENCY FINANCIAL OPERATIONS DEPARTMENT	\$3,298,303	\$3,664,518	\$3,830,779	\$3,830,779	\$0	4.54%
C0100 - NO COST CENTER	\$218,200	\$0	\$0	\$0	\$0	NA

Cost Center (Parent Level 1)	FY 2023 Actual	FY 2024 Approved	FY 2025 Proposed	FY 2025 Committee Approved	Committee Variance	Committee Percent Change
H3801 - DIVISION OF PROGRAM OPERATIONS (DPO)	\$205,273,416	\$190,858,164	\$207,869,240	\$208,049,413	\$180,173	9.01%
H3802 - DIVISION OF DATA ANALYTICS RESEARCH & EVALUATION (DARE)	\$1,486,662	\$1,763,511	\$1,614,773	\$1,423,468	(\$191,305)	(19.28%)
H3803 - DIVISION OF POLICY, PROGRAM DEVELOPMENT, TRAINING & QUALITY ASSURANCE (DPDT&QA)	\$9,944,585	\$9,895,956	\$10,794,030	\$10,438,154	(\$355,877)	5.48%
H3804 - DIVISION OF CUSTOMER WORKFORCE EMPLOYMENT & TRAINING (DCWET)	\$49,449,446	\$76,268,104	\$78,065,434	\$77,975,181	(\$90,252)	2.24%
H3805 - DIVISION OF INNOVATION & CHANGE MANAGEMENT (DICM)	\$1,526,824	\$1,255,607	\$1,452,587	\$1,452,587	\$0	15.69%
H3806 - ECONOMIC SECURITY ADMINISTRATION	\$19,444,330	\$20,522,289	\$20,932,144	\$20,668,544	(\$263,600)	0.71%
H3901 - EXECUTIVE MANAGEMENT DIVISION	\$10,365,654	\$12,127,683	\$11,775,468	\$11,441,570	(\$333,898)	(5.66%)
H3902 - INFORMATION SYSTEMS DIVISION	\$17,287,411	\$23,201,630	\$22,363,509	\$22,363,509	\$0	(3.61%)
H3903 - PROGRAM REVIEW MONITORING AND INVESTIGATIONS DIVISION	\$8,163,374	\$9,911,118	\$10,400,850	\$10,400,850	\$0	4.94%
H4001 - COMMUNITY FOCUSED DIVISION	\$72,185,844	\$19,439,954	\$60,028,897	\$60,528,897	\$500,000	211.36%
H4002 - HOMELESS CONTINUUM DIVISION	\$507,832,383	\$482,795,104	\$429,664,984	\$441,236,882	\$11,571,897	(8.61%)
H4003 - FAMILY & COMMUNITY FOCUSED ADMINISTRATION	\$6,196,118	\$3,240,673	\$3,499,212	\$3,499,212	1.\$0	7.98%
H5001 - OFFICE OF THE DIRECTOR	\$578,503	\$0	\$150,887	\$150,887	\$0	NA
P0101 - ADMINISTRATIVE DIVISION	\$241,072	\$0	\$0	\$0	\$0	NA
TOTAL GROSS FUNDS	\$913,492,126	\$854,944,310	\$862,442,793	\$873,459,932	\$11,017,138	2.17%

Cost Center (Parent Level 1)	FY 2023 Actual	FY 2024 Approved	FY 2025 Proposed	FY 2025 Committee Approved	Committee Variance	Committee Percent Change
GRAND TOTAL	\$1,842,613,434	\$1,305,715,971	\$1,226,882,835	\$1,243,561,489	\$16,678,654	(4.76%)

C. FISCAL YEAR 2025 AGENCY OPERATING BUDGET BY FUND TYPE (ATTACHMENT B)

Recommended agency budgets by fund type can be found in Attachment B.

D. FISCAL YEAR 2025 AGENCY OPERATING BUDGETS BY PROGRAM

The table below shows each agency’s budget, broken down by the highest level of Program attributes.

Program (Parent Level 1)	FY 2023 Actual	FY 2024 Approved	FY 2025 Proposed	FY 2025 Committee Approved	Committee Variance	Committee Percent Change
Rental Housing Commission						
R02601 - RENTAL HOUSING REGULATION AND COMPLIANCE	\$1,453,703	\$1,376,565	\$1,363,293	\$1,363,293	\$0	(0.96%)
TOTAL GROSS FUNDS	\$1,453,703	\$1,376,565	\$1,363,293	\$1,363,293	\$0	(0.96%)
Advisory Neighborhood Commissions						
AMP003 - COMMUNICATIONS	\$7,106	\$124,528	\$22,000	\$22,000	\$0	(82.33%)
AMP006 - CUSTOMER SERVICE	\$1,367,478	\$1,491,855	\$1,450,933	\$1,594,383	\$143,450	6.87%
O05801 - ADVISORY NEIGHBORHOOD COMMISSIONS	\$797,650	\$915,688	\$915,688	\$915,688	\$0	0.00%
TOTAL GROSS FUNDS	\$2,172,234	\$2,532,071	\$2,388,621	\$2,532,071	\$143,450	0.00%
Office on Returning Citizen Affairs						
AFO011 - P-CARD CLEARING	\$10,571	\$0	\$0	\$0	\$0	NA
P03501 - RETURNING CITIZEN AFFAIRS	\$2,473,957	\$2,879,409	\$2,917,137	\$2,917,137	\$0	1.31%
PRG001 - NO PROGRAM	(\$10,571)	\$0	\$0	\$0	\$0	NA
TOTAL GROSS FUNDS	\$2,473,957	\$2,879,409	\$2,917,137	\$2,917,137	\$0	1.31%
Office of the Tenant Advocate						
AFO003 - AGENCY BUDGETING AND FINANCIAL MANAGEMENT SERVICES	\$0	\$50,000	\$50,000	\$50,000	\$0	0.00%
AFO011 - P-CARD CLEARING	\$2	\$0	\$0	\$0	\$0	NA
AMP003 - COMMUNICATIONS	\$0	\$25,500	\$15,500	\$15,500	\$0	(39.22%)
AMP012 - INFORMATION TECHNOLOGY SERVICES	\$52,379	\$115,871	\$0	\$0	\$0	(100.00%)
AMP016 - PERFORMANCE AND STRATEGIC MANAGEMENT	\$590,278	\$705,335	\$614,588	\$650,215	\$35,627	(7.81%)
R01101 - ACCOMMODATIONS	\$765,648	\$580,000	\$560,000	\$570,000	\$10,000	(1.72%)
R01201 - CASE MANAGEMENT	\$219,897	\$214,267	\$212,654	\$212,654	\$0	(0.75%)
R01202 - COMMUNITY OUTREACH	\$0	\$106,329	\$6,000	\$81,000	\$75,000	(23.82%)

Program (Parent Level 1)	FY 2023 Actual	FY 2024 Approved	FY 2025 Proposed	FY 2025 Committee Approved	Committee Variance	Committee Percent Change
R01203 - EDUCATION	\$409,788	\$404,332	\$537,707	\$537,707	\$0	32.99%
R01204 - LEGAL REPRESENTATION	\$1,376,021	\$1,517,840	\$1,508,015	\$1,644,949	\$136,934	8.37%
R01205 - POLICY ADVOCACY	\$382,028	\$438,823	\$413,731	\$413,731	\$0	(5.72%)
R01206 - RENT CONTROL HOUSING CLEARINGHOUSE	\$263,963	\$0	\$0	\$0	\$0	NA
TOTAL GROSS FUNDS	\$4,060,005	\$4,158,298	\$3,918,196	\$4,175,757	\$257,561	0.42%
Housing Finance Agency						
R03701 - HOUSING FINANCE AGENCY	\$0	\$16,445,945	\$16,943,792	\$16,943,792	\$0	3.03%
TOTAL GROSS FUNDS	\$0	\$16,445,945	\$16,943,792	\$16,943,792	\$0	3.03%
Department of Housing and Community Development						
AFO002 - AGENCY ACCOUNTING SERVICES	\$601,241	\$451,540	\$760,305	\$760,305	\$0	68.38%
AFO003 - AGENCY BUDGETING AND FINANCIAL MANAGEMENT SERVICES	\$227,515	\$179,500	\$307,092	\$307,092	\$0	71.08%
AFO005 - AGENCY /CLUSTER FINANCIAL EXECUTIVE ADMINISTRATION SERVICES	\$121,825	\$115,144	\$161,569	\$161,569	\$0	40.32%
AFO009 - AUDIT ADJUSTMENTS	\$27,989	\$0	\$0	\$0	\$0	NA
AMP003 - COMMUNICATIONS	\$448,305	\$400,586	\$333,337	\$333,337	\$0	(16.79%)
AMP004 - COMPLIANCE	\$3,381,573	\$3,365,238	\$4,157,243	\$4,157,243	\$0	23.53%
AMP009 - FLEET MANAGEMENT	\$25,455	\$23,031	\$23,914	\$23,914	\$0	3.83%
AMP011 - HUMAN RESOURCE SERVICES	\$334,436	\$416,562	\$479,812	\$479,812	\$0	15.18%
AMP012 - INFORMATION TECHNOLOGY SERVICES	\$1,002,941	\$1,261,857	\$789,333	\$789,333	\$0	(37.45%)
AMP014 - LEGAL SERVICES	\$131,853	\$867,581	\$827,388	\$827,388	\$0	(4.63%)
AMP018 - PROGRAM AUDITS	\$0	\$25,000	\$57,415	\$57,415	\$0	129.66%
AMP019 - PROPERTY, ASSET, AND LOGISTICS MANAGEMENT	\$3,407,918	\$2,428,258	\$2,236,515	\$2,236,515	\$0	(7.90%)

Program (Parent Level 1)	FY 2023 Actual	FY 2024 Approved	FY 2025 Proposed	FY 2025 Committee Approved	Committee Variance	Committee Percent Change
AMP026 - TRAINING AND DEVELOPMENT	\$222,849	\$250,202	\$167,271	\$167,271	\$0	(33.15%)
AMP030 - EXECUTIVE ADMINISTRATION	\$1,191,992	\$921,332	\$1,636,155	\$1,203,143	(\$433,012)	30.59%
R01901 - DEVELOPMENT FINANCING	\$45,496,781	\$35,720,315	\$24,361,696	\$24,361,696	\$0	(31.80%)
R01902 - RENTAL ASSISTANCE	\$4,717,808	\$0	\$0	\$0	\$0	NA
R01903 - VACANT AND BLIGHTED	\$34,974	\$1,518,285	\$1,342,566	\$1,342,566	\$0	(11.57%)
R02002 - HOME OWNERSHIP	\$67,971,313	\$32,340,240	\$33,222,822	\$36,222,822	\$3,000,000	12.01%
R02003 - FAÇADE IMPROVEMENT	\$1,425,577	\$0	\$0	\$0	\$0	NA
R02004 - HOUSING COUNSELING	\$33,437,874	\$14,323,164	\$9,568,642	\$12,081,332	\$2,512,690	(15.65%)
R02006 - SMALL BUSINESS TECHNICAL ASSISTANCE	\$3,978,625	\$4,128,481	\$4,132,481	\$4,132,481	\$0	0.10%
R02102 - SINGLE FAMILY REHABILITATION	\$2,271,872	\$2,000,000	\$2,000,000	\$2,000,000	\$0	0.00%
R02103 - SMALL BUILDINGS PROGRAM	\$17,592,807	\$622,936	\$853,429	\$853,429	\$0	37.00%
R02104 - ACQUISITION/CRITICAL REPAIRS	\$23,995,210	\$1,400,000	\$0	\$2,500,000	\$2,500,000	78.57%
R02201 - CONDOMINIUM CONVERSION	\$951,972	\$928,960	\$930,913	\$930,913	\$0	0.21%
R02202 - INCLUSIONARY ZONING	\$1,052,233	\$1,034,676	\$1,126,604	\$1,126,604	\$0	8.88%
R02203 - RENT CONTROL ADMINISTRATION	\$1,322,521	\$1,520,153	\$1,494,147	\$1,494,147	\$0	(1.71%)
R02204 - RENTAL PROPERTY REGISTRATION	\$0	\$205,361	\$1,340	\$1,340	\$0	(99.35%)
TOTAL GROSS FUNDS	\$215,375,456	\$106,448,402	\$90,971,990	\$98,551,668	\$7,579,678	(7.42%)
Housing Production Trust Fund						
AMP030 - EXECUTIVE ADMINISTRATION	\$14,955,619	\$15,000,000	\$8,849,584	\$8,849,584	\$0	(41.00%)
PRG001 - NO PROGRAM	\$14,110,540	\$0	\$0	\$0	\$0	NA

Program (Parent Level 1)	FY 2023 Actual	FY 2024 Approved	FY 2025 Proposed	FY 2025 Committee Approved	Committee Variance	Committee Percent Change
R05301 - MULTI-FAMILY DEVELOPMENT	\$144,253,428	\$70,780,000	\$36,147,640	\$36,147,640	\$0	(48.93%)
R05302 - VACANT AND BLIGHTED	\$516,415	\$2,000,000	\$2,000,000	\$2,000,000	\$0	0.00%
R05401 - SINGLE FAMILY REHABILITATION	\$1,338,535	\$2,220,000	\$2,000,000	\$2,000,000	\$0	(9.91%)
R05402 - TOPA/CRITICAL REPAIRS (MULTI-FAMILY)	\$559,265	\$10,000,000	\$10,000,000	\$10,000,000	\$0	0.00%
TOTAL GROSS FUNDS	\$175,733,801	\$100,000,000	\$58,997,224	\$58,997,224	\$0	(41.00%)
Housing Production Trust Fund Subsidy						
R03801 - HOUSING PRODUCTION TRUST FUND SUBSIDY	\$354,197,301	\$31,936,776	\$0	\$0	\$0	(100.00%)
TOTAL GROSS FUNDS	\$354,197,301	\$31,936,776	\$0	\$0	\$0	(100.00%)
Housing Authority Subsidy						
R03903 - PUBLIC SAFETY	\$4,200,000	\$4,400,000	\$6,400,000	\$6,400,000	\$0	45.45%
R03904 - AFFORDABLE HOUSING	\$7,366,346	\$0	\$0	\$7,162,087	\$7,162,087	NA
R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED	\$127,393,167	\$128,094,145	\$128,026,467	\$161,982,599	\$33,956,132	26.46%
R03906 - RENTAL ASSISTANCE SUPPORT	\$10,238,170	\$10,580,691	\$10,580,691	\$10,439,223	(\$141,468)	(1.34%)
R03907 - LOCAL RENT SUPPLEMENT - PROJECT & SPONSOR BASED	\$25,910,871	\$43,295,925	\$43,295,925	\$0	(\$43,295,925)	(100.00%)
TOTAL GROSS FUNDS	\$175,108,554	\$186,370,760	\$188,303,082	\$185,983,909	(\$2,319,173)	(0.21%)
Department of Human Services						
AFO002 - AGENCY ACCOUNTING SERVICES	\$1,998,876	\$2,293,217	\$2,285,034	\$2,285,034	\$0	(0.36%)
AFO003 - AGENCY BUDGETING AND FINANCIAL MANAGEMENT SERVICES	\$934,587	\$1,073,086	\$1,252,190	\$1,252,190	\$0	16.69%
AFO005 - AGENCY /CLUSTER FINANCIAL EXECUTIVE ADMINISTRATION SERVICES	\$260,756	\$298,214	\$293,555	\$293,555	\$0	(1.56%)

Program (Parent Level 1)	FY 2023 Actual	FY 2024 Approved	FY 2025 Proposed	FY 2025 Committee Approved	Committee Variance	Committee Percent Change
AFO011 - P-CARD CLEARING	\$104,085	\$0	\$0	\$0	\$0	NA
AMP010 - GRANTS ADMINISTRATION	\$241,072	\$0	\$0	\$0	\$0	NA
AMP011 - HUMAN RESOURCE SERVICES	\$1,211,502	\$821,715	\$1,567,043	\$1,567,043	\$0	90.70%
AMP012 - INFORMATION TECHNOLOGY SERVICES	\$17,287,411	\$23,201,630	\$22,363,509	\$22,363,509	\$0	(3.61%)
AMP014 - LEGAL SERVICES	\$1,492,104	\$1,571,766	\$1,521,892	\$1,521,892	\$0	(3.17%)
AMP016 - PERFORMANCE AND STRATEGIC MANAGEMENT	\$7,068,755	\$8,947,969	\$7,900,036	\$7,566,137	(\$333,898)	(15.44%)
AMP017 - POLICY AND LEGISLATIVE AFFAIRS	\$593,691	\$786,234	\$786,498	\$786,498	\$0	0.03%
AMP024 - RISK MANAGEMENT	\$8,163,374	\$9,911,118	\$10,400,850	\$10,400,850	\$0	4.94%
H02901 - BURIAL ASSISTANCE	\$112,100	\$438,231	\$438,231	\$438,231	\$0	0.00%
H02902 - CASE MANAGEMENT	\$25,922,206	\$43,717,563	\$43,033,844	\$42,943,592	(\$90,252)	(1.77%)
H02903 - CASH ASSISTANCE (TANF)	\$114,041,906	\$92,020,724	\$111,811,511	\$111,811,511	\$0	21.51%
H02904 - EARLY EDUCATION SUBSIDY TRANSFER	\$22,838,018	\$24,049,214	\$24,049,214	\$24,049,214	\$0	0.00%
H02905 - ELIGIBILITY DETERMINATION SERVICES	\$87,130,964	\$91,437,839	\$92,117,826	\$91,659,565	(\$458,261)	0.24%
H02906 - INTERIM DISABILITY ASSISTANCE	\$1,895,588	\$3,241,432	\$2,075,005	\$2,075,005	\$0	(35.98%)
H02907 - JOB OPPORTUNITY AND TRAINING (TANF)	\$21,854,767	\$34,707,721	\$34,935,482	\$34,935,482	\$0	0.66%
H02908 - MONITORING AND QUALITY ASSURANCE	\$7,151,796	\$7,585,813	\$7,690,220	\$7,517,873	(\$172,347)	(0.90%)
H02909 - TEMPORARY ASST TO NEEDY FAMILIES (TANF)	\$5,447,856	\$1,485,000	\$1,433,788	\$1,433,788	\$0	(3.45%)
H02910 - GENERAL ASSISTANCE FOR CHILDREN	\$595,536	\$725,094	\$725,094	\$725,094	\$0	0.00%
H02911 - SUPPLEMENTAL FOOD ASSISTANCE	\$712,632	\$1,155,000	\$1,155,000	\$1,155,000	\$0	0.00%
H03001 - COMMUNITY SERVICES BLOCK GRANT	\$12,658,283	\$12,233,715	\$12,806,944	\$12,806,944	\$0	4.69%

Program (Parent Level 1)	FY 2023 Actual	FY 2024 Approved	FY 2025 Proposed	FY 2025 Committee Approved	Committee Variance	Committee Percent Change
H03002 - HOMELESS SERVICES CONTINUUM - FAMILIES	\$83,629,019	\$93,338,689	\$80,392,218	\$80,998,268	\$606,050	(13.22%)
H03003 - HOMELESS SERVICES CONTINUUM - GENERAL	\$74,837,728	\$59,993,830	\$60,589,969	\$60,589,969	\$0	0.99%
H03004 - HOMELESS SERVICES CONTINUUM-INDIVIDUALS	\$9,076,284	\$12,421,335	\$31,003,478	\$33,003,478	\$2,000,000	165.70%
H03005 - REFUGEE RESETTLEMENT	\$2,483,160	\$2,571,725	\$2,904,622	\$2,904,622	\$0	12.94%
H03007 - DOMESTIC VIOLENCE SERVICES	\$3,620,676	\$2,940,377	\$2,914,894	\$3,414,894	\$500,000	16.14%
H03008 - EMERGENCY RENTAL ASSISTANCE (ERAP)	\$47,764,756	\$42,536,390	\$20,223,445	\$27,149,381	\$6,925,937	(36.17%)
H03009 - HOMELESS SERVICE CONTINUUM - YOUTH	\$2,837,294	\$4,258,649	\$3,911,813	\$3,820,561	(\$91,252)	(10.29%)
H03010 - PERMANENT SUPPORTIVE HOUSING FAMILIES	\$54,322,292	\$60,769,801	\$42,465,875	\$46,232,191	\$3,766,316	(23.92%)
H03011 - PERMANENT SUPPORTIVE HOUSING GENERAL	\$4,917,884	\$4,935,176	\$5,267,504	\$5,267,504	\$0	6.73%
H03012 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	\$92,682,546	\$83,014,024	\$77,573,638	\$74,307,105	(\$3,266,532)	(10.49%)
H03013 - PERMANENT SUPPORTIVE HOUSING YOUTH	\$4,255,388	\$4,221,593	\$3,778,914	\$3,778,914	\$0	(10.49%)
H03014 - PREVENTION SERVICES FAMILIES	\$4,442,358	\$6,469,700	\$4,669,700	\$6,475,327	\$1,805,627	0.09%
H03015 - PREVENTION SERVICES INDIVIDUALS	\$2,249,244	\$4,527,769	\$4,527,769	\$4,527,769	\$0	0.00%
H03016 - PREVENTION SERVICES YOUTH	\$513,566	\$544,000	\$544,000	\$544,000	\$0	0.00%
H03017 - RAPID REHOUSING - FAMILIES	\$105,422,507	\$73,209,379	\$60,436,529	\$60,262,281	(\$174,248)	(17.69%)
H03018 - RAPID REHOUSING - INDIVIDUALS	\$4,994,514	\$10,875,127	\$5,831,635	\$5,831,635	\$0	(46.38%)

Program (Parent Level 1)	FY 2023 Actual	FY 2024 Approved	FY 2025 Proposed	FY 2025 Committee Approved	Committee Variance	Committee Percent Change
H03019 - RAPID REHOUSING - YOUTH	\$1,130,206	\$1,150,000	\$1,150,000	\$1,150,000	\$0	0.00%
H03020 - STRONG FAMILIES	\$1,237,905	\$1,694,137	\$2,956,712	\$2,956,712	\$0	74.53%
H03021 - SUBSIDY TRANSFER	\$229,251	\$229,251	\$229,251	\$229,251	\$0	0.00%
H03022 - TRANSITIONAL AGE YOUTH SHELTER	\$1,376,715	\$1,980,000	\$1,980,000	\$1,980,000	\$0	0.00%
H03023 - TRANSITIONAL HOUSING YOUTH	\$11,050,258	\$12,032,439	\$12,408,118	\$12,408,118	\$0	3.12%
H03024 - YOUTH SERVICES: ACE PROGRAM	\$3,737,745	\$4,354,285	\$4,073,444	\$4,073,444	\$0	(6.45%)
H03025 - YOUTH SERVICES: DIVERSION PROGRAM (STEP)	\$1,335,507	\$1,460,995	\$1,404,158	\$1,404,158	\$0	(3.89%)
H03026 - YOUTH SERVICES: PASS PROGRAM	\$2,922,049	\$3,408,002	\$10,393,958	\$10,393,958	\$0	204.99%
H03027 - YOUTH SERVICES: TEEN PREGNANCY PROGRAM	\$301,391	\$305,344	\$308,782	\$308,782	\$0	1.13%
H03028 - MIGRANT SERVICES	\$52,185,820	\$0	\$39,859,603	\$39,859,603	\$0	NA
PRG001 - NO PROGRAM	\$218,200	\$0	\$0	\$0	\$0	NA
TOTAL GROSS FUNDS	\$913,492,126	\$854,944,310	\$862,442,793	\$873,459,932	\$11,017,138	2.17%
GRAND TOTAL	\$1,842,613,434	\$1,305,715,971	\$1,226,882,835	\$1,243,561,489	\$16,678,654	(4.76%)

E. FISCAL YEAR 2025 AGENCY OPERATING BUDGET FULL-TIME EQUIVALENTS

The table below shows each agency's **total** budgeted staffing level in full-time equivalents (FTEs).

Agency	FY 2023 Actual	FY 2024 Approved	FY 2025 Proposed	Committee's FY 2025 Recommendation	Committee Variance	Committee Percent Change
Rental Housing Commission (DR0)	9.00	9.00	8.00	8.00	0.00	(11.11%)
Advisory Neighborhood Commissions (DX0)	8.81	9.50	9.50	9.50	0.00	0.00%
Office on Returning Citizen Affairs (RC0)	17.11	19.00	19.00	19.00	0.00	0.00%
Office of the Tenant Advocate (CQ0)	26.81	24.31	24.00	25.31	1.31	4.11%
Housing Finance Agency (HF0)	0.00	0.00	0.00	0.00	0.00	NA
Department of Housing and Community Development (DB0)	100.84	94.29	99.63	100.63	1.00	6.72%
Housing Production Trust Fund (UZ0)	63.40	74.45	67.93	67.93	0.00	(8.76%)
Housing Production Trust Fund Subsidy (HP0)	0.00	0.00	0.00	0.00	0.00	NA
Housing Authority Subsidy (HY0)	0.00	0.00	0.00	0.00	0.00	NA
Department of Human Services (JA0)	1,339.85	1,477.17	1,483.66	1,462.66	(21.00)	(0.98%)
GRAND TOTAL	1,556.82	1,698.72	1,703.72	1,685.03	(18.69)	(0.81%)

F. FISCAL YEAR 2025 AGENCY CAPITAL BUDGET CHANGES

The Committee does not recommend any changes to the Mayor's proposed capital budget this year.

G. COMMITTEE TRANSFERS

Council Rules require each committee to present balanced recommendations (increases and cuts must match exactly) unless two committees formally agree to a transfer of funds. The Committee on Housing has agreed to the transfers listed below, and appreciates the collaboration of members and staff of these committees.

TRANSFERS IN						
Sending Committee	Receiving Committee	Receiving Agency	Amount	FTEs	Frequency	Purpose
BED	Housing	DHCD	\$1,000,000		Recurring	EAHP for first responders
			\$500,000		Recurring	Housing Counseling
			\$2,000,000		Recurring	HPAP
EAL		DCHA	\$240,000		One-Time	Shallow subsidy for seniors
Health		DHCD	\$471,106		Recurring	Fund B24-430
PWO		DHS	\$200,000		One-Time	ERAP
		DCHA	\$297,690		Recurring	Vouchers through OLGBTQA
Total			\$4,708,796			
TRANSFERS OUT						
Sending Committee	Receiving Committee	Receiving Agency	Amount	FTEs	Frequency	Purpose
Housing	FFS	CFSA	(\$123,000)		One-Time	Safe Shores
Total			(\$123,000)			

H. REVENUE ADJUSTMENTS

The Committee is not recommending revenue adjustments this year.

I. FUNDING OF LEGISLATION

Under federal law, permanent bills that are found to carry an unbudgeted cost at the time of passage can only pass “subject to appropriations,” that is, they remain inapplicable unless and until their costs are included in an approved budget. The Committee has identified funds to allow implementation of the following law:

Bill, Law, or Subtitle	Status	Agency	Cost Center / Program/ Account (Parent Level 1)	FY 2025 Amount	Financial Plan Amount	FTEs
B24-430, Limited Equity Cooperative Advisory Council Act of 2022.	Enacted, L24-243	DHCD	R2601 / AMP030 / 7011001	\$91,150	\$375,123	1.0
			R2601 / AMP030 / 701400C	\$20,147	\$83,474	
			R2601 / AMP030 / 713100C	\$3,000	\$12,346	
Total				\$114,297	\$470,944	1.0

J. NEW BUDGET ATTRIBUTES – EXPLANATION AND CROSSWALK

In Fiscal Year 2023, the District government started using the District Integrated Financial System (DIFS) for its financial recordkeeping. DIFS uses a new system of budget attributes to detail what part of an agency is responsible for a certain portion of the budget, shown as the Cost Center attribute, and what programmatic purpose the budgeted funds are for, shown as the Program attribute. Both Cost Center and Program have “parent levels” that group related Cost Centers and Programs into larger themes. Fiscal Year 2025 is the first year that DIFS budget attributes are being used to construct the District’s budget.

A guide to translating budget attributes used in previous budgets to the new DIFS budget attributes can be found in **Attachment C**.

III. AGENCY BUDGET RECOMMENDATIONS

Following is a discussion of each of the agencies within the Committee's jurisdiction, with a focus on explaining any recommended changes to each agency's budget and laying out policy recommendations and priorities for the coming fiscal year.

This year, the Chairman of the Committee on Housing, Robert C. White, Jr., requested that each agency within the Committee on Housing provide 3 SMART goals. SMART goals are goals that are specific, measurable, achievable, relevant, and time-bound. SMART goals provide a structured framework for setting and achieving objectives. Each agency budget chapter starts with the goals established by each agency during this process.

Important summary information for each agency can be found in Part II, and additional details, including a complete list of the Committee's recommended changes to the Mayor's proposed budget, are available in the attachments.

A. RENTAL HOUSING COMMISSION (DR0)

SMART GOALS

The Rental Housing Commission (RHC) identified the following as their top SMART goals during budget oversight:

1. By the end of Fiscal Year 2025, decrease the average time to issue decisions on appeals from the current 334-day average to 290 days.
2. By the end of Fiscal Year 2025, decrease the average time from effective date of new legislation to proposed rulemaking from over 120 days to 90 days.
3. By the end of Fiscal Year 2025, increase personnel training by all legal staff attending at least one training on writing or administrative law and by all administrative staff attending at least one training on professional development.
4. By the end of Fiscal Year 2025, improve public communication by posting online at least 3 plain-language guidance documents on *Rental Housing Act of 1985* substance and/or procedures and translating all procedural guidance documents into Spanish.

POLICY RECOMMENDATIONS

The Committee recommends that the RHC implement the following recommendations, which are explained in greater detail in subsequent sections of this chapter:

1. To achieve its first 2 goals, the RHC should create tracking measures to meet internal deadlines throughout the appeals and rulemaking processes.
2. To achieve its third goal, the RHC should research low- and no-cost professional development opportunities and share them among the team for review and participation. The RHC should also consider other categories of trainings that could be beneficial for judicial bodies, such as trainings on implicit bias in decision-making.
3. To achieve its fourth goal, the RHC should consider using artificial intelligence (AI) technology to assist with the readability of plain language documents.

AGENCY MISSION AND OVERVIEW

The mission of the RHC is “to ensure the fair and effective implementation of the District of Columbia’s rent stabilization and tenant rights laws by publishing clear legal guidelines and resolving appeals in disputed cases.”¹

Under the *Rental Housing Act of 1985* (“*Rental Housing Act*”)—which, among other things, includes the District’s prohibitions on rent increases beyond certain percentages for housing accommodations in certain older buildings—landlords and tenants have the right to file various types of administrative challenges and complaints. The Office of Administrative Hearings (OAH) decides these matters, but parties may appeal OAH decisions to the RHC. The RHC’s 3

¹ Rental Housing Commission, “Pre-Hearing Responses – RHC – 2.4.2024.pdf” at p. 2, available at <https://lims.dccouncil.gov/Hearings/hearings/236> (submitted to the Committee for Performance Oversight for Fiscal Year 2023 and 2024, as of February 2, 2024).

administrative judges, also referred to as “Commissioners” in the *Rental Housing Act*, share responsibility for reviewing sometimes complex administrative records, hearing parties’ arguments, rendering decisions, and drafting detailed opinions. The *Rental Housing Act* also assigns responsibility for administrative rule-writing and the issuance of annual rent increase certifications to the RHC (the latter is an administrative formality that depends entirely on a federal measure of inflation, the Consumer Price Index). While the RHC has existed in some form since the initial implementation of the *Rental Housing Act*, its status as a standalone agency with a budget chapter distinct from that of the Department of Housing and Community Development (DHCD) is relatively new.²

The *Rental Housing Act* dictates that the Chairperson of the RHC, also known as the Chief Judge, serve as the agency’s “administrative head and personnel authority” and handle additional duties such as implementing a code of professional responsibility, issue the agency’s internal procedures, and submit annual reports to the Mayor and Council.³ As of the date of this report, Adam R. Hunter serves as Chairperson and Chief Administrative Judge. Lisa M. Gregory and Toya Carmichael serve as Administrative Judges.

OPERATING BUDGET ANALYSIS

The Committee has identified no need for significant changes to the RHC’s budget for Fiscal Year 2025 as proposed by the Mayor.

The \$1.36 million budget proposal includes funding for 8 full-time-equivalent staff members (FTEs) to support the existing 3 administrative judges and 5 support staff. As of the RHC’s performance oversight hearing in February, in Fiscal Year 2024, the RHC had 10 cases pending resolution, rendered 11 orders or opinions, received 2 filed appeals, and held 2 appeals hearings.⁴ Each administrative judge had an average caseload of 3.3 cases.⁵ According to testimony provided at the budget oversight hearing in May, the RHC had received 5 new cases total in Fiscal Year 2024, to date, meaning an increase of 3 cases since performance oversight. Though the RHC’s caseload was relatively low, the length of time to resolve cases post-hearing was still relatively high, clocking in at 334 days on average. Agency leadership attributes the slow pace of casework to the complexity of cases; acclimating to appellate administration; and having a partial bench, with Judge Lisa Gregory’s tenure and hold-over period expiring in January 2024, leaving 2 of the 3 judges to complete the work typically done by 3 active RHC members. Similarly, the RHC has shared that the timeline for completing rulemakings following a newly passed law depends on the complexity of the legislation. While certain factors, such as this legal complexity, are outside of the RHC’s control, the Committee believes it is possible to reduce both timelines with deliberate planning. ***To achieve its***

² In 2019, the Council unanimously passed legislation called the “Rental Housing Commission Independence Clarification Amendment Act of 2018,” available at <https://lims.dccouncil.gov/Legislation/B22-0640>, to formally designate the RHC as an independent agency. See section 201(a) of the *Rental Housing Act of 1985*, effective July 17, 1985 (D.C. Law 6-10 § 201(a); D.C. Official Code § 42-3502.01(a)); see also Committee Report for B22-0640, the “Rental Housing Commission Independence Clarification Amendment Act of 2018,” at 2, available at https://lims.dccouncil.gov/downloads/LIMS/39470/Committee_Report/B22-0640-CommitteeReport1.pdf?Id=62521.

³ D.C. Official Code § 42–3502.01a.

⁴ “Pre-Hearing Responses – RHC – 2.4.2024.pdf” at pp. 20-21, available at <https://lims.dccouncil.gov/Hearings/hearings/236>.

⁵ “Pre-Hearing Responses – RHC – 2.4.2024.pdf” at p. 22, available at <https://lims.dccouncil.gov/Hearings/hearings/236>.

first 2 goals, the RHC should create tracking measures to meet internal deadlines throughout the appeals and rulemaking processes.

The Mayor's proposed budget includes a one-time \$13,000 enhancement to support personnel training and language access. At its budget oversight hearing, the RHC testified that trainings can range greatly in price, and the RHC will distribute the \$13,000 accordingly to cover the cost of both trainings and language access initiatives.

On personnel training, the RHC judges have stated their commitment to technical skills-based training for RHC employees, including administrative law and legal writing trainings for legal staff and other professional development opportunities for non-legal staff. The Committee supports the RHC's dedication to training and believes that with targeted support and direction, RHC staff will be better suited to participate in highly effective professional development experiences that are also economically efficient. The Committee also understands the importance of non-technical training for judicial bodies, including training on implicit bias, to ensure the adjudication of disputes is as balanced and objective as possible. ***To achieve its third goal, the RHC should research low- and no-cost professional development opportunities and share them among the team for review and participation. The RHC should also consider other categories of trainings that could be beneficial for judicial bodies, such as trainings on bias in decision-making.***

On language access initiatives, the Committee appreciates the RHC's commitment to ensuring that residents without formal legal training who may be representing themselves *pro se* (without an attorney) in front of the RHC can understand the process and the purpose of the RHC. The Committee similarly respects the RHC's focus on producing those same materials in Spanish and, over time, into other languages so that those for whom English is not their first language are also able to participate effectively in the RHC's processes. At the budget oversight hearing, the RHC shared it will work with other agencies on these translations and will consider the use of assistive technology to ensure the readability of the plain language documents the RHC staff plan to create. ***To achieve its fourth goal, the RHC should consider using artificial intelligence (AI) technology to assist with the readability of plain language documents.***

B. ADVISORY NEIGHBORHOOD COMMISSIONS (DX0)

SMART GOALS

The Office of Advisory Neighborhood Commissions (OANC) identified the following as their top SMART goals during budget oversight:

1. Expand Advisory Neighborhood Commission (ANC) access to shared technologies by providing Zoom access to 20 ANCs by May 1, 2024, and all ANCs by June 1, 2024, launching the OANC website by November 2024 and all ANC websites by June 1, 2025, and increase the number of hybrid kits to 10 by June 1, 2025.
2. Improve financial management of ANCs by reviewing 80% of grant applications before ANCs vote on the grants, reducing ANC grant disallowances to below 10% by January 1, 2025, creating and hosting 2 ANC grant workshops per calendar year, receiving 75% of Quarterly Financial Reports (QFRs) from ANCs for Quarter 2 by June 1, 2025, and completing 50% of quarter 1 and 2 release memos by March 1, 2025.
3. Expand training and launch on-demand training options for ANCs by creating five on-demand training courses for newly elected Commissioners by November 1, 2024, creating five on-demand training courses for newly elected ANC chairs and treasurers by February 1, 2025, and developing a training course for Commissioners elected in special elections by March 1, 2025.

POLICY RECOMMENDATIONS

The Committee recommends that the OANC implement the following policy recommendations, which are explained in greater detail in subsequent sections of this chapter:

1. The OANC should continue to prioritize completion and implementation of its Strategic Plan.
2. The OANC should notify the Committee of the final make-up of its new Advisory Board and the meeting schedule for the board once established.
3. The OANC should provide quarterly reports on the balance and expenditures of the Technical Assistance Fund, expert assistance funds, and requests for assistance from the office's General Counsel.
4. After hiring the Office's new training specialist, the OANC should provide the Committee with its annual training plan accompanied by a report on trainings held the prior year and attendance for each training.
5. The OANC should refrain from entering into ongoing contracts in the future unless sufficient recurring funding is available to meet the anticipated expenses.
6. The OANC should provide the Committee with recommendations on whether further legislative guidelines for ANC remote meetings are necessary to ensure adequate public participation in a remote setting.
7. The OANC should ensure that ANCs are trained continuously on setting up and utilizing their new websites, including the transition process when Commissioners leave office.
8. The OANC should consider alternative hybrid meeting options for ANCs, including existing

hearing and meeting rooms around the city where other government agencies already have permanent technology that ANCs could use.

9. The OANC should monitor the reasons for grant denials and communicate the most common barriers to the Committee to evaluate whether further legislative changes are necessary.

10. The OANC should develop internal procedures for addressing applications for Security Fund assistance during the transition period after the Fund's board is dissolved.

11. The OANC should ensure that its trainings occur in a mix of formats, locations, and times to maximize accessibility for Commissioners.

AGENCY MISSION AND OVERVIEW

ANCs are a fundamental part of the District's government. They are empowered to, among other things, advise the government on matters of public policy, including decisions regarding planning, streets, recreation, social services programs, health, safety, and sanitation in neighborhood commission areas. After the most recent redistricting, the District now has 46 ANCs, including 345 elected Commissioner positions. Each Commissioner is elected to serve a two-year term to represent approximately 2,000 residents in each single-member district (SMD). The law requires that the agencies provide notice to ANCs and that great weight be given to their resolutions for many actions impacting their neighborhood commission areas.

These 345 Commissioners are supported by the OANC, which was established to provide technical, administrative, and financial reporting assistance to ANCs. The OANC is a legislative branch office with ten staff positions, including a current vacancy for a training specialist that is currently in the hiring process. This Committee has substantially grown the OANC's size, funding, and role in recent years in response ANCs calls for greater support as they work to fulfill their critical roles in District's democracy.

The budget chapter for Advisory Neighborhood Commissions is somewhat unique in that it includes the budget of the OANC through the agency management program. This Committee has more than doubled that budget since Fiscal Year 2022 to reflect growing assistance provided to ANCs. The Commissions themselves are funded through allocations determined by the populations they serve through the Advisory Neighborhood Commissions program of the budget chapter. This Committee has increased direct ANC allocations by approximately 50% since Fiscal Year 2022.

In addition to this complexity, the Committee established a Technical Support and Assistance Fund (TSAF) to support ANCs, which has been funded both through direct allocations and from funding for Commissions that have been unclaimed or forfeited by ANCs, often due to failure to file quarterly financial reports. This fund in practice supports a substantial portion of the assistance provided to ANCs.

During this time of expansion and change for ANCs, the Council appointed Kent Boese as the new, permanent executive director of the OANC on November 1, 2022. Since that time, Director Boese has undertaken a number of initiatives to implement funded assistance programs for ANCs and, notably, has undertaken a strategic planning process originally funded by the Committee. That process is ongoing, as feedback on a draft strategic plan is being collected from Commissioners and incorporated into the document. That said, initial progress has been extremely positive – and the draft Strategic Plan, while the subject of reasonable debate on a number of points, reflects a commitment to clear targets, measurable progress, and a strengthened ANC system. ***The OANC should continue to prioritize completion and implementation of its Strategic Plan.***

The OANC has also initiated the establishment of an OANC Advisory Board to support the work of its office, including reviewing and updating the Strategic Plan and ANC Handbook. ***The OANC should notify the Committee of the final make-up of its new Advisory Board and the meeting schedule for the board once established.***

OPERATING BUDGET ANALYSIS

Mayor's Proposed Budget for Fiscal Year 2025

The Mayor's proposed budget reflects a reduction of \$143,450 in Fiscal Year 2025 due to the lapse of one-time funding previously provided to meet a partial gap in funding for contracts entered into by the OANC for Zoom licenses for ANCs, websites, and the GovDelivery contact system. When initially entered into, these contracts were not funded with available recurring funding, resulting in a gap that the Committee continues to fund to avoid a lapse in services. ***The OANC should refrain from entering into ongoing contracts in the future unless sufficient recurring funding is available to meet the anticipated expenses.***

In addition, the Mayor has proposed sweeping \$353,520 from the TSAF, which reflects half of the available balance of the fund. The Committee is deeply concerned by this change, which reflects both a reduction in sorely needed assistance for ANCs that the OANC was counting on and a reduction in funding within the legislative branch by the executive branch without engaging with the Council in advance.

Status Update on Committee Recommendations for Fiscal Year 2024

Last year, the Committee provided thirteen policy recommendations for the OANC. While not all of these recommendations were fully complied with, the OANC has made substantial progress since last year. Specifically, the OANC has prepared a draft strategic plan and laid out a timeline for its review and finalization. The OANC has also hired Andrew Gerst to fill the vacant position responsible for assisting with the implementation of the *Advisory Neighborhood Commissions Participation in Planning Amendment Act*. The OANC retains one vacancy for a training specialist to assist the office with establishing and coordinating a robust training program.

The OANC has successfully renovated its existing office and coordinated its staffing to ensure a well-staffed and welcoming space for Commissioners. Legislative recommendations on ANC finances were provided to the Committee and are incorporated into the Committee's Budget Support Act recommendations as part of this report. The new OANC website is expected to go live by the end of 2024 and new websites for ANCs are anticipated to follow in the first half of 2025. Finally, data has been provided to the Committee reflecting the usage of the new printer. The Committee reiterates that ***the OANC should provide quarterly reports on the balance and expenditures of the Technical Assistance Fund, expert assistance funds, and requests for assistance from the office's General Counsel.*** In addition, ***after the hiring of the Office's new training specialist, the OANC should provide the Committee with its annual training plan accompanied by a report on trainings held the prior year and attendance for each training.***

OANC Goals for Fiscal Year 2025

At the request of the Committee, the OANC prepared three goals to guide its work over the next year. The Committee's recommendations for budget enhancements and legislative changes support these goals.

Specifically, the OANC plans to focus on expanding ANC access to shared technologies, improving financial management of ANCs, and expanding training and launching on-demand training options for ANCs.

Expanding ANC Access to Shared Technologies

The OANC established four measures to ensure it makes progress over the next year in expanding access to shared technologies for ANCs. First, at the time of its budget hearing, the OANC planned to provide centrally funded Zoom access to 20 ANCs by May 1, and all 46 ANCs by June 1, 2024. All ANCs have been authorized through a series of emergency and temporary bills to meet remotely or in a hybrid fashion since 2020. This flexibility has resulted in expanded participation and engagement from Commissioners and the community. ANCs have also, however, had to both educate themselves on the use of new technologies and tailor the format of their meetings to best engage their constituents.

Zoom has been a cornerstone of ANC meetings for several years. While the Committee originally negotiated WebEx access for ANCs at the onset of the pandemic, it became apparent to most ANCs that the WebEx platform was not best suited for their needs. As a result, most ANCs have now transitioned to virtual meetings on Zoom or hybrid meetings with a Zoom component. Zoom licenses, however, have been acquired on an ad hoc basis by Commissions or individual Commissioners, resulting in limited functionality or transferability. The OANC plans to centralize and standardize this procurement to ease technology access for all ANCs by June 1, 2024.

However, the Zoom contract for OANC was funded with one-time funds set to expire after September and virtual and hybrid meeting authorization for ANCs was continuing on a temporary basis. To address these concerns, the Committee's budget proposal both funds Zoom licenses on a recurring basis and makes permanent the authorization for ANCs to meet on a remote or hybrid basis. ***The OANC should provide the Committee with recommendations on whether further legislative guidelines for ANC remote meetings are necessary to ensure adequate public participation in a remote setting.***

The OANC's second measure is to launch a new OANC website by November 2024. This has been both desperately needed and funded by the Committee for some time. However, delays in implementation leave OANC with a dated website with limited functionality that only poorly supports access to services for ANCs and transparency for residents. The OANC expects to continue working with OCTO to ensure a new OANC website goes live by November 2024.

Once the OANC website is live, the OANC's third measure is to roll out new individual ANC websites, starting on January 1, 2025, completing the phase in by June 1, 2025. ANCs currently control their own websites, which has resulted in a mix of quality and content – with several ANCs not having a functioning website at all. Other individual Commissioners hold websites in their own names on behalf of their Commission, resulting in limited transferability. In prior years, the OANC simply offered ANCs a basic website template, which was not found to be adequate to meet their needs. With this new fully built option, ANCs will have the opportunity to have a robust website without the need for substantial time or expertise.

As with Zoom licenses, website costs were only supported with a one-time allocation. The Committee has identified recurring dollars to ensure these needs are met going forward. ***The OANC should ensure that ANCs are trained on an ongoing basis on setting up and utilizing their new websites, including on the transition process when Commissioners leave office.***

The fourth measure for the OANCs first goal is to expand access to hybrid technology by strategically placing three more hybrid kits at meeting facilities conveniently located around the city by November 1, 2024, and purchasing two additional hybrid meeting kits by June 1, 2025, increasing the number of kits to 10. The Committee originally funded these hybrid meeting kits as the public began to transition back to in-person events to maximize access at ANC meetings. While reviews have been mixed, a number of ANCs have found the kits useful, particularly with OANC assistance and training. To support the purchase of these kits and other ANC needs, the Committee in its budget recommendations restores the entire TSAF amount to the OANC, including the \$353,250 the Mayor proposed to sweep. ***The OANC should consider alternative hybrid meeting options for ANCs, including existing hearing and meeting rooms around the city where other government agencies already have permanent technology that could be used by ANCs.***

Improving Financial Management of ANCs

The OANC's second major goal is to improve the financial management of ANCs. The OANC has identified six measures for reaching this goal. The first measure is working with ANCs to review 80% of grant applications before they vote on them by January 1, 2025. This will allow the OANC to flag challenges before they are overly disruptive. The OANC's second measure is to reduce ANC grant disallowances to no more than 10% of applications by January 1, 2025. This would be a substantial decline compared to current disallowance rates, as OANC rejected at least 46 grants in Fiscal Year 2023 and Fiscal Year 2024 so far. OANC also plans to create and host 2 ANC grant workshops per calendar year and planned to draft legislation for the Council to consider related to ANC expenditures or grants. The OANC has already completed the latter measure. The Committee is incorporating into its budget recommendations recommended legislation to address common causes of grant denials by removing the existing requirement that grants have a purpose that "benefits the community as a whole" and replacing it with a more flexible requirement that the purpose "includes a significant benefit to the community". The earlier language has been demonstrated to be overly restrictive, resulting in numerous grant denials for commendable projects due to debates about the scope of their benefit. The Committee also is proposing amendments to reflect that potential grantees may not know the full proposed budget for their project and the other sources of money at the time of grant application and to instead only require an expected budget at that time. ***The OANC should monitor the reasons for grant denials and communicate the most common barriers to the Committee to evaluate whether further legislative changes are necessary.***

To further improve financial management for ANCs, the OANC plans to increase timelines of QFRs to receive 75% of quarter 1 QFRs by March 1, 2025, and 75% of quarter 2 QFRs by June 1, 2025. The OANC also expects to speed up its own evaluation and release of funds after receiving a QFR by setting a goal of having 50% of quarter 1 and 2 release memos completed by the OANC by March 1, 2025. These measures will require both training of ANC treasurers and improved performance by the OANC.

The OANC and ANCs have also identified three further challenges impacting financial management of ANCs. First, is that ANCs currently are limited to making payments using paper checks or debit cards. Both of these tools have barriers to utilization and ANCs struggle to acquire whole categories of goods and services, particularly digital services. As a result, individual Commissioners often purchase items with their own funds for the use of the ANC, resulting in unnecessary burdens on Commissioners and inequity between Commissions. To address this, at the request of the OANC, the Committee is recommending legislation language to authorize Commissions to utilize electronic funds transfer and ACH payments.

ANCs also have faced challenges when technical errors in the writing of their checks – like not having duplicate signatures, writing checks out of order, or not properly notating the purpose of an expenditure on the check – result in the disallowance of otherwise lawful expenditures. Under the law currently, there is no enforcement discretion of the OANC to address these concerns. Therefore, at the request of the OANC, the Committee has recommended language to allow the OANC some limited discretion to address these issues and issue a one-time waiver within narrow circumstances.

Finally, ANCs frequently raise concerns about the burdensome nature of the ANC Security Fund, which was established with the intent of protecting ANCs from unauthorized expenditures. While this purpose was worthwhile, the limitations on its use have made clear that the burden of implementation of this fund exceeds any benefits received from it. In addition, the fund has for many years been administered by the Office of the District of Columbia Auditor. The Auditor has raised concerns that auditing standards prohibit them from both implementing and auditing the same programs. As a result of these concerns, the Committee has proposed legislation at the joint request of the OANC and the Auditor to sunset the Security Fund and the Board that administers it after a period of transition. ***The OANC should develop internal procedures for addressing applications for Security Fund assistance during the transition period after the Fund's board is dissolved.***

Expanding Training and Launching On-Demand Training for ANCs

The OANC's final major goal is to expand training and launch on-demand training options for ANCs. The OANC established five measures for this goal. The first measure is for the OANC to onboard its new trainer by May 15, 2024. It is the Committee's understanding that this process is well underway and should be concluded swiftly. Once a trainer is on board, the OANC plans to evaluate three training platforms by July 31, 2024. The OANC wants to move away from utilizing YouTube for this purpose to instead use a platform with attendance tracking and evaluation built in. The OANC also plans to create five on-demand training courses for newly elected Commissioners by November 1, 2024, five additional courses for newly elected chairs and treasurers by February 1, 2025, and training and onboarding program for Commissioners elected in special elections by March 1, 2025. ***The OANC should ensure that its trainings occur in a mix of formats, locations, and times to maximize accessibility for Commissioners.***

SMART GOALS

The Office on Returning Citizen Affairs (ORCA) identified the following as their top SMART goals during budget oversight:

1. Increasing Strategic Partnerships for Enhanced Services: ORCA aims to create 12 strategic partnerships each quarter with governmental and community-based organizations within the next six months to improve access to transportation services along with food and clothing resources.
2. Enhancing Housing Opportunities for Returning Citizens: ORCA aims to facilitate the housing of 30 returning citizens in semi to permanent housing arrangements by fostering partnerships with existing housing providers during Fiscal Year 2024.
3. Enhancing Employment Opportunities for Returning Citizens: ORCA will strive to facilitate the placement of 40 returning citizens into training programs and 40 into gainful employment across quarters 3 and 4.

POLICY RECOMMENDATIONS

The Committee⁶ recommends that ORCA implement the following recommendations, which are explained in greater detail in subsequent sections of this chapter:

1. ORCA should provide clear updates regarding the construction of the halfway house to the committee and the public. Public updates could be on the agency's website or social media.
2. ORCA should make the housing voucher selection criteria available on their website.
3. ORCA should expand its housing goal to reflect a more realistic amount that ORCA can accomplish rather than an extremely low amount that they can easily surpass.
4. ORCA should establish a data collection system to monitor the effectiveness of housing programs for returning citizens, including housing stability.
5. ORCA should advocate for the expansion of existing affordable housing programs, such as Housing Choice Vouchers.
6. ORCA should continue to foster community engagement and support networks to create a sense of belonging and social connection for returning citizens within their neighborhoods (e.g., community engagement events, town halls).
7. ORCA should provide how many individuals attend its job fairs, out of the total number of attendees, how many were hired, and how many were not hired. For those who were not hired, the Committee would like to know why they may not have been hired and what ORCA does to support them, so those individuals do not remain unemployed.

⁶ For purposes of this chapter on ORCA, "the Committee" refers to both Council Period 25's Committee on Housing and the DC Council committees previously chaired by Councilmember Robert C. White, Jr., with jurisdiction over ORCA, namely, the Committee on Facilities and Procurement in Council Period 23 and the Committee on Government Operations and Facilities in Council Period 24.

8. The employment goal should be expanded to be more realistic to what ORCA can accomplish and has accomplished.
9. The Committee recommends that ORCA establish its MOU with the Department of Employment Services for the Georgetown paralegal program as soon as possible. In addition, ORCA should explore how to get more justice-involved residents into the program. Because the program did not successfully employ all 12 graduates, ORCA should gain a better understanding of what needs to be met for the students in this program in order to get a 100% employment rate.
10. ORCA should calculate how many individuals the Access to Jobs program can support so the Committee can pinpoint whether this program is meeting the needs of employing enough returning citizens. In addition, and as has been raised in previous years, ORCA in partnership with the Commission should track unemployment rates for returning citizens in the District and determine how we can expand the Access to Jobs program or some other program, to meet the unemployment needs of returning residents.
11. ORCA should evaluate the value and feasibility of establishing a data collection system to monitor the effectiveness of employment initiatives for returning citizens, including employment stability and recidivism rates.
12. ORCA should consider creating an educational program for jobs to educate employers and coworkers about the benefits of hiring returning citizens and creating supportive work environments that promote rehabilitation, acceptance, second chances, and diversity.
13. The Committee recommends that ORCA explore technological training opportunities available for returning citizens upon release.
14. In order to maximize voter registration, it is imperative that ORCA collaborates with the Board of Elections to conduct voter registration events so that the goal of registering citizens is reached in an effective manner.
15. ORCA should conduct more in-person outreach to communities heavily impacted by incarceration to spread the word about its study of family impacts of incarceration. In addition, ORCA should explore partnerships with local community organizations, faith-based groups, and social service agencies that serve families of incarcerated individuals to expand outreach efforts.
16. The Committee recommends that the Commission and ORCA continue to work with the Mayor's Office of Talent and Appointments to fill the Commission's remaining positions.
17. ORCA should finalize its Memorandum of Understanding with the Federal Bureau of Prisons as soon as possible.

AGENCY MISSION AND OVERVIEW

In 2007, the *Office on Ex-Offender Affairs and Commission on Re-Entry and Ex-Offender Affairs Establishment Act of 2006*, created by former Councilmember Marion Barry, passed by the Council, and supported by many community activists established what is now the Office on Returning Citizens (ORCA) and the Commission on Re-Entry and Returning Citizen Affairs (discussed below). ORCA's existence reflects a recognition of the challenges formerly incarcerated residents often face upon reentry.

Each year, thousands of people re-enter DC after being justice-involved, often returning to a home that feels unfamiliar.⁷ Navigating a city with a past marked by incarceration adds additional challenges to an already discriminatory system. ORCA addresses the void left by systemic oppression, by paving the way towards economic justice for DC justice-involved residents. ORCA stands as the initial source of support for returning citizens upon their release by:

- Conducting individualized case plans;
- Connecting residents with DC Housing Choice Vouchers and other housing opportunities;
- Distributing SmarTrip cards;
- Placing individuals in job training and educational access programs;
- Helping residents attain government documents and other technical services;
- Helping citizens register to vote;
- Collaborating with the Pardon Attorney Office and other expungement partners to seal eligible convictions;
- Conducting outreach activities; and
- Providing food and clothing resources

Commission on Re-Entry and Returning Citizen Affairs

The Commission on Re-Entry and Returning Citizen Affairs (the Commission) was established by law to advise the Mayor, Council, and Director on issues related to the reintegration of returning citizens into free society after incarceration. Its role is necessary to promote rehabilitation, support human dignity, and create a thriving city for all residents.

The Commission is required to have 15 voting public members appointed by the Mayor and confirmed by the Council.⁸ After previous issues with vacancies and absenteeism, the Commission has now grown to have 7 out of 15 public member positions filled. It has also instituted rules like requiring prospective members to attend 3 meetings before joining in a leadership role to increase commitment.

In addition to the 15 voting public members, there are 13 non-voting ex-officio members representing various DC agencies, though only 2 agencies (DOES and OHR) have actively engaged with the Commission.

The Commission serves as an advocate for returning citizens and submits an annual report to the Mayor and Council. Improving reintegration support for returning citizens is seen as key to creating happier and safer communities in the city. Please find lists of the current ex-officio and public members of the Commission below.

⁷ According to ORCA’s pre-hearing responses, there were about 5,346 residents released from the DC Department of Corrections in Fiscal Year 2023 and about 1,500 in Quarter 1 of Fiscal Year 2024. From the Federal Bureau of Prisons, there were about 600 residents released for Fiscal Year 2023.

⁸ District of Columbia Code § 24–1303

Ex-officio non-voting members
Basis for Appointment
Attorney General
Director of the Department of Human Services
Director of the Department of Health
Director of the Department of Housing and Community Development
Director of the Department of Consumer and Regulatory Affairs
Superintendent of Education of the District of Columbia
President of the University of the District of Columbia
Chief of the Metropolitan Police Department
Director of the Department of Youth Rehabilitation Services
Director of the Department of Employment Services
Director of the Office of Human Rights
Director of the Department of Behavioral Health
Director of the Addiction Prevention and Recovery Administration, or the administrative head of the agency or the successor agency within the Department of Health responsible for administering substance abuse prevention and treatment services

Public Members	
Role	Name
Public Member	Chair, Natasha Dasher
Public Member	James Berry, Jr.
Public Member	Kenetta Calloway
Public Member	Dominic Henry
Public Member	Clarence Johnson
Public Member	John Peters Matthews
Public Member	Larry Moon
Public Member	Vacant
Public Member	Vacant
Public Member	Vacant
Public Member	Vacant
Public Member	Vacant
Public Member	Vacant
Public Member	Vacant
Public Member	Vacant

OPERATING BUDGET ANALYSIS

The proposed Fiscal Year 2025 operating budget for ORCA is \$2,917,136. This reflects a 1.3% increase from Fiscal Year 2024.⁹ This funding will continue to support 19 FTEs.

This year, our budget season was impacted by a number of complaints about ORCA that we had to report to the Office of the Inspector General and the Board of Ethics and Government Accountability. This was especially troubling for the Committee to grapple with and was addressed at the budget oversight hearing. Overall, ORCA’s budget is not fluctuating too much but the

⁹ The FY 2024 approved budget was \$2,879,409.

Committee remains concerned about whether this office is adequately meeting the needs of returning citizens.

Housing

Housing still remains an important issue that needs to be addressed in order to help citizens have a better return to society. A 2020 report from the DC Fiscal Policy Institute noted that three of five DC unhoused individuals have been incarcerated.¹⁰ Individuals who testified at our performance oversight hearing noted that this number has steadily increased over the years. As Sebrena Rhodes, a community organizer from Empower DC, noted at the performance oversight hearing, without a safe and affordable place to live, justice-involved citizens will face increased challenges in finding employment, accessing support services, and rebuilding their lives. By providing access to safe and affordable housing, we can support citizens' return back into free society and create better and safer communities.

Director Carey noted that addressing housing needs remains a top priority for ORCA. The case management team has broadened its search for housing resources for justice involved citizens so that they can have easier access to transitional, short-term, and long-term housing. He also noted during the budget oversight hearing has placed 152 individuals in permanent housing, 54 in transitional housing, 36 in shelters, and 2 as home buys.

Halfway House Construction

ORCA did not provide a clear update on the construction of a DC halfway house.¹¹ ORCA did note in their pre-hearing responses that it has communicated with CORE DC's leadership to receive updates on its construction. While the building of the halfway house has been controversial, many people discussed that DC needs a halfway house because most men are being sent to Baltimore upon release. With the added barrier of having to transport oneself between DC and Baltimore, usually under a time constraint, it is imperative that people have a housing option closer to home. ***ORCA should provide clear updates regarding the construction of the halfway house to the committee and the public. Public updates could be on the agency's website or social media.***

Vouchers

ORCA is responsible for administering DC vouchers which it receives from the DC Housing Authority. At the budget oversight hearing, for Fiscal Year 2024, ORCA had about 27 housing vouchers to issue. Those vouchers would not be included as a measure of whether ORCA met Goal 2. In the past, we recommended that ORCA should post their voucher selection criteria on their website for transparency purposes. The criteria are still not available on their website. ***ORCA should make the housing voucher selection criteria available on their website.*** In addition, ***ORCA should expand its housing goal to reflect a more realistic amount that ORCA can accomplish rather than an extremely low amount that they can easily surpass.***

¹⁰ Kate Coventry, DC Fiscal Policy Institute, "Coming Home to Homelessness: Policy Solutions for Returning Citizens" (February 27, 2020), <https://www.dcfpi.org/all/coming-home-to-homelessness/>.

¹¹ Pre-Hearing Responses - ORCA - 01.29.2024.pdf at p.18 available at <https://lims.dccouncil.gov/Hearings/hearings/235>.

Additional Housing Recommendations:

- *ORCA should establish a data collection system to monitor the effectiveness of housing programs for returning citizens, including housing stability.*
- *ORCA should advocate for the expansion of existing affordable housing programs, such as Housing Choice Vouchers.*
- *ORCA should continue to foster community engagement and support networks to create a sense of belonging and social connection for returning citizens within their neighborhoods (e.g., community engagement events, town halls).*

Employment

Employment remains another area of concern for justice-involved citizens. During the performance oversight hearing, Director Carey noted that there was a drop in employment for returning citizens. In response, Director Carey stated that ORCA is working with organizations to get more citizens placed with employers. He noted that in Fiscal Year 2023, 612 returning citizens were placed in skill-building programs that allowed returning citizens to earn minimum wage. Despite this focus on helping returning citizens gain employment, it was noted during the performance oversight hearing that the unemployment rate of returning citizens is at 46% and has only worsened over the years.

Job Fairs

Another method ORCA has utilized to help returning citizens gain meaningful employment is job fairs.¹² In fiscal year 23, ORCA conducted three job fairs and eight clients were hired. In fiscal year 24, six job fairs were hosted and twenty-three were hired. While this is a great action ORCA took upon itself to get more individuals hired. The Committee needs more details. ***ORCA should provide how many individuals attend its job fairs, out of the total number of attendees, how many were hired, and how many were not hired. For those who were not hired, the Committee would like to know why they may not have been hired and what ORCA does to support them, so those individuals do not remain unemployed.***

Training Programs

In Fiscal Year 2024, 143 returning citizens were placed into training programs. 111 were placed into employment. In Fiscal Year 2023, 522 returning citizens were placed into employment.¹³ ORCA could not provide the amount of people placed into training programs. As with the agency's second goal, ***the employment goal should be expanded to be more realistic to what ORCA can accomplish and has accomplished.***

The Paralegal Fellowship Program

In addition to job training, ORCA has a paralegal program partnership with Georgetown University. In Fiscal Year 2023, twelve individuals graduated through this program and ten were employed through law firms.¹⁴ ORCA funds the program, attends classes weekly, and facilitates the

¹² *Id.* at 19.

¹³ *Id.* at 19.

¹⁴ *Id.* at 20.

hiring of client graduates. ORCA is still in the process of establishing an MOU with the Department of Employment Services (DOES) for this program for the next fiscal year. ***The Committee recommends that ORCA establish its MOU with DOES for the Georgetown paralegal program as soon as possible. In addition, ORCA should explore how to get more justice-involved residents into the program. Because the program did not successfully employ all 12 graduates, ORCA should gain a better understanding of what needs to be met for the students in this program in order to get a 100% employment rate.***

Access to Jobs Amendment Act of 2020

In Fiscal Year 2023, ORCA implemented the Access to Jobs employment subsidy grant.¹⁵ This program was funded through this Committee in 2020 and went unused until Fiscal Year 2023. In the pre-hearing responses, ORCA noted that 4 citizens were hired by 1 grantee employer in Fiscal Year 2023. Those 4 work in either hospitality, facilitating other returning citizens, or gardening. In Fiscal Year 2024, there were 3 employers granted funding and they were able to hire 8 returning citizens. This brings the total number of returning citizens to 12. At the performance oversight hiring, ORCA was unable to provide how many citizens this program could support in total but guessed it was about 10. ***ORCA should calculate how many individuals the Access to Jobs program can support so the Committee can pinpoint whether this program is meeting the needs of employing enough returning citizens. In addition, and as has been raised in previous years, ORCA in partnership with the Commission should track unemployment rates for returning citizens in the District and determine how we can expand the Access to Jobs program or some other program, to meet the unemployment needs of returning residents.***

Additional Employment Recommendations

- ***ORCA should evaluate the value and feasibility of establishing a data collection system to monitor the effectiveness of employment initiatives for returning citizens, including employment stability and recidivism rates.***
- ***ORCA should establish more partnerships with businesses to create job placement programs specifically targeting returning citizens, providing them with meaningful employment opportunities and a pathway to economic stability.***
- ***ORCA should consider creating an educational program for jobs to educate employers and coworkers about the benefits of hiring returning citizens and creating supportive work environments that promote rehabilitation, acceptance, second chances, and diversity.***

Technology

Many returning citizens may not have had access to technology while incarcerated. That lack of access creates a digital/technology gap that creates a hurdle in most aspects of a returning citizen's life. ORCA has worked to meet this technological gap by partnering with other District agencies. Through this partnership, ORCA has been able to provide 1,742 Chromebooks to justice-involved citizens. It is important to provide skills training to justice-involved citizens to ensure they know how to use their computers. ***The Committee recommends that ORCA explore technological training opportunities available for returning citizens upon release.***

¹⁵ *Id.* at 21.

Transportation

At the performance oversight hearing, Director Carey noted that in Fiscal Year 2023, ORCA provided two forms of transportation support:

1. Promise Rides: Provides up to five free cab rides a week to returning citizens for re-entry related opportunities. Director Carey noted this program ended in September 2023 and ORCA would look into renewing this resource. Renewing this resource is necessary. Transportation barriers can hinder access to essential resources and opportunities, perpetuating a cycle of unemployment.
2. SmarTrip cards¹⁶: Clients were able to receive three sets of SmarTrip cards. This allowed residents to travel more easily around the District and surrounding areas to access resources and visit family members. In Fiscal Year 2023, \$100,000 was spent on SmarTrip cards, equating to about 2434 cards being distributed to 270 clients. In Fiscal Year 2024, ORCA distributed about 700 cards as of the time of the performance oversight hearing.

The Committee requests that ORCA provide recommendations on the transportation needs for returning citizens.

Restore the Vote

Pursuant to the *Restore the Vote Amendment Act of 2020*, residents who are incarcerated for a felony conviction are allowed to vote. DC is among a handful of jurisdictions that allows incarcerated residents to vote. In Fiscal Year 2023, ORCA helped 500 people register to vote. So far, in Fiscal Year 2024, ORCA has helped 56 people get registered. ORCA shared in pre-hearing responses that they visit DOC weekly, and the League of Women’s Voters has generated a lot of interest in voter registration. ORCA also noted that in the past ORCA and the Board of Elections (BOE) did not participate in joint voter registration events.¹⁷ ***In order to maximize voter registration, it is imperative that ORCA collaborates with BOE to conduct voter registration events so that the goal of registering citizens is reached in an effective manner.***

Children and Families

Pursuant to the *Helping Children Impacted by Parental Incarceration Amendment Act of 2020*, ORCA is mandated to conduct a needs assessment for families of individuals who are incarcerated. ORCA teamed up with the University of the District of Columbia (UDC) to complete the assessment. At the performance oversight hearing Director Carey noted that he expects to receive the results from the study in September 2024. ORCA and UDC drafted and circulated a flyer on ORCA’s social media platforms on October 26, 2023. 149 residents responded to be a part of the survey. The first focus group was held virtually on January 18, 2024. The breakdown of participants is 89 children of incarcerated parents, 49 caregivers to children of incarcerated parents, and 11 returning citizens that had children when incarcerated.¹⁸ While this is a start, it does not reflect the complete need of families impacted by incarceration. Technology is often a barrier for returning citizens so social media does not seem to be the best method to spread the word about this study. ***ORCA should conduct more in-person outreach to communities heavily impacted by incarceration to spread the word about its study of family impacts of incarceration. In***

¹⁶ *Id.* at 22.

¹⁷ *Id.* at 24.

¹⁸ *Id.* at 24-25.

addition, ORCA should explore partnerships with local community organizations, faith-based groups, and social service agencies that serve families of incarcerated individuals to expand outreach efforts.

Identification and Birth Certificate Fee Waiver Program

Another barrier for returning citizens is the difficulty of attaining vital records. To address this issue, DC Vital Records receives an annual amount of \$40,000 to support no-fee vouchers in collaboration with ORCA and DHS. In Fiscal Year 2023, DHS issued 1391 certificates which equates to about \$21,993, and ORCA issued about 155 certificates which equates to about \$3,565. From the start of Fiscal Year 2024 to January 1, 2024, DHS issued about 145 certificates equating to about \$3,266, and ORCA issued about 45 certificates which equated to about \$1,035.¹⁹

Recruitment of New Commissioners

Recruitment of new commissioners has improved in comparison to past years. Out of the fifteen public voting member spots, seven are filled. ***The Committee recommends that the Commission and ORCA continue to work with the Mayor’s Office of Talent and Appointments to fill the Commission’s remaining positions.***

Federal Bureau of Prisons

To fulfill its mandate of providing comprehensive re-entry plans for every returning citizen anticipated for release, ensuring they receive the necessary support and resources to successfully reenter into the community, ORCA will need extensive coordination with the Federal Bureau of Prisons (FBOP). While FBOP has not consistently provided ORCA with a list of D.C. residents in its custody, ORCA has been attempting for a couple years to establish a memorandum of understanding (MOU) with FBOP to obtain this information more reliably. ***ORCA should finalize its MOU with FBOP as soon as possible.***

¹⁹ *Id.* at 15.

D. OFFICE OF THE TENANT ADVOCATE (CQ0)

SMART GOALS²⁰

The Office of the Tenant Advocate (OTA) identified the following as their top SMART goals during budget oversight:

1. Implement the agency's billing and lien authority by establishing a Memorandum of Agreement with the Department of Buildings to recoup Emergency Housing Assistance Program expenditures from landlords in Fiscal Year 2025.
2. Hold at least 5 clinics at local college campuses and virtually, with at least 25 attendees, to address the issue of illegal lease provisions prevalent in rental agreements in the summer of Fiscal Year 2025.
3. Identify and propose a legislative solution regarding the increasing number of tenant complaints relating to hidden and unfair utility costs in Fiscal Year 2024.

POLICY RECOMMENDATIONS

The Committee recommends that OTA implement the following recommendations:

1. OTA should determine alternatives to the implementation of the Memorandum of Agreement with the Department of Buildings for Emergency Housing Assistance Program billing and lien services, since it would require additional positions currently not reflected in the budget.
2. OTA should expand the tenant clinic program to be more accessible to non-college students.
3. The Committee suggests that OTA track the number of intakes that relate to illegal lease provision issues in order to get a better sense of how many individuals are impacted.
4. OTA should evaluate whether data supports prioritizing a legislative remedy that would address hidden and unfair utility costs.

AGENCY MISSION AND OVERVIEW

The Office of the Tenant Advocate (OTA) was created in 2005 to serve as an independent tenant advocate, separate from the more neutral regulatory agency at the time. Its services aim to inform, advise, and support renters in asserting their rights and resolving housing issues. As Chief Tenant Advocate Shreve noted at the budget oversight hearing, OTA is a one-of-a-kind agency with many jurisdictions hoping to replicate their service and work.

OTA's key roles are:

- Providing legal advice and services to tenants in disputes with landlords through direct representation and case referrals. Pursuant to § 42–3531.07 of the DC Code, OTA can “represent tenants... in Federal, District, or administrative proceedings.”

²⁰ These are the SMART Goals the Committee had as of the time of the budget oversight hearing on May 2, 2024. OTA noted at the end of the budget oversight hearing that they would provide updated goals.

- Educating tenants about their rights and rental housing matters.
- Advocating for the rights and interests of D.C. renters through legislation, regulations, and the judicial system.
- Offering financial and living assistance to displaced tenants for emergency housing and relocation expenses.

OPERATING BUDGET ANALYSIS

The proposed Fiscal Year 2025 operating budget is \$3,918,196. This amount reflects a -5.8% change from fiscal year 2024.²¹ In addition, there is a proposed 1.3% cut to FTEs.²²

OTA raised a number of concerns regarding the Mayor’s proposed budget, many of which have to do with the fact that OTA currently arranges for essential services from other District agencies despite its status as an independent agency. The Committee’s recommended changes to the proposed budget resolve or mitigate many of their concerns:

1. *Mayor’s proposed cut affecting Memorandum of Understanding (MOU) with DC Human Resources (DCHR):* The proposed budget eliminates the funding associated with the agency’s MOU with DCHR to provide HR services. This cut would eliminate OTA’s ability to pay DCHR for services already rendered and still needed through September 2024- per the agencies’ Fiscal Year 2024 MOU. Elimination of the DCHR MOU would diminish OTA’s ability to actively recruit and meet government-wide training mandates. A Fiscal Year 2025 letter of intent with DCHR has been developed and awaits execution. **The Committee was able to restore the full amount of \$22,627 requested to fund the MOU with DCHR.**
2. *Mayor’s proposed cut to OTA’s Agency Fiscal Officer (AFO):* The proposed budget removes the 0.3 FTE associated with the Agency Fiscal Officer that the Office of the Chief Financial Officer assigns to OTA pursuant to an MOU. This cut would cause an interruption in services to OTA. **The Committee was able to restore the 0.3 FTE.**
3. *Funding request for phone upgrades:* OTA is slated to move to 899 North Capitol St., N.E., this fall. However, the agency was not provided adequate funding to develop their phone system at their new location. OTA estimates that their new phone system will cost \$3000 per year, to be paid to the Office of the Chief Technology Officer. **The Committee was able to provide \$3000 to OTA for phone system upgrades.**
4. *Mayor’s proposed printer maintenance budget cut:* The proposed budget eliminates all \$18,000 allocated for printer leasing and maintenance. OTA noted that staff are in the office regularly and use the office printers. OTA requested \$10,000 to mitigate the interruption. **The Committee was able to fulfill the request and provide \$10,000.**

²¹ In Fiscal Year 2024, the approved operating budget was \$4,158,298.

²² On another note, pursuant to DC Code § 42–3504.01 and § 42–3504.02, as a source of revenue, OTA administers the Rental Unit Fee Fund which is derived from rental unit fees. This fund is solely used to support the activities of OTA. The balance of the fund as of March 31, 2024, was \$414,663. The Fiscal Year 2024 revenue projected is \$471,000. The Fiscal Year 2024 projected expenditures are \$665,353. The Fiscal Year 2025 projected revenue are \$569,000. The Fiscal Year 2025 projected expenditures are \$669,725.

5. *Mayor's proposed annual Tenant Summit budget cut:* The proposed budget eliminates funding for the annual Tenant Summit. OTA plans to hold multiple virtual events for tenant education and discussion in Fiscal Year 2025. OTA requested \$75,000 to advertise and other purposes. **The Committee was able to fulfill the \$75,000 funding request.**
6. *Mayor's proposed cut to Emergency Housing Assistance Program (EHAP) funding for moving assistance and storage:* The proposed budget eliminates all \$20,000 in funding for the purpose of moving assistance and storage of belongings for EHAP clients. Director Shreve noted during her testimony that the restoration of \$10,000 would maintain the agency's ability to provide moving assistance. **The Committee was able to fulfill the \$10,000 funding request.**
7. *Lack of funding to fulfill the agency's litigation function:* As mentioned previously, one of OTA's primary duties is to provide legal representation. OTA has only had sufficient resources to provide limited legal representation. To better fulfill their statutory duty, OTA requested 2 additional litigation attorneys. **The Committee was able to provide funding for 1 additional litigation attorney.**

OTA's Services and Data

Emergency Housing Assistance Program (EHAP)

OTA provides emergency housing to tenants displaced by fires, floods, or government closures. As of March 2024, OTA has spent \$399,927 out of \$560,000 allotted to this program. OTA administers the program through the following services:

- Hotel Accommodations – OTA provides temporary hotel accommodations that allow tenants to focus on new housing alternatives.
- Moving coverage – OTA assists tenants with packing and moving personal possessions. Unfortunately, OTA has not been able to provide storage assistance for tenants displaced by an emergency because storage costs are too expensive and would drain the budget very quickly. As mentioned previously, the Mayor proposed to cut the entire moving and storage budget for this program. The Committee was able to restore funding to reflect the requested moving costs.
- Coordination of Services – OTA coordinates with other District agencies and community-based organizations to ensure that appropriate services are provided to displaced tenants.

One of the agency's goals is to implement the agency's billing and lien authority by establishing a Memorandum of Agreement with the Department of Buildings to recoup EHAP expenditures from landlords in Fiscal Year 2025. While this goal meets the higher-level goal of accountability for housing providers who create or perpetuate bad conditions, it requires 2 new staff members which the Committee will not be able to add this fiscal year. ***Therefore, the Committee suggests that OTA determine alternatives to the implementation of the MOA with DOB for EHAP billing and lien services, since it would require additional positions currently not reflected in the budget.***

Tenant Education

OTA's Education and Community Outreach team conducts educational workshops and classes to inform tenants about their rights and other rental housing concerns.²³ OTA hosts tenant association classes to help tenants form associations, sustain tenant associations, and inform tenant associations on how to utilize Tenant Opportunity to Purchase Act (TOPA) rights. OTA also has a YouTube channel where they share tenant tutorials on various topics.²⁴

In addition to these activities, OTA noted at the budget oversight hearing that one of their goals for Fiscal Year 2025 is to start lease clinics at local colleges. These clinics would be open to any member of the public. The purpose of this clinic would be to address the growing number of leases that have illegal terms within them. However, the Committee is concerned that hosting these clinics on college campuses while primarily working with on-campus representatives to coordinate the lease clinics would limit the impact the lease clinic had for the greater community. Chairman of the Committee on Housing Robert White noted that often college students have the support of their families and their institution when they enter into tough situations. Meanwhile, most tenants not on college campuses who are often taken advantage of, lack the same access to resources and support. As the Committee Chairperson suggested, ***OTA should expand the tenant lease clinic program to be more accessible to non-college students.***

A lease violation clinic approach would also benefit from careful data collection to help assess impact. While OTA can track their intake data, it does not have a formal tracking system for all the leases impacted by illegal lease terms. Therefore, it is difficult to know how many residents are impacted by illegal lease terms and how successful this clinic will be at addressing this problem. ***The Committee suggests that OTA track the number of intakes that relate to illegal lease provision issues in order to get a better sense of how many individuals are impacted.***

OTA also has a statutory duty to advocate for the rights and interests of D.C. renters through legislation, regulations, and the judicial system. OTA noted that one of their goals for Fiscal Year 2025 is to identify and propose a legislative solution to address the increasing number of tenant complaints regarding hidden and unfair utility costs. As with the goal regarding campus clinics, the Chairman of the Committee on Housing Robert White noted that it is important that OTA identify the impact this issue is having on the greater resident population. Therefore, before submitting proposed legislative language to the Committee, ***OTA should evaluate whether data supports prioritizing a legislative remedy that would address hidden and unfair utility costs.***

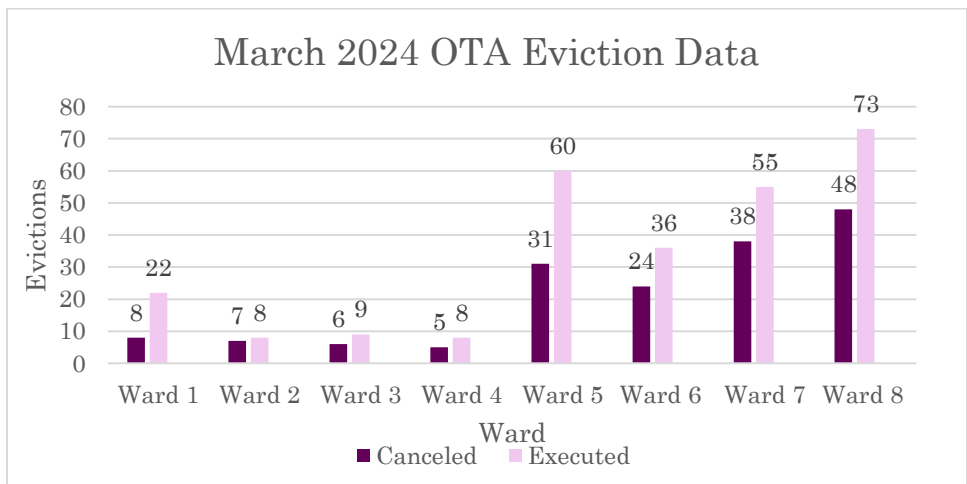
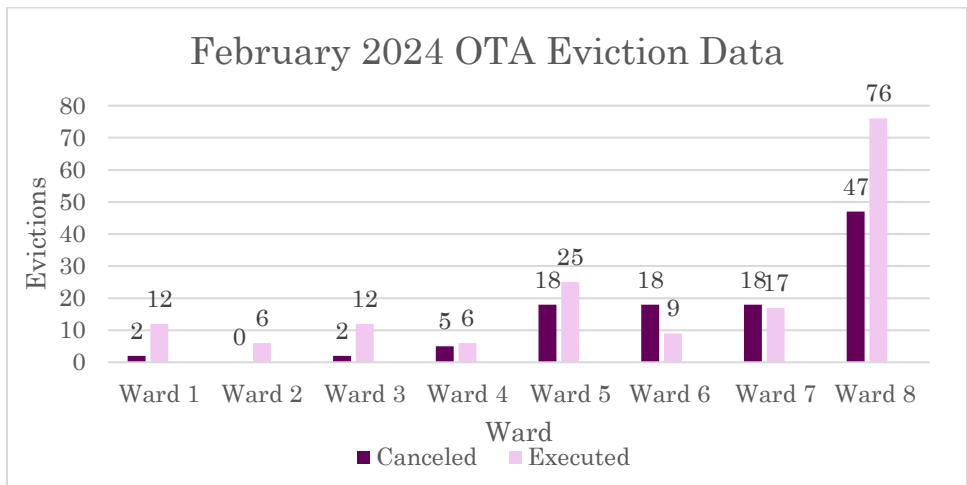
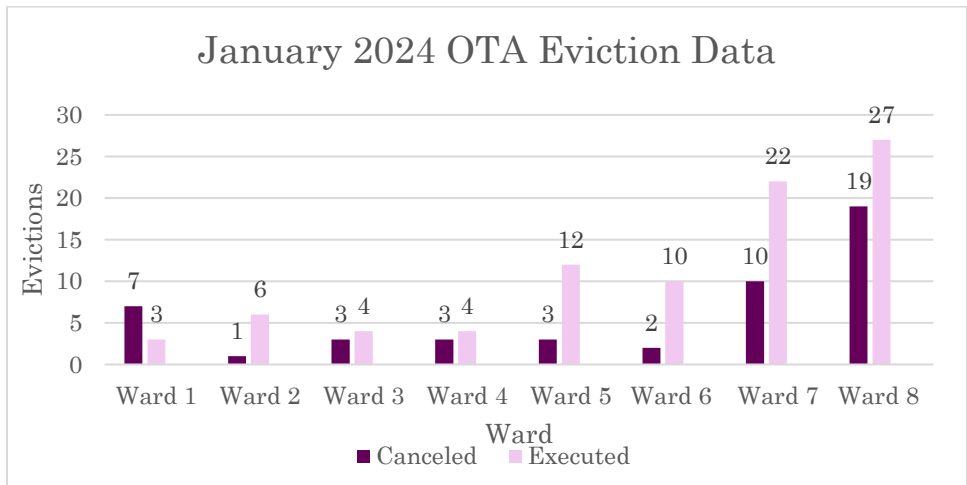
Evictions

OTA provides monthly data to the Committee, which includes eviction data. Evictions have steadily increased and will likely worsen as the weather gets warmer and protections against cold-weather evictions lapse. With the Mayor ending various housing supports without a recovery plan, the extreme lack of affordable housing in the city, and the rising cost of rent, addressing the steadily

²³ OTA Renters Rights 101 Class Schedule 2024, https://ota.dc.gov/sites/default/files/dc/sites/ota/service_content/attachments/Renters%20101%20Class%20Schedule%202024%20Flyer.pdf and Eviction Prevention Class Schedule 2024, https://ota.dc.gov/sites/default/files/dc/sites/ota/service_content/attachments/Renters%20101%20Class%20Schedule%202024%20Flyer.pdf

²⁴ Office of the Tenant Advocate Youtube Channel, https://www.youtube.com/channel/UCcnGNk7o4akCu9dK1AS__Og/videos

rising eviction issue is a problem OTA, and the Committee, will have to continue to grapple with. The eviction data for the past few months that OTA provided is below:



E. HOUSING FINANCE AGENCY (HF0)

SMART GOALS

The DC Housing Finance Agency (DCHFA) identified the following as their top SMART goals during budget oversight:

1. Close \$300M of bond capital by quarter 4 in Fiscal Year 2025.
2. Complete a Single Family Strategic Plan by quarter 1 in Fiscal Year 2025.
3. Establish a mentorship program for emerging developers and launch pre-development fund by quarter 2 in Fiscal Year 2025.

POLICY RECOMMENDATIONS

The Committee recommends that DCHFA implement the following recommendations, which are explained in greater detail in subsequent sections of this chapter:

1. DCHFA should implement the Reverse Mortgage Insurance & Tax Payment Program as soon as possible since it has been authorized to do so through temporary and emergency legislation.
2. DCHFA should evaluate the timeline for reinstating the Mortgage Credit Certificate program and update the Committee on when it is expected to be rolled out.
3. DCHFA should analyze where the delays are in the Home Purchase Assistance Program process and collaborate with DHCD to address the delays. In addition, DCHFA should analyze through their strategic plan how this program can meet the goal of increasing Black homeownership.
4. DCHFA should continue to review the rental delinquency situation and keep the Committee apprised of potential solutions.
5. DCHFA should keep the Committee apprised of the status of the pre-development fund.

AGENCY MISSION AND OVERVIEW

Since 1979, DCHFA has served as an independent corporate body that advances DC's housing priorities.²⁵ The agency was established to address a housing crisis²⁶ that devastated the city by generating funds from private and public sources to increase the supply and lower the cost of funds available for residential mortgages and construction loans, thereby helping alleviate the shortage of adequate housing.²⁷ DCHFA has issued billions of dollars' worth of mortgage revenue bonds and provided homeownership and multi-family rental housing financing for thousands of

²⁵ DC Housing Finance Agency, Pre-Hearing Responses - DCHFA - 02.27.2024.docx at p.1, *available at* <https://lims.dccouncil.gov/Hearings/hearings/239>.

²⁶ See D.C. Official Code § 42–2701.01(a) (“The Council of the District of Columbia hereby finds: that a decline in the number of housing units in the District of Columbia, together with the existing number of substandard dwellings, has produced a critical shortage of adequate housing for low and moderate income families; that this shortage of affordable housing and the inability of residents to obtain appropriate financing compels a substantial number of District residents to live in unsanitary, overcrowded and unsafe conditions and to expend a disproportionate portion of their incomes on housing...”)

²⁷ D.C. Official Code § 42–2701.01(b).

households. In addition, DCHFA operates several programs to help DC residents become homeowners, by offering down payment and closing cost assistance loans. DCHFA also offers financing for the rehabilitation and restoration of aging rental housing, in order for those properties to become a viable option for the community.

DCHFA Board of Directors

By law, the agency is governed by a Board of Directors encompassing 5 DC residents. Two members must have experience in mortgage lending or finance, 2 must have experience in home building, real estate, architecture, or planning, and 1 must represent community or consumer interests. Members are appointed by the Mayor with the consent of the Council. Term limits are defined in § 42–2702.02 of the DC Code. There are no vacancies on the DCHFA Board. Board members remain in holdover status until reappointed or a new member is confirmed. The current Board members are below²⁸:

Name	Term
Stephen Green, Chairman	Term end 6-28-22
Heather Howard	Term end 6-28-23
Bryan Irving	Term end 6-28-23
Stanley Jackson	Term end 6-28-23
Carri Cowan	Term end 6-28-24

OPERATING BUDGET ANALYSIS

DCHFA’s programs are organized into 2 sections: **Multifamily** and **Single Family**.

Multifamily Programs

DCHFA measures the success of these programs by the number of tax-exempt bonds issued, projects closed during a fiscal year, and units delivered.

Multifamily Mortgage Revenue Bond Program (MMRB)

The MMRB program allows DCHFA to issue tax-exempt bonds to fund affordable rental housing developments across DC. Those bond-funded loans can be provided to non-profit, for-profit, and 501(c)(3) developers. Through this program, developers may obtain access to tax-exempt, taxable 501(c)(3) bonds for eligible uses. In return, DC residents attain more affordable housing because the developers are required to either set aside at least 20% of their units for individuals or families earning at or below 50% of the area median income (AMI) or set aside at least 40% of their units for individuals or families earning at or below 60% of AMI adjusted for family size. Essentially, it is low-cost financing in the form of below-market mortgage loans to construct or renovate multifamily properties like:

- Rental housing
- Cooperatives
- Elderly housing
- Assisted-living facilities

²⁸ , Pre-Hearing Responses - DCHFA - 02.27.2024.docx at 12, *available at* <https://lims.dccouncil.gov/Hearings/hearings/239>.

- Transitional housings

When a multifamily housing project secures financing through tax-exempt bonds, it becomes eligible to receive 4% Low Income Housing Tax Credits (LIHTC). The 4% LIHTC program works in conjunction with the MMRB program and is administered with DHCD. The LIHTC program is designed to incentivize the private sector to invest in construction and rehabilitation of housing for low and moderate-income individuals. Generally, investors can claim LIHTCs annually for up to 10 years. But their projects must meet federal requirements for 30 years. DHCD utilizes the Qualified Allocation Plan (QAP), a federally mandated state plan to allocate the allotted credits. DCHFA’s role in the QAP is that it reviews a draft of the QAP and provides proposed revisions focused on the technical aspects of tax-exempt bond issuance and 4% LIHTCs prior to its publication. DCHFA does not create or opine on District housing policy.²⁹

McKinney Act Loan Program

McKinney Act Loans offer short-term bridge loans (about 2 years) that can be used to finance the acquisition, pre-development, construction, or rehabilitation of properties. McKinney Act Loan Program funds can be used for the purposes below as part of programs under either DCHFA’s single family division or its multifamily division:

- Pre-development and development soft costs
- Acquisition
- Construction or rehabilitation
- Down payment and closing cost assistance
- Mortgage interest rate buy down
- Credit enhancement or loan guarantee
- Ancillary or functionally related recreational, health, educational or social services facilities that are integral to housing occupied by very low-income persons and families
- Equity bridge loans
- Other forms of assistance as permitted by the Act

The program requires that the project developers set aside units for households with incomes at or below 50% AMI. In order to do this, a 10-year restricted use covenant, which runs concurrently with the bond and LIHTC affordability covenants is placed on the property. For Fiscal Years 2023 and 2024, DCHFA noted in their pre-hearing responses that there were 4 developers representing Wards 4,5,6, and 8.³⁰ The number of affordable units, by level of affordability and ward, are listed below:

Ward	Income Affordability Level	Units
4	30% AMI	3
	50% AMI	31
5	50% AMI	100
6	30% AMI	23
	50% AMI	73
8	30% AMI	10
	50% AMI	150

²⁹ *Id.*

³⁰ *Id.* at 22.

Concern

Director Donald noted at the budget oversight hearing that rental payment delinquency is currently higher than historical trends. Delinquency is defined as at least 30 days behind in paying rent. When DCHFA reviews delinquency, they look to rent receivables at about 90 days or more. After a survey, DCHFA found that 12% of residents were responsible for 80% of delinquency. When delinquency levels are high, it hinders the operator's ability to pay for important aspects of a dwelling like repairs, security, or staff. DCHFA is working with property managers to structure debt so that neither side is harmed. ***DCHFA should continue to review the rental delinquency situation and keep the Committee apprised of potential solutions.***

Single-Family Programs

DCHFA measures the success of these programs by the dollar value and number of loans processed for DC Open Doors and HPAP.

The Mortgage Credit Certificate (MCC)

The Mortgage Credit Certificate (MCC) allows qualified borrowers the ability to claim a Federal Tax Credit of 20% of the mortgage interest paid each calendar year. DCHFA noted in their performance oversight responses that the MCC program has not restarted due to the bond cap shortage.³¹ ***DCHFA should evaluate the timeline for reinstating the MCC program and update the Committee on when it is expected to be rolled out.***

Reverse Mortgage Insurance & Tax Payment Program (ReMIT)

ReMIT provides financial assistance of up to \$40,000 to senior citizens for due property taxes, property insurance debts, condominium fees, and homeowner association fees that have put the homeowner at risk of foreclosure. This program began as an 18-month pilot program that was extended by a series of emergency and temporary measures. Despite DCHFA being authorized to administer this program, they noted in their performance oversight responses and in their budget oversight responses that there was no programmatic activity in Fiscal Year 2023 or Fiscal Year 2024.³² ***DCHFA should implement the Reverse Mortgage Insurance & Tax Payment Program as soon as possible since it has been authorized to do so through temporary and emergency legislation.***

DC4ME

DC4ME provides DC government employees, who are first time homebuyers, a first trust mortgage at a reduced interest rate. This program is important because it makes affordable homeownership more attainable for low and moderate-income residents in DC. Please find the number of applicants and recipients below:

- Fiscal Year 2023 Applicants – 21 Total Applicants
- Fiscal Year 2023 Recipients – 18 mortgage loans funded in the amount of \$4,869,170.00.

³¹ *Id.* at 12.

³² *Id.* at 19.

- Fiscal Year 2024 Applicants – 4 Total Applicants
- Fiscal Year 2024 Recipients – 4 mortgage loans funded in the amount of \$1,132,950.00.

Home Purchase Assistance Program (HPAP)

HPAP provides gap financing to first-time homebuyers purchasing a home in DC. This gap financing covers down payment assistance and closing cost assistance through a deferred interest free loan. The Secretary of the U.S. Department of Housing and Urban Development determines income limits based on the area median income for DC and the DC metro area. Currently, the first trust loan amount cannot exceed \$1,089,300. DCHFA noted that there were delays in the HPAP administration process that need to be addressed. ***DCHFA should analyze where the delays are in the HPAP process and collaborate with DHCD to address the delays.*** In addition, DCHFA plans to conduct a Single Family Strategic metric-based plan to increase homeownership financing tools for families in DC. ***DCHFA should analyze through their Single-Family Strategic Plan how this program can meet the goal of increasing Black homeownership.*** Please find the amount of HPAP funded loans below:

HPAP-Funded Loans, Fiscal Year 2023³³		
Fiscal Year 2023 Month	HPAP Closed Loans	HPAP Funded Amount
January 2023	21	\$3,161,292.00
February 2023	39	\$5,835,584.00
March 2023	33	\$4,377,295.00
April 2023	29	\$3,930,819.00
May 2023	21	\$3,199,552.00
June 2023	38	\$5,438,195.00
July 2023	37	\$5,087,556.00
August 2023	26	\$4,185,714.00
September 2023	7	\$1,076,923.00
October 2022	15	1,776,450.00
November 2022	19	\$2,848,570.00
December 2022	19	\$2,572,038.00
Total:	304	\$43,489,988.00

HPAP-Funded Loans Fiscal Year 24³⁴		
Fiscal Year 2024 Month	HPAP Closed Loans	HPAP Funded Amount
October 2023	7	\$1,134,043.00
November 2023	37	\$4,331,904.00
December 2023	29	\$3,082,366.00
Total:	73	\$8,548,313.00

³³ *Id.* at 18.

³⁴ *Id.* at 19.

DC Open Doors

This program offers deferred repayable loans also known as Down Payment Assistance Loans (DPAL) and first trust mortgages to first time or repeat buyers. This program bridges the financial gap for purchasing a home by offering purchase loans, down payment, and closing cost assistance. Please find the number of applicants and recipients below:

First trust mortgage applicants and recipients³⁵:

- Fiscal Year 2023 Applicants – 138 Total Applicants
- Fiscal Year 2023 Recipients – 110 mortgage loans funded in the amount of \$26,095,649.00.
- Fiscal Year 2024 Applicants – 21 Total Applicants
- Fiscal Year 2024 Recipients – 17 mortgage loans funded in the amount of \$4,833,513.00

Down Payment Assistance Loans total dollar amount:

- DPAL Fiscal Year 23: 28 DPAL totaling \$294,889.00
- DPAL Fiscal Year 24: 4 DPAL totaling \$49,410.00

Housing Investment Platform (HIP) Single Family

DCHFA collaborates with developers to finance single-family development projects, such as townhomes and condominiums. HIP alleviates the upfront financial burdens faced by developers by providing investment capital in exchange for a lower preferred return threshold. A preferred return is a term often used in private equity and real estate investing to describe the profit an investor will receive from a project. This strategic approach enables the creation of for-sale housing units tailored to residents with household incomes ranging from 80% to 120% AMI. DCHFA shared in the pre-hearing responses that to date, HIP has invested in 6 different urban infill projects creating a pipeline of 79 single family homeownership opportunities. To date, 30 units have been completed and sold to homebuyers. Another 22 units are scheduled for delivery in Fiscal Year 2024. The remaining 27 units are currently in pre-construction or early development and will be delivered in Fiscal Year 2025. Currently, the HIP team is working on securing additional land and identifying additional development partners to increase the affordable homeownership pipeline. The biggest roadblock for HIP is the availability and acquisition of publicly owned land and/or privately owned land.

Mentorship Program for Emerging Developers

DCHFA plans to establish a mentorship program for emerging developers and launch a pre-development fund by quarter 2 in Fiscal Year 2025. The mentorship program and pre-development fund will work in tandem. Ultimately, the goal is to create more sustainable housing while also supporting less experienced development businesses. The Board is currently working to ratify and approve the pre-development fund. ***DCHFA should keep the Committee apprised of the status of the pre-development fund.***

³⁵ *Id.* at 15.

SMART GOALS³⁶

The Department of Housing and Community Development (DHCD) identified the following as their top SMART goals during budget oversight:

1. By the end of calendar year 2025, deliver 1,500 new affordable units to maintain the Department of Housing and Community Development's (DHCD) contribution toward the Mayor's goal of 12,000 net new affordable units by 2025.
2. Within Fiscal Year 2024, preserve 735 units of affordable housing through extending existing covenants using HPTF or other long-term capital sources (450 units)³⁷, repairs and rehabilitations via the Small Buildings Program (60 units), affordable housing acquisition (100 units), vacant property disposition (25 units), and repairs via the Single Family Residential Rehabilitation Program (100 units).
3. Within Fiscal Year 2024, promote neighborhood stabilization by preventing 50 evictions or foreclosures via housing counseling, supporting 100 small business clients with technical assistance, supporting 7% of those small businesses in securing financing, and creating 250 jobs through those same small businesses.

POLICY RECOMMENDATIONS

The Committee recommends that DHCD implement the following recommendations, which are explained in greater detail in subsequent sections of this chapter³⁸:

1. DHCD should continue assessing and improving its communication and planning around its public events and hearings to maximize public engagement.
2. DHCD should provide the Committee with periodic updates on the rent control database in anticipation of a fall 2024 launch.
3. DHCD should establish consistent internal feedback mechanisms and encourage professional development opportunities, including trainings on management and managing up, to improve staff retention.

³⁶ At its budget oversight hearing, DHCD Director Colleen Green provided working SMART goals in response to questions from Committee Chairperson Robert White. Agency leadership followed up after the hearing to refine those goals. The goals listed in this report reflect the agency's updates.

³⁷ DHCD shared 2 goals with 450 units each: One for 450 net new affordable units funded through Housing Preservation Fund (HPF) covenants, and one for 450 units with existing affordability covenants preserved using HPTF or other long-term capital sources. The Committee's understanding is that because units created using HPF covenants are counted as newly produced units, which would fall under DHCD's first SMART goal and which will be explained further in this chapter, DHCD's second goal is for 450 preserved units total, and the 450 new units portion fits within DHCD's first goal of 1,500 new units produced.

³⁸ The Committee included additional policy recommendations for the Housing Production Trust Fund (HPTF) in the HPTF chapter of this report.

4. DHCD should improve communication with residents by creating or updating internal guidelines that set clear expectations around response times and the frequency of providing program participants with status updates.
5. DHCD should immediately create a clear and transparent method of winding down the Homeowner Assistance Fund program.
6. DHCD and the Administration should count naturally occurring affordable housing units that receive dedicated affordability covenants as preserved affordable units, not newly produced affordable units.
7. DHCD should continue to support efforts to preserve affordable housing through funding sources other than just the Housing Production Trust Fund.
8. DHCD should maintain and strengthen the support it provides through its community-based organization network and its Housing Resource Center.
9. DHCD should implement the proposed updates to the Home Purchase Assistance Program in the Budget Support Act to improve transparency for first time homebuyers.
10. DHCD should provide the Committee with updates on job creation progress during performance oversight for Fiscal Year 2024 to determine the efficacy of DHCD’s job creation approach, including the categories of jobs created, neighborhoods in which the jobs were created, education and eligibility requirements for the jobs created, salary and benefits information for the jobs created, and any partner agencies who supported the job creation efforts.

AGENCY MISSION AND OVERVIEW

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.”³⁹ Led by Director Colleen Green, DHCD is responsible for administering the Housing Production Trust Fund (HPTF). HPTF has 2 chapters in the budget and is discussed further in the Housing Production Trust Fund and Housing Production Trust Fund Subsidy chapters of this report.

DHCD operates through 8 divisions:

1. *Development Finance Division (DFD)* – Plays a prominent role in housing production and preservation and is the main division responsible for Housing Production Trust Fund (HPTF) spending. Responsibilities include:
 - a. Providing competitive Request for Proposal (RFP) processes for the production and preservation of rental, ownership, and community facility developments in the District;
 - b. Providing debt service payments to the U.S. Department of Housing and Urban Development (HUD) for development loans borrowed under the Section 108 program;
 - c. Providing incentives to homeowners to create accessory dwelling units; and

³⁹ “Pre-Hearing Responses – DHCD – 02.09.2024.pdf” at 2, available at <https://lims.dccouncil.gov/Hearings/hearings/237>.

- d. Providing project-based Local Rent Supplement subsidies.
2. *Residential and Community Services Division (RCSD)* – Provides funding for programs focused on household-level housing needs and neighborhood revitalization. Responsibilities include:
 - a. Funding community-based organizations (CBOs) that provide housing counseling services and small business technical assistance (SBTA);
 - b. Administering down payment and closing cost assistance to prospective homeowners through the Home Purchase Assistance Program (HPAP) and the Employer Assistance Housing Program (EAHP); and
 - c. Financing loans for home repairs through the Single Family Residential Rehabilitation Program (SFRRP).
 3. *Property Acquisition and Disposition Division (PADD)* – Encourages property owners to rehabilitate or occupy vacant or abandoned residential property, then acquires properties for disposition to be rehabilitated into affordable and market-rate for-sale housing.
 4. *Portfolio and Asset Management Division (PAMD)* – Conducts portfolio management and oversight of loans to DHCD and manages the allocation of the Low Income Housing Tax Credit (LIHTC) Program.
 5. *Program Monitoring Division (PMD)* – Responsible for conducting oversight over DHCD projects and funding recipients, including those receiving federal HOME Investments Partnership Program (HOME) and Community Development Block Grant Program (CDBG) funding, through contract compliance, quality assurance, and compliance monitoring.
 6. *Housing Regulation Administration (HRA)* – Administers residential housing regulations related to condominium and cooperative conversions, rent adjustments, licensing, and other matters. Responsibilities include:
 - a. Administering the Tenant Opportunity to Purchase Act (TOPA), regulates conversions of properties to condominiums or cooperatives, and administers the structural warranty claim program through the Rental Conversion and Sales Division (CASD);
 - b. Managing the Housing Resource Center for landlords, tenants, and the general public;
 - c. Monitoring and enforcing compliance with Affordable Dwelling Units, and administering the Inclusionary Zoning Program; and
 - d. Administering the District’s Rent Stabilization Program (rent control), including registering and licensing rental housing, administering rent adjustment procedures, processing landlord and tenant petitions, providing conciliation services, and acting as a repository for notices to vacate and all rental property records through the Rental Accommodations Division (RAD).
 7. *Agency Management* – Provides administrative support to DHCD.
 8. *Agency Financial Operations* – Provides financial management services for DHCD.

OPERATING BUDGET ANALYSIS

The Mayor proposed a 14.5% reduction to DHCD's budget for Fiscal Year 2025, including cuts to housing counseling services, general communications, IT, and the acquisition and critical repairs fund. The proposal includes one-time additional funding of \$11.1 million for the Home Purchase Assistance Program (HPAP), for a total of \$29.2 million⁴⁰, and \$1 million for relatively new Heirs Legal Property services. The Mayor also proposed a 41% reduction to the Housing Production Trust Fund (HPTF) and a 100% reduction to the HPTF Subsidy. These changes to HPTF funding are discussed in this chapter and in the HPTF chapter of this report.

Last year in this Committee's Budget Report for Fiscal Year 2024⁴¹, the Committee recommended that DHCD improve public participation in DHCD's public hearings through greater accessibility, better support housing preservation efforts, plan for continued foreclosure protections once Homeowner Assistance Fund funding is depleted, provide a status update on the First Right Purchase Program (FRPP) for Tenant Opportunity to Purchase Act (TOPA) transactions, and complete the rent control clearinghouse database. This year's DHCD chapter provides status updates on those recommendations and includes additional policy recommendations related to topics on which Committee Chairman Robert White focused during performance and budget oversight, including staff retention, engagement with DHCD's program participants, and implementation of the agency's goals.

Status Update on Committee Recommendations for Fiscal Year 2024

Below is a status update on each of the recommendations the Committee made to DHCD in last year's Committee Budget Report:

Public Participation in DHCD Hearings

This Committee continued to attend publicly noticed DHCD public hearings and meetings throughout 2023 and 2024, to date, and to work with DHCD to make their events more accessible. DHCD incorporated several of the Committee's recommendations, which has led to increased participation. These changes include conducting outreach ahead of public hearings on social media and through listservs and making the meeting platforms less restrictive so participants can engage with DHCD staff in real time. For example, over 80 participants attended the February 1, 2024, HPTF Advisory Board meeting via the Zoom platform. DHCD had sent out an email the day of the event with a link to the meeting and used the Zoom platform instead of WebEx. DHCD also allowed participants to write comments and questions in the chat, and DHCD staff replied to participants in real time.

The Committee also notes additional areas for improvement. As one example, several of the 80+ participants at the February 1, 2024, HPTF Advisory Board meeting asked questions about vouchers and matters unrelated to the HPTF Advisory Board. DHCD shared with this Committee that they would assess how to encourage participation while clarifying the purpose of the meetings so that attendees can make informed decisions about in which spaces they would like to spend their time. As a second example, at its first of 2 hearings on the 2023 Consolidated Annual Performance

⁴⁰ This Committee, through recurring funding from the Committee on Business and Economic Development, is proposing to increase this number further by \$2 million for a total of \$31.2 million in HPAP funding.

⁴¹ The Committee's Fiscal Year 2024 Budget Report is available online at https://lims.dccouncil.gov/downloads/LIMS/52615/Committee_Report/B25-0203-Committee_Report3.pdf?Id=162359.

and Evaluation Report (CAPER) in December 2023, DHCD changed from an in-person venue to a virtual venue on the day of the event, and no public witnesses attended. ***DHCD should continue assessing and improving its communication and planning around its public events and hearings to maximize public engagement.***

Support Housing Preservation Efforts

The Committee recommended DHCD consider using funds outside of HPTF to support preservation projects. Preservation remains a key focus of this Committee, and DHCD leadership has indicated preservation is a focus of the agency, as reflected in their preservation SMART goal. This will be discussed more later in this chapter.

Plan for Foreclosure Protections for After Homeowner Assistance Fund (HAF) Funding is Depleted

At its budget oversight hearing, DHCD confirmed that the HAF program is winding down: DHCD HAF staff shared there is about \$6 million left in the \$50 million program to support homeowners with mortgages and utility costs.⁴² In its performance oversight responses for this year, DHCD said that it “does not currently have plans to continue the HAF program with other funds,” which DHCD staff confirmed again at the budget oversight hearing.⁴³ DHCD has said it will continue to support foreclosure prevention through housing counseling services – though the Mayor’s proposed budget plans to significantly cut housing counseling services. This will be discussed more later in this chapter.

Provide a Status Update on the First Right Purchase Program (FRPP)⁴⁴ for Tenant Opportunity to Purchase Act (TOPA) Transactions

In its performance oversight responses for this year, DHCD indicated it would not be specifically using FRPP because “[e]ligible uses of the First Right Purchase Program are covered by other DHCD programs,” including the Housing Preservation Fund, the Ornamenta Newsome Predevelopment Loan Fund, and Housing Production Trust Fund funding.⁴⁵ At the budget oversight hearing for DHCD, the Committee heard from public witnesses who supported DHCD funding FRPP again and stating FRPP should be separate from the Housing Preservation Fund.⁴⁶

⁴² DHCD stated, and the Council Budget Office confirmed, that about \$43.1 million out of the \$50 million was allocated as program funding, while the remaining amount is to cover administrative costs.

⁴³ “Pre-Hearing Responses – DHCD – 02.09.2024.pdf” at 31 (Question 64), *available at* <https://lims.dccouncil.gov/Hearings/hearings/237>.

⁴⁴ See Jenny Reed, “DC’s First Right Purchase Program Helps to Preserve Affordable Housing and Is One of DC’s Key Anti-Displacement Tools,” Sept. 24, 2013, *available at* https://www.dcfpi.org/wp-content/uploads/2013/09/9-24-13-First_Right_Purchase_Paper-Final.pdf (providing background on FRPP).

⁴⁵ “Pre-Hearing Responses – DHCD – 02.09.2024.pdf” at 44 (Question 98), *available at* <https://lims.dccouncil.gov/Hearings/hearings/237>.

⁴⁶ See, e.g., Awad Bilal, Testimony for the DHCD Budget Oversight Hearing, April 22, 2024, *available at* <https://www.youtube.com/watch?v=rCigrxysYxQ&t=19728s> (statement at 3:14:01); Vic Goncalves, Testimony for the DHCD Budget Oversight Hearing, April 22, 2024, *available at* <https://lims.dccouncil.gov/Hearings/hearings/317>.

Complete the Rent Control Clearinghouse Database by the end of Fiscal Year 2023 and Alert the Committee of Any Resource Constraints

Following last year's budget season, Committee Chairperson Robert White convened check-ins with leadership from DHCD, the Office of the Tenant Advocate (OTA), and the Department of Buildings (DOB) to better understand the delays in completing the database and to determine a resolution. In the fall of 2023, the rent control database came under a stop work order from the Office of Contracting and Procurement (OCP), who was auditing the work product completed so far and ensuring the contracted parties were meeting their deliverables. At this year's DHCD budget oversight hearing, Rent Administrator Lauren Pair, one of the leads on the project within DHCD, provided updated context, stating the stop work order has been lifted, DHCD has made adjustments to make the database function more effectively, and the goal is for a public launch at the start of Fiscal Year 2025.⁴⁷ This new timeline is a year later than the Committee's initial recommendation and several years after the January 2020 and September 30, 2020, statutory deadlines.⁴⁸ The Committee will continue to monitor the project, and ***DHCD should provide the Committee with periodic updates on the rent control database in anticipation of a fall 2024 launch.***

Staff Retention

DHCD has lost a significant number of senior leadership and other staff over the past year. By the time of its performance oversight hearing, DHCD's vacancy rate had more than doubled from last year, from 6% to 14%, and there were 25 vacant positions out of 174 positions in the agency. The Committee has begun to hear concerns about the impact of vacancies on the agency's ability to complete its work, particularly related to affordable housing development and financing. To achieve their goals and best serve DC residents, agencies need cultures that foster respect, collaboration, innovation, responsiveness, supported autonomy, and opportunities for professional growth. Accordingly, ***DHCD should establish consistent internal feedback mechanisms and encourage professional development opportunities, including trainings on management and managing up, to improve staff retention.***

Engagement and Communication with DHCD Program Participants

Over the past year, residents participating in several DHCD programs reached out to this Committee because they had not received timely, or any, responses from DHCD or DHCD program administrators. The Committee received the most consistent outreach from residents in the Home Purchase Assistance Program (HPAP) and the Homeowner Assistance Fund (HAF). The Committee also received outreach from condominium and cooperative owners navigating shared ownership dynamics within their buildings and from neighborhood groups asking questions about pending developments to which DHCD had not replied. When the Committee shared resident requests with the agency, the agency would routinely reply, but this need for additional outreach to the Committee highlighted communication gaps and room for improvement in DHCD's customer service approach. While the Mayor proposed to slightly reduce DHCD's communication budget, the Committee believes DHCD can adjust its practices within the proposed resources to achieve greater customer service by setting clear expectations and guidelines across the agency and with its program

⁴⁷ See also "Pre-Hearing Responses – DHCD – 02.09.2024.pdf" at 48 (Question 114), available at <https://lims.dccouncil.gov/Hearings/hearings/237> (listing an earlier timeframe than the more recent update at the budget hearing, as well as detailed background on the project's process).

⁴⁸ See section 203c of the *Rental Housing Act of 1985*, effective July 17, 1985 (D.C. Law 6-10, § 203(c); D.C. Official Code § 42-3502.03c).

administrators.⁴⁹ *DHCD should improve communication with residents by creating or updating internal guidelines that set clear expectations around response times and the frequency of providing program participants with status updates. DHCD should also immediately create a clear and transparent method of winding down the HAF program.*

Affordable Housing Production

DHCD SMART Goal: By the end of calendar year 2025, deliver 1,500 new affordable units to maintain DHCD's contribution toward the Mayor's goal of 12,000 net new affordable units by 2025.

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing that costs less than 30% of a household's income.⁵⁰ This means housing is deemed affordable based on what a person can pay for their home while still having enough money for other things; affordability is not solely based on the cost of the unit itself. If a household pays more than 30% of their income on housing, they are considered cost burdened.⁵¹

In the District, the Administration defines 2 types of affordable housing: (1) dedicated affordable housing, which is both income- and rent-restricted through government subsidies, and (2) naturally occurring affordable housing, which is neither restricted nor subsidized but is still affordable to low-income households based on the lower market value of the housing.⁵²

In 2019, Mayor Bowser issued an order directing the Office of Planning (OP) and sister housing agencies, including DHCD, to create 36,000 new residential units by 2025.⁵³ The order states that at least 12,000, or one third, of those new residential units must be affordable to low-income households, and the District must preserve "an additional 6,000 affordable housing units" – making the total 42,000 produced and preserved units – in order to meet the city's affordable housing needs.⁵⁴ Related to preservation, the order requires DHCD to implement the Housing Preservation Strike Force's mandates and to further its own preservation program and plans.⁵⁵

⁴⁹ The Mayor's proposal reduces DHCD's communication budget by \$67,000 for a total of \$333,000.

⁵⁰ See, e.g., HUD, "Barriers to Affordable Housing," March 7, 2024, https://www.hud.gov/program_offices/comm_planning/affordable_housing_barriers ("Housing that is affordable is generally defined as housing a household can afford spending no more than 30% of their income.")

⁵¹ Also referred to as rent burdened for renters.

⁵² See, e.g., DHCD and Office of Planning, "Housing Equity Report: Creating Goals for Areas of Our City" at 2, October 2019, available at <https://planning.dc.gov/sites/default/files/dc/sites/housingdc/publication/attachments/Housing%20Equity%20Report.pdf>.

⁵³ Mayor Muriel Bowser, Mayor's Order 2019-036 at 2, May 10, 2019, available at https://planning.dc.gov/sites/default/files/dc/sites/op/page_content/attachments/2019-036%20Housing%20Initiative%20%285.9%29.pdf.

⁵⁴ Mayor Muriel Bowser, Mayor's Order 2019-036 at 2, May 10, 2019, available at https://planning.dc.gov/sites/default/files/dc/sites/op/page_content/attachments/2019-036%20Housing%20Initiative%20%285.9%29.pdf.

⁵⁵ See District of Columbia Housing Preservation Strike Force Final Report, Nov. 9, 2016, available at <https://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/publication/attachments/Strike%20Force%20Report%20Final%2011-9.pdf>.

Three years into the order, the Administration changed the way it defined new affordable units – which also changed the finish line and, ultimately, the prospects of newly constructed housing for low-income households earning less than 80% of the Median Family Income (MFI).

On September 6, 2022, the Deputy Mayor for Planning and Economic Development (DMPED) issued a notice stating that new affordable units would now be defined as “either building new, dedicated affordable units (“New Affordable Production”) *or* establishing affordability covenants on existing housing units that do not currently have affordability covenants (“Newly Covenanted Existing”).”⁵⁶ The notice specifies that “newly covenanted existing units” includes both naturally occurring affordable housing units that are already affordable to low-income residents, but do not limit the income of the occupant, and units that are not currently affordable to low-income residents. DMPED said it made this adjustment to align with recommendations in DHCD and OP’s Housing Equity Report.⁵⁷

By making this definitional change, the count of affordable units immediately rose by over 1,500 units.⁵⁸ However, based on DMPED’s explanation of the new definition, some of those units were already naturally affordable. Adding the covenant created an assurance that only people with lower incomes could live in those units moving forward, but the main purpose was to protect the affordability of the rents so they would not become unaffordable in the future. Because DHCD’s first SMART goal on affordable housing production is based on DMPED’s 2022 definition, the Committee is including this explanation.

The Committee agrees with the strategy to create more dedicated affordable housing using covenants. The Committee disagrees, however, that placing a covenant on a naturally occurring affordable housing unit creates a new affordable housing unit. Rather, the Committee views this as preserving existing affordability. Incorporating “newly covenanted existing units” into the “new affordable unit” definition inflates the Mayor’s 12,000 new unit goal and undercounts the 6,000 preserved unit goal. This makes the numbers less intuitive and straightforward to the public. It presents a narrative that the new high rises they see going up includes more new affordable units, though many of those newly covenanted units may be in places where lower income neighbors are already living and where another lower income person could live again in the future. That creates continuity of affordability and anti-displacement, but it is not producing more net affordability. ***DHCD and the Administration should count naturally occurring affordable housing units that receive dedicated affordability covenants as preserved affordable units, not newly produced affordable units.***

DHCD’s first SMART goal is to deliver 1,500 of the remaining 3,000 affordable units needed to reach the Mayor’s goal of 12,000 new affordable units by 2025. The District’s main funding source for producing new affordable housing units is the Housing Production Trust Fund (HPTF), though, as stated above, DHCD also counts units with covenants placed on them as newly produced units,

⁵⁶ DMPED, “36,000 By 2025 Dashboard Update” at 5, Sept. 6, 2022, *available at* https://open.dc.gov/36000by2025/new_36k_12k_dashboard_interested_parties_memo_clean.pdf (emphasis added). *See also* DMPED, “DMPED 36,000 by 2025 Dashboard,” <https://open.dc.gov/36000by2025/>.

⁵⁷ *See* DHCD and OP, “Housing Equity Report: Creating Goals for Areas of Our City” at 3, October 2019, *available at* <https://planning.dc.gov/sites/default/files/dc/sites/housingdc/publication/attachments/Housing%20Equity%20Report.pdf>.

⁵⁸ *See* DMPED, “36,000 By 2025 Dashboard Update” at 2, Sept. 6, 2022, *available at* https://open.dc.gov/36000by2025/new_36k_12k_dashboard_interested_parties_memo_clean.pdf (emphasis added).

and those covenants may also be funded using Housing Preservation Fund (HPF) dollars. For Fiscal Year 2025, the Mayor proposed to reduce HPTF funding by \$41 million for a total of \$59 million. Because of the timing of funding versus when projects become available, the 1,500 units meant to come online by the end of 2025 may already have funding obligated from HPTF dollars from the current or prior fiscal years, and the proposed reduction may not impact the ability of DHCD to achieve this goal.

Affordable Housing Preservation

DHCD SMART Goal: Within Fiscal Year 2024, preserve 735 units of affordable housing through extending existing covenants using HPTF or other long-term capital sources (450 units), repairs and rehabilitations via the Small Buildings Program (60 units), affordable housing acquisition (100 units), vacant property disposition (25 units), and repairs via the Single Family Residential Rehabilitation Program (100 units).

As noted in last year’s Committee Budget Report, the Housing Preservation Fund (HPF) and HPTF are both used to support affordable housing preservation, but each fund serves a distinct function: HPF provides short-term loans for bridge and acquisition financing, while HPTF dollars can be used for permanent financing. The amounts for each fund are also different. For Fiscal Year 2025, the Mayor proposed \$59 million in HPTF funding but \$0 in new HPF funding.

During its budget oversight hearing, DHCD Director Green said she is confident the funding remaining out of the \$184 million⁵⁹ leveraged in HPF dollars will support DHCD’s housing preservation goal of placing HPF covenants on 450 units. However, as explained in the previous section on affordable housing production and in a footnote earlier in this chapter that articulates the Committee’s understanding of DHCD’s second goal on preservation, the HPF covenants would not contribute to preservation but rather to new housing production. The funding sources needed to meet DHCD’s 450-unit preservation goal must be long-term, such as from the HPTF or other long-term capital sources. Because funding for projects coming online during Fiscal Year 2024 is from prior fiscal years, DHCD may be able to meet its 450-unit goal, and the Committee looks forward to a status update from DHCD this fall.

DHCD has several other programs designed to support anti-displacement and maintenance efforts, including the Small Buildings and Single Family Residential Rehabilitation programs. HPF money may also be used for critical repairs and environmental remediation,⁶⁰ and the Committee added funding to the HPF budget for Fiscal Year 2025 to contribute to those efforts. Additionally, DHCD included housing acquisition and vacant property disposition as part of its preservation strategy. While the Committee appreciates these initiatives and believes DHCD may have the funding available in the current fiscal year to meet its goals, it remains concerned about DHCD’s

⁵⁹ “Since the creation of the [Housing Preservation Fund], fund managers have leveraged \$46 million of public funds to create a lending pool of \$184 million. The fund managers have deployed \$166 million for 36 loans, which has resulted in the preservation of 2500 units affordable at 80 percent median family income or below.” Eliana Golding, Testimony for the DHCD Performance Oversight Hearing, Feb. 15, 2024, *available at* <https://lims.dccouncil.gov/Hearings/hearings/237> and <https://www.dcfpi.org/all/dc-council-must-prioritize-displacement-prevention-and-affordable-housing-preservation/>.

⁶⁰ See “Pre-Hearing Responses – DHCD – 02.09.2024.pdf” at 25 (Question 59), *available at* <https://lims.dccouncil.gov/Hearings/hearings/237> (“Eligible loan types for HPF include acquisition, predevelopment, environmental remediation, critical repairs, earnest money deposits, and other housing preservation activities.”)

future plans for preservation. In its most recent Consolidated Request for Proposal (RFP),⁶¹ DHCD selected 3 preservation projects for funding, one of which is for replacing private units within the DC Housing Authority's (DCHA) portfolio.⁶² The unit count for these 3 preservation projects is 179. These units may not come online until 2026 or later. It is possible that DHCD will issue another RFP this summer and select more units on a similar timeframe, but a reduction to HPTF dollars could impact DHCD's ability to fund projects in need of preservation and rehabilitation down the pipe. Similarly, the Mayor proposed to cut the Acquisition/Critical Repairs fund entirely for Fiscal Year 2025. While HPTF money can also be used for acquisition purposes, as seen in 3 of the 7 selected projects from the most recent Consolidated RFP, the Mayor's reduction to HPTF means fewer dollars can be used for even more initiatives. The Committee and DHCD agree on the importance of preservation. Because of the reduction in funding to the HPTF, the Committee reaffirms its recommendation on preservation from last year: ***DHCD should continue to support efforts to preserve affordable housing through funding sources other than just the Housing Production Trust Fund.***

Neighborhood Stabilization

DHCD SMART Goal: Within Fiscal Year 2024, promote neighborhood stabilization by preventing 50 evictions or foreclosures via housing counseling, supporting 100 small business clients with technical assistance, supporting 7% of those small businesses in securing financing, and creating 250 jobs through those same small businesses.

DHCD relies on a network of community-based organizations (CBOs) to provide advice and support to residents navigating various housing matters. In its performance oversight responses, DHCD stated there are currently 12 CBO partners serving residents in all 8 wards, and at least one of the partners provides support for each of the following: homeownership opportunities, using a voucher to purchase a home, improving credit, finding rental opportunities, housing providers/landlords who need assistance with tenants, challenges with condominium associations or cooperative boards, questions about administrative tasks within condominiums or cooperatives, and TOPA.⁶³ DHCD also has its own Housing Resource Center within DHCD's building that provides housing counseling support. At its budget hearing and in performance responses, DHCD confirmed that each of the 12 CBOs receives Community Development Block Grant (CDBG) federal funding. The Mayor's proposed budget reduces funding for these services by about one third, or about \$4.8 million, for a total of \$9.5 million. At the same time, the Mayor's budget proposes an increase to the Home Purchase Assistance Program (HPAP) and to the Heirs Property Program.

The Committee is concerned that a reduction in housing counseling services would result in a loss of support for renters, housing providers, homeowners, and prospective homeowners, and believes it would reduce DHCD's ability to achieve its goal of stabilizing neighborhoods through preventing evictions and foreclosures. The Committee is also concerned about the impact on customer service due to a reduction of this size. For HPAP, proposed increases to the budget, including additional funding from the Committee on Business and Economic Development for HPAP

⁶¹ DHCD, "RC25-0178, the Housing Production Trust Fund 2023 Consolidated Request for Proposals Selection Report," April 10, 2024, available at <https://lims.dccouncil.gov/Legislation/RC25-0178>.

⁶² DMPED's 2022 notice speaks to how to count public housing replacement units, but this scenario is different because it is redeveloping private units that have DCHA subsidies attached to them. See DMPED, "36,000 By 2025 Dashboard Update" at 3, Sept. 6, 2022, available at https://open.dc.gov/36000by2025/new_36k_12k_dashboard_interested_parties_memo_clean.pdf.

⁶³ "Pre-Hearing Responses – DHCD – 02.09.2024.pdf" at 50 (Question 116), available at <https://lims.dccouncil.gov/Hearings/hearings/237>.

and the Employer Assisted Housing Program (EAHP), are beneficial for supporting more first-time buyers with ownership⁶⁴, but the increase may also mean a greater need for available counselors to assist buyers with the HPAP and EHAP processes. Similarly, with the pending depletion of HAF funds, DHCD's proposed alternative is to provide housing counseling that may lead to other foreclosure prevention measures. If less housing counseling funding results in less capacity, this may be the perfect storm against existing homeowners and could lead to housing loss and displacement. The Committee was able to restore some of the cut funding, with the support of the Committee on Business and Economic Development. ***DHCD should maintain and strengthen the support it provides through its CBO network and its Housing Resource Center. DHCD should also implement the proposed updates to HPAP in the Budget Support Act to improve transparency for first-time homebuyers.***

DHCD also seeks to continue its investments in small business programming, with a goal of producing 250 jobs in targeted areas in Fiscal Year 2024 via its Small Business Technical Assistance (SBTA) programs. At DHCD's performance oversight hearing, the Committee heard from several SBTA participants and support staff, citing the program's success in helping grow small businesses.⁶⁵ At its budget oversight hearing, DHCD leadership shared that in the past 4 years, DHCD has helped create 5,000 jobs. When Chairperson Robert White asked why DHCD's goal for this year is vastly lower than the 1,250 average annual jobs created through small business programs in recent years, Director Green indicated that needs are different now, there is less money, and DHCD is focused on job creation in targeted areas rather than citywide. The Committee appreciates this specific and focused approach for this fiscal year and would like to monitor the efficacy of this strategy. ***DHCD should provide the Committee with updates on job creation progress during performance oversight for Fiscal Year 2024 to determine the efficacy of DHCD's job creation approach, including the categories of jobs created, neighborhoods in which the jobs were created, education and eligibility requirements for the jobs created, salary and benefits information for the jobs created, and any partner agencies who supported the job creation efforts.***

⁶⁴ Several public witnesses testified in support of this increase to HPAP funding, including Brandon Scott and Angelica Rufino. Their statements are available at <https://lims.dccouncil.gov/Hearings/hearings/317>.

⁶⁵ For example, see testimonies from Evette Banfield, Ouley Beye, Aris Compres, Christa Joyner, Eric Lin, and Vincent Renner, available at <https://lims.dccouncil.gov/Hearings/hearings/237>.

SMART GOALS

The Housing Production Trust Fund (HPTF) is not a standalone agency and therefore does not have its own goals. As the administrator of HPTF, The Department of Housing and Community Development's (DHCD) goals apply to this chapter.

POLICY RECOMMENDATIONS

The Committee recommends that DHCD, as the administrator of HPTF, implement the following recommendations, which are explained in greater detail in subsequent sections of this chapter, as well as the recommendations in the DHCD chapter of this report:

1. The Mayor should comply with the statutory mandate to timely submit to the Council the annual report on HPTF spending, and the HPTF spending levels should comply with the statutory mandates.
2. DHCD should increase transparency in the Consolidated Request for Proposals selection process by considering publicizing all applications and, if determined most appropriate while still allowing for transparency, redacting identifiable information to make applications anonymous.
3. DHCD should work with projects selected through the 2023 Consolidated RFP to track the outcomes of the projects' Resident Services Plans and to then share lessons learned with DHCD's community-based organization partners and sister agencies, including the Office of the Tenant Advocate and the Department of Human Services.
4. DHCD should consider institutionalizing the practice of dedicating a certain percentage of long-term financing dollars, including from the HPTF, to preservation projects.
5. DHCD should work with MOTA to select applicants and submit to the Council appointment resolutions for all vacant HPTF Advisory Board seats by September 15, 2024, for Council review prior to the end of Council Period 25.

AGENCY MISSION AND OVERVIEW

The HPTF, administered by DHCD, states its mission "is to provide financial assistance to a variety of affordable housing programs and opportunities across the District of Columbia . . . [by funding] initiatives to build affordable rental housing, preserve expiring federally assisted housing, and help provide affordable homeownership opportunities for low-income families."⁶⁶

The HPTF is the District's primary tool for funding affordable housing projects through 4 activities:

⁶⁶ Mayor Muriel Bowser, "FY 2025 Proposed Budget and Financial Plan, Volume 4" at 360, April 3, 2024, available at <https://app.box.com/s/s5zt9krml3wnhnexaldged0mu89ylc2v>. Please note that this link may not be available after the Office of the Chief Financial Officer publishes a final budget for Fiscal Year 2025. However, the information will remain available in printed copies of the initial proposal.

1. Affordable Housing Project Financing – Administers the process to select projects submitted through competitive Request for Proposal (RFP) processes and distributes funds for the development of affordable ownership and rental housing;
2. Tenant Opportunity to Purchase Assistance – Provides support to tenant groups who wish to purchase their property after a landlord, as required, provides tenants with the first opportunity to buy the property prior to selling to another buyer;
3. Single Family Rehabilitation Project – Helps households finance up to \$75,000 in loans for home repairs to address District housing code violations; and
4. Property Acquisition and Disposition – Encourages property owners to rehabilitate and/or occupy vacant residential properties, and acquires vacant, blighted, abandoned, and deteriorated properties to dispose of them through sale to individuals or developers for the purpose of creating affordable and market-rate housing.

HPTF is a legally separate entity for which the District is financially accountable, but it is not its own standalone agency. Rather, HPTF is a program administered by DHCD and led by DHCD Director Colleen Green. Within DHCD, the Development Finance Division (DFD) is responsible for managing HPTF funds. A 9-member Housing Production Trust Fund Advisory Board also advises the Mayor on the development, financing, and operation of the HPTF, and other matters related to the production of affordable housing. As of the date of this report, the HPTF Advisory Board had 2 active members, 1 inactive member under an expired term, and 6 vacancies.

This chapter of the Committee’s report deals with the HPTF budget chapter (UZ0), which lists the total amount of HPTF dollars in the Mayor’s proposed budget and outlines DFD’s administration of HPTF funding. The budget, however, contains a second chapter related to HPTF funding called the HPTF Subsidy (HP0). The Committee refers to the HPTF Subsidy briefly in a corresponding chapter in this report. **For clarity, the HPTF Subsidy is not a separate legal entity, standalone agency, or funding source.** The HPTF Subsidy is solely included as its own budget chapter to clearly show any transfer of local or federal funds into the HPTF. The total amount of HPTF funding in the proposed budget is reflected in the HPTF budget chapter (UZ0) covered in this chapter of the Committee’s report.

OPERATING BUDGET ANALYSIS

For Fiscal Year 2025, the Mayor proposed a 41% reduction to the HPTF for a total of \$59 million in HPTF funding. Last year, in this Committee’s Budget Report for Fiscal Year 2024⁶⁷, the Committee recommended that, as the administrator of HPTF, DHCD should comply with statutory mandates related to HPTF spending, adjust its Consolidated Request for Proposals (RFP) and Qualified Action Plan (QAP) evaluation criteria to give smaller projects a meaningful opportunity to compete for funding and increase the weight given to accessible housing projects, continue rewarding projects with 3 or more bedrooms and that comply with green building initiatives, and fill the 5 HPTF Advisory Board vacancies by the end of Fiscal Year 2023. This year’s HPTF chapter provides status updates on those recommendations. Please see the DHCD chapter in this report for additional policy recommendations related to DHCD’s goals for affordable housing production and preservation, which both rely, at least in part, on HPTF dollars.

⁶⁷ The Committee’s Fiscal Year 2024 Budget Report is available online at https://lims.dccouncil.gov/downloads/LIMS/52615/Committee_Report/B25-0203-Committee_Report3.pdf?Id=162359.

Non-Compliance with Statutory Mandates on Affordable Housing Production Using HPTF Funds

District law requires that in each fiscal year, at least 50% of HPTF funds obligated to new projects serve households with incomes at or below 30% of the Median Family Income (MFI) (extremely low-income households) and at least 40% of funds serve households with incomes between 30% and 50% MFI (very low-income households). The remaining 10% of funds can serve households with incomes up to 80% MFI (low-income households).⁶⁸ Each year, the Mayor is required to submit to the Council a report on the previous year's compliance with these mandates by April 1.⁶⁹ As of the date of this report, the Mayor has not yet submitted the report for Fiscal Year 2023. At the December 21, 2023, HPTF Advisory Board meeting, DHCD staff reported that 43% of HPTF dollars for Fiscal Year 2023 had been obligated to households at 0 to 30% MFI. However, the Council has not seen an official report confirming this number nor providing the percentages for the other income levels. ***The Mayor should comply with the statutory mandate to timely submit to the Council the annual report on HPTF spending, and the HPTF spending levels should comply with the statutory mandates.***

Scoring Criteria for Rewarding Projects with HPTF and Tax-Exempt Bond Funds⁷⁰

DHCD allocates affordable housing funding through a Consolidated RFP process. DHCD released its most recent Consolidated RFP in August 2023 and made decisions on projects in January 2024. DHCD received 54 total applications. Six projects applied for only 4% Low Income Housing Tax Credits (LIHTC), and the other 48 applied for a combination of HPTF, 9% LIHTC, and Local Rent Supplement Program (LRSP) funding.⁷¹ Of the 54 applications received, 34 were for production, 16 were for preservation, and 4 had characteristics of both production and preservation.⁷²

⁶⁸ See section 3 of the *Housing Production Trust Fund Act of 1988*, effective March 16, 1989 (D.C. Law 7-202; D.C. Official Code § 42-2802).

⁶⁹ See section 4a of the *Housing Production Trust Fund Act of 1988*, effective March 16, 1989 (D.C. Law 7-202; D.C. Official Code § 42-2803.01).

⁷⁰ For more information on the Consolidated RFP process, the Qualified Action Plan (QAP), and the Committee's additional recommendations for scoring affordable housing project applications, please see last year's Committee Report at pp. 61-63, available at https://lims.dccouncil.gov/downloads/LIMS/52615/Committee_Report/B25-0203-Committee_Report3.pdf?Id=162359.

⁷¹ See DHCD, "RC25-0178, the Housing Production Trust Fund 2023 Consolidated Request for Proposals Selection Report" at 1, April 10, 2024, available at <https://lims.dccouncil.gov/Legislation/RC25-0178>; see also "Pre-Hearing Responses – DHCD – 02.09.2024.pdf" at 23 (Question 53), available at <https://lims.dccouncil.gov/Hearings/hearings/237>.

⁷² See DHCD, "RC25-0178, the Housing Production Trust Fund 2023 Consolidated Request for Proposals Selection Report" at 1, April 10, 2024, available at <https://lims.dccouncil.gov/Legislation/RC25-0178>; see also "Pre-Hearing Responses – DHCD – 02.09.2024.pdf" at 23 (Question 53), available at <https://lims.dccouncil.gov/Hearings/hearings/237>.

DHCD made several changes to its Consolidated RFP requirements in 2023. The changes to the baseline Threshold Eligibility Requirements,⁷³ met by only 21 of the 54 applicants, included the following:

- Removed the “Priority Evaluation Stage” component, which evaluated projects in certain prioritized geographical locations;
- Added specificity for the plans that applicants for 9% LIHTC must create to show how they’ll maintain affordability at the end of their initial 15-year Compliance Period to extend affordability to 40 years;
- Removed a waiver that allowed projects above 50,000 square feet to receive HPTF and Building Energy Performance Standards (BEPS) Compliance Funds above 49% of the total funding sources;
- Added a requirement that applicants submit detailed sales and marketing plans for homeownership projects;
- Separated “Environmental Site and Physical Needs Assessments” into 2 distinct threshold review categories while maintaining consistent language;
- Updated its Green Building Design and Construction threshold to ensure projects remain in compliance with BEPS standards and, for qualifying projects, with net zero energy compliance through the Greener Government Buildings Act Amendment to the Green Building Act; and
- Added a new threshold requirement that required applicants to submit a Resident Services Plan “summarizing how they intend to provide high-quality, property-wide resident services designed to empower residents, improve residents’ quality of life, and support broader community-building goals.”⁷⁴

DHCD also changed the 2023 Evaluation Criteria for projects that passed the initial threshold review, including the following changes:

- Separated “housing for seniors and people with disabilities” into 2 distinct categories with opportunities for 5 points in each category, rather than a combined 10 points;
- Increased points for projects with homeownership and wealth-building opportunities (up to 8 from 7);
- Decreased points for income levels served (down to 6 from 7);
- Separated “proximity to transit and neighborhood amenities” into 2 distinct categories with an opportunity for 10 points for transit and 5 points for neighborhood amenities, rather than a combined 15 points;
- Removed points for “TOPA, DOPA, Housing Preservation Fund, and/or [Site Acquisition Funding Initiative]” and replaced it with points for “creation of net new units”;

⁷³ “Failure to meet any of the Threshold Eligibility Requirements will result in disqualification.” DHCD, 2023 Consolidated Request for Proposals for Affordable Housing Projects, at 16, Aug. 15, 2023, *available at* https://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/publication/attachments/2023%20Affordable%20Housing%20RFP%2007282023_3.pdf

⁷⁴ See DHCD, 2023 Consolidated Request for Proposals for Affordable Housing Projects, at 17-36, Aug. 15, 2023, *available at* https://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/publication/attachments/2023%20Affordable%20Housing%20RFP%2007282023_3.pdf; DHCD, 2021 Consolidated Request for Proposals for Affordable Housing Projects, at 11-28, Feb. 10, 2022, *available at* https://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/page_content/attachments/2021-9-28%20DC%20DHCD%20Summer%202021%20Affordable%20Housing%20RFP_DFD%20updated%20021022.pdf

- Increased points for risk of loss of affordability in the near term (naturally occurring affordable housing or covenanted) (up to 7 from 5);
- Decreased points for the right of first refusal for non-profits qualified to purchase property at the end of a Compliance Period for affordability (down to 3 from 5);
- Decreased points for leverage (down to 10 from 12);
- Increased points to resilient buildings and innovative design (up to 22 from 15);
- Decreased overall points for “resident services and community-oriented amenities” (down to 15 from 25) and separated them into distinct categories with an opportunity for 9 points for resident services and 6 points for community-oriented amenities (but made submission of a resident services plan a new threshold requirement); and
- Changed “workforce development and certified business enterprise participation,” which was 10 points total, by making workforce developing its own category with an opportunity for 10 points, removing certified business enterprise participation, and adding a new “developer capacity building” category with an opportunity for 5 points.⁷⁵

In last year’s Committee Budget Report, the Committee recommended that DHCD adjust its Consolidated RFP evaluation criteria to give smaller projects a meaningful opportunity to compete for funding, increase the weight given to accessible housing projects, continue to support projects with larger units (3+ bedrooms), and continue to support projects that comply with environmental standards. The Committee sees positive adjustments related to many of these recommendations in the changes to the 2023 criteria. For example, the evaluation criteria increased points for proposals with accessible units, and the threshold requirements incorporated additional environmental standards for green buildings.

On increasing opportunities for smaller projects to compete, out of the 7 projects selected using the updated 2023 criteria, 4 of the selected projects were for buildings between 20 and 30 units. While these building may seem relatively small, it is possible that even smaller buildings had difficulty competing for funding. Because DHCD’s RFP Selection Report does not discuss the specifics of projects that were not selected, it is difficult to say with certainty whether the changes to the 2023 criteria increased opportunity for smaller buildings. The Committee is also aware that the bond cap prevented certain projects from even applying for funding in this RFP round, which has in turn limited funding opportunities and increased the carrying costs for those prospective applicants as they await an opportunity to qualify.⁷⁶

During budget oversight, public witnesses testified that the RFP process should be more transparent to allow applicants to compare their submissions and see how to improve their proposals.⁷⁷ In response, DHCD leadership stated that they are not opposed to additional

⁷⁵ See DHCD, 2023 Consolidated Request for Proposals for Affordable Housing Projects, at 38, Aug. 15, 2023, *available at* https://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/publication/attachments/2023%20Affordable%20Housing%20RFP%2007282023_3.pdf; DHCD, 2021 Consolidated Request for Proposals for Affordable Housing Projects, at 29, Feb. 10, 2022, *available at* https://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/page_content/attachments/2021-9-28%20DC%20DHCD%20Summer%202021%20Affordable%20Housing%20RFP_DFD%20updated%20021022.pdf.

⁷⁶ Please see this report’s Housing Finance Agency (HFA) chapter for another example of the bond cap’s impact related to HFA’s Mortgage Credit Certificate (MCC) program.

⁷⁷ See, e.g., Ryan Trout, Testimony for the DHCD Performance Oversight Hearing, Feb. 15, 2024, *available at* <https://lims.dccouncil.gov/Hearings/hearings/237>; Alex Baca, Testimony for the DHCD Budget Oversight Hearing, April 22, 2024, *available at* <https://lims.dccouncil.gov/Hearings/hearings/317>.

transparency, but some applicants do not want their applications to be public. ***DHCD should increase transparency in the Consolidated RFP selection process by considering publicizing all applications and, if determined most appropriate while still allowing for transparency, redacting identifiable information to make applications anonymous.***

The Committee was encouraged to see Resident Services Plans added to the Threshold Eligibility Requirements. As noted in other chapters of this report, the Committee is aware of the need for increased community-building in buildings across the city, the importance of technical assistance for tenants seeking to exercise their Tenant Opportunity to Purchase Act (TOPA) rights and for cooperative and condominium boards, and ongoing support for first-time homebuyers. Requiring this level of advance planning as part of the funding process is a productive way to ensure holistic support is prioritized and incorporated throughout the life of a project, which will likely lead to more sustainable housing for residents. ***DHCD should work with projects selected through the 2023 Consolidated RFP to track the outcomes of the projects’ Resident Services Plans and to then share lessons learned with DHCD’s community-based organization partners and sister agencies, including the Office of the Tenant Advocate (OTA) and the Department of Human Services (DHS).***

Several public witnesses testified that DHCD should reserve 25% to 30% of HPTF dollars for preservation projects.⁷⁸ The recent RFP resulted in 3 preservation projects out of the 7 projects selected, receiving a total of \$26,810,374. This means preservation projects received 31% of the total \$87,443,976 funding for the 2023 Consolidated RFP round.⁷⁹ ***DHCD should consider institutionalizing the practice of dedicating a certain percentage of long-term financing dollars, including from the HPTF, to preservation projects.***

HPTF Advisory Board Vacancies

In last year’s report, the Committee recommended that DHCD fill the 5 vacant seats on the 9-member HPTF Advisory Board by the end of Fiscal Year 2023.⁸⁰ As of the date of this report, the Advisory Board has 2 active members, one inactive member with an expired term pending appointment to a different HPTF Advisory Board position, and 6 vacancies. The below chart shows the current composition of the Board:

HPTF Advisory Board Membership				
Current Member	Term Expiration	Statutory Description	Appointment Status	Ward
Susanne Slater (Chairman) ⁸¹ President and CEO for Habitat for Humanity of Washington, DC	01/14/2025	One member shall be a representative of the financial services industry	Active (Reappointment)	3

⁷⁸ See DHCD Budget Oversight testimonies from Damiana Dendy, Elinor Hart, Jenna Israel, and Mel Zahnd as examples of this recommendation, available at <https://lims.dccouncil.gov/Hearings/hearings/317>.

⁷⁹ See DHCD, “RC25-0178, the Housing Production Trust Fund 2023 Consolidated Request for Proposals Selection Report” at 4-5, April 10, 2024, available at <https://lims.dccouncil.gov/Legislation/RC25-0178>.

⁸⁰ See section 3a of the *Housing Production Trust Fund Act of 1988*, effective March 16, 1989 (D.C. Law 7-202; D.C. Official Code § 42-2802.01) (establishing a Housing Production Trust Fund Board).

⁸¹ R24-0194, the “Housing Production Trust Fund Board Susanne Slater Confirmation Resolution of 2021,” effective July 13, 2021, available at <https://lims.dccouncil.gov/Legislation/PR24-0185>.

HPTF Advisory Board Membership				
Current Member	Term Expiration	Statutory Description	Appointment Status	Ward
Chapman Todd ⁸² Principal of the Jaydot LLC consulting firm	01/14/2023	One member shall be a representative of the nonprofit housing production community	Inactive with an expired term. Appointment for a different board position pending Council action. ⁸³	3
Charles R. Lowery ⁸⁴ Director of State Regulatory Relations at Ocwen Financial Corporation	01/14/2025	Three members shall have significant knowledge of an area related to the production, preservation, and rehabilitation of affordable housing for lower-income households	Active (Reappointment)	4
Vacant	N/A		Applicant Chapman Todd under consideration by the Council. ⁸⁵	N/A
Vacant	N/A		Applicant under consideration	N/A
Vacant ⁸⁶	N/A	One member shall be a representative of an organization that advocates for the production, preservation, and rehabilitation of affordable housing for lower-income households	Applicant under consideration	N/A
Vacant	N/A	One member shall be a representative of the for-profit housing production industry	Applicant under consideration	N/A
Vacant	N/A	One member shall be a representative of the low-income tenant association	Applicant under consideration	N/A

⁸² R23-0626, the “Housing Production Trust Fund Board Chapman Todd Confirmation Resolution of 2020,” effective Dec. 15, 2020, available at <https://lims.dccouncil.gov/Legislation/PR23-0917>.

⁸³ Chapman Todd’s confirmation for a different seat on the HPTF Advisory Board is currently pending before this Committee. The Committee plans to review and act on the resolution prior to the June deadline. See PR25-0684, the “Housing Production Trust Fund Board Chapman Todd Confirmation Resolution of 2024,” March 5, 2024, <https://lims.dccouncil.gov/Legislation/PR25-0684> (deemed disapproved June 26, 2024, without Council action).

⁸⁴ R24-0195, the “Housing Production Trust Fund Board Charles R. Lowery Confirmation Resolution of 2021,” effective July 13, 2021, available at <https://lims.dccouncil.gov/Legislation/PR24-0186>.

⁸⁵ Chapman Todd’s confirmation for a different seat on the HPTF Advisory Board is currently pending before this Committee. The Committee plans to review and act on the resolution prior to the June deadline. See PR25-0684, the “Housing Production Trust Fund Board Chapman Todd Confirmation Resolution of 2024,” March 5, 2024, <https://lims.dccouncil.gov/Legislation/PR25-0684> (deemed disapproved June 26, 2024, without Council action).

⁸⁶ Newly vacant since last year’s Committee Budget Report.

HPTF Advisory Board Membership				
Current Member	Term Expiration	Statutory Description	Appointment Status	Ward
Vacant	N/A	One member shall be a representative of an organization that advocates for people with disabilities	Applicant under consideration	N/A

DHCD has discussed the importance of filling the vacant HPTF Advisory Board seats at Board meetings and in front of this Committee, particularly to assist with advising on how best to allocate fewer funds going into the HPTF. At the budget oversight hearing, DHCD Director Green confirmed that all 6 vacant positions have applicants under consideration through the Mayor’s Office of Talent and Appointments (MOTA) process. Because current inactive Board member Chapman Todd has a pending appointment for a new seat, the Committee is unsure whether DHCD must now seek another applicant to fill his existing position. Regardless, ***DHCD should work with MOTA to select applicants and submit to the Council appointment resolutions for all vacant HPTF Advisory Board seats by September 15, 2024, for Council review prior to the end of Council Period 25.***

H. HOUSING PRODUCTION TRUST FUND SUBSIDY (HPO)

SMART GOALS

The Housing Production Trust Fund Subsidy (HPTF Subsidy) is not a standalone agency and therefore does not have its own goals. As the administrator of HPTF funding, the Department of Housing and Community Development's (DHCD) goals apply to this chapter.

POLICY RECOMMENDATIONS

See the DHCD and HPTF chapters in this report for corresponding policy recommendations related to the HPTF Subsidy.

AGENCY MISSION AND OVERVIEW

The HPTF Subsidy is not a separate legal entity nor a standalone agency. The HPTF Subsidy budget chapter solely shows any transfer of Local or other funds to the HPTF. In Fiscal Year 2007, the District created this subsidy account for the HPTF to show the annual transfer of dedicated deed recordation and deed transfer taxes from the District's General Fund to the HPTF. In total, 15% of these tax revenues are dedicated to the HPTF. Beginning in Fiscal Year 2013, these tax revenues were deposited directly into the HPTF. Now, the HPTF Subsidy reflects only any additional local or other funds transferred to the HPTF, on top of the routine deposit of dedicated tax revenues.

OPERATING BUDGET ANALYSIS

The HPTF Subsidy chapter includes a decrease of \$31,936,776 to account for the removal of American Rescue Plan Act (ARPA) federal state funding. This is a 100% reduction of funds that would be transferred to the HPTF. In total, the Mayor proposed \$59 million for the HPTF for Fiscal Year 2025, as discussed in the HPTF budget chapter – a 41% reduction from Fiscal Year 2024. While DHCD has stated it expects to close on all projects currently in the development pipeline even with the reduction, the Council Budget Office anticipates a possible gap. The Committee also acknowledges the impact such a significant decrease could have on the District's ability to produce and preserve affordable housing beyond Fiscal Year 2025.

For additional analyses on DHCD and HPTF, please visit their respective chapters in this report.

SMART GOALS

The DC Housing Authority (DCHA) identified the following as their top SMART goals during budget oversight:

1. Increase public housing occupancy to 83% by the end of calendar year 2024.
2. Increase the federal Housing Choice Voucher utilization rate to 85% by the end of calendar year 2024.
3. Reduce the average time to voucher lease-up to 75 days for both federally and locally funded voucher programs.

POLICY RECOMMENDATIONS

The Committee recommends that DCHA implement the following recommendations, which are explained in greater detail in subsequent sections of this chapter:

1. Once DCHA completes its personnel reorganization, the agency should promptly post and distribute comprehensive updates on its structure, including clear guidance on whom residents should contact to escalate various types of concerns.
2. DCHA should continue to provide clear and detailed updates on its ongoing attempts to resolve the open findings, observations, and recommendations from the 2022 U.S. Department of Housing and Urban Development assessment report.
3. Once the U.S. Department of Housing and Urban Development agrees to close its 2022 assessment follow-up process and return to its regular oversight, DCHA should provide the Stabilization and Reform Board of Commissioners, DC leaders, and the public with a single consolidated close-out report that notes how each item from the assessment was ultimately resolved and how DCHA intends to make sure the problem does not repeat going forward.
4. DCHA should update the Administrative Plan and Admissions and Continued Occupancy Policy as swiftly as practicable, consistent with U.S. Department of Housing and Urban Development requirements and the need for robust public input, to ensure that they are consistent with all applicable local tenant protections and other DC laws.
5. In the event of ambiguity as to the applicability of District law to scenarios addressed in DCHA policies, DCHA should notify the Committee, which may help obtain guidance from the Council Office of the General Counsel or from the Office of the Attorney General.
6. DCHA should carefully evaluate whether provisions of the current emergency Administrative Plan and Admissions and Continued Occupancy Policy are unnecessarily punitive and burdensome for program participants.
7. As DCHA continues to refine its rent reasonableness protocols, it should closely monitor the distribution of voucher rents compared to broader rental housing price trends in the District to help prevent fraud and increase its leasing capacity.
8. DCHA should share the conclusions from its federally mandated rent reasonableness analysis of existing units and ensure that its Recovery Plan accounts for the need to bring down average costs per units while maintaining voucher holders' access to a wide variety of neighborhoods.

9. DCHA should develop additional strategies to combat source-of-income discrimination against people using vouchers.
10. As part of its Recovery Plan, DCHA should make clear which voucher process improvements are already implemented and when future improvements are scheduled.
11. DCHA should scale up its audit of potentially overcomplicated forms to help residents, case managers, resident advocates, and landlords avoid duplicative effort and reduce the potential for inconsistencies at every stage of the process.
12. DCHA should ensure customer service professionals receive specialized training in relevant skills that will improve both their service delivery and their own well-being, such as de-escalation and crisis response.
13. DCHA should include additional customer service improvements as goals in its Recovery Plan with clear metrics, such as net promoter scores, for a sample of Call Center users.
14. Upon receipt, DCHA should immediately deploy resources from this Committee to fund customer service staffing enhancements at DCHA.
15. As part of its Recovery Plan, DCHA should provide a roadmap for further expanding economic opportunities for its housing program participants.
16. DCHA should continue to consult with the Office of the Attorney General, the Department of Human Services, the Department of Behavioral Health, and law enforcement about how to efficiently and systematically share referrals about residential disturbances, consistent with privacy laws and residents' best interests.
17. DCHA should identify owners who regularly rent to tenants using vouchers, particularly if a majority of an owners' tenants rely on government subsidies for rental payments, and should evaluate what type of proactive inspections or other focused oversight may be warranted.
18. DCHA should continue to work with the Committee and partner agencies to develop enhanced residential security standards that will promote safety for subsidized and unsubsidized tenants.
19. DCHA should work with the Department of Human Services and other partner agencies to evaluate ways to provide more support services in geographic proximity to where program participants live.
20. DCHA should coordinate with partner agencies to assess the state of available mediation programs and develop proposals for additional supports.
21. DCHA should review its oldest open work order records and determine which issues, if any, are still actually unresolved.
22. DCHA should maintain its focus on closing out emergency and urgent work orders promptly.
23. As part of its personnel reorganization and Recovery Plan, DCHA should report regularly on its public housing maintenance staffing levels so that the Stabilization and Reform Board of Commissioners and resident representatives can help ensure no communities are neglected.
24. DCHA should publicly share its thinking on hiring more public housing residents to assist with property management.

25. DCHA should follow through on its stated intention of engaging more regularly and systematically with residents who may need to relocate, have already relocated, or are otherwise facing disruption from public housing repositioning.

26. DCHA should provide the City-Wide Advisory Board of public housing resident council leaders with the support the Advisory Board states it needs to conduct its business and participate in public deliberations on key issues affecting residents.

AGENCY MISSION AND OVERVIEW

Responsibilities

DCHA's primary responsibility is to cover monthly housing costs for tens of thousands of lower-income District residents. According to its mission statement, DCHA "provides quality affordable housing to extremely low- through moderate-income households, fosters sustainable communities, and cultivates opportunities for residents to improve their lives."⁸⁷

As a federally recognized public housing authority (PHA), DCHA handles housing assistance payment (HAP) contracts in DC under the **federal Housing Choice Voucher (HCV)** program, which "pays rental subsidies so eligible families can afford decent, safe, and sanitary housing."⁸⁸ As of March 2024, DCHA is responsible for making federal HCV payments for **12,120** rental homes.⁸⁹ This includes federal tenant-based vouchers, which are designed for use across the District in any reasonably priced private apartment, as well as federal project-based subsidies, which are dedicated to a specific site as part of a development or redevelopment deal to help support long-term housing affordability.

Federal HCV support is a critically important contribution to housing affordability in the District. However, the District's allotment of HCVs falls far short of bridging the gap between the number of low-income households seeking to remain in the District and the amount of housing available at rents they can afford. To supplement the federal allocation and help more residents maintain their housing, the District government has also established an array of **local voucher programs**. The Local Rent Supplement Program (LRSP) consists of tenant- and project-based vouchers that are closely modeled on the HCV versions, as well as sponsor-based programs, in which partner organizations provide both housing arrangements and other supportive services to residents with distinctive needs. DCHA is also responsible for a program known as the "Shallow Subsidy" for unsubsidized seniors. This program contributes rent to support about 100 seniors who do not receive other housing subsidies and make 60% or less of the Area Median Income (AMI).⁹⁰ As of February 2024, DCHA reported that they were supporting **6,250** families and

⁸⁷ According to written oversight responses provided to the Committee in 2023, DCHA generally uses terms like "extremely low-income" and "moderate-income" consistent with the federal Department of Housing and Urban Development levels published at <https://www.huduser.gov/portal/datasets/il.html>. For example, in fiscal year 2024, HUD defines an "extremely low income" family of 4 in DC as one making up to \$46,400, which is based on 30% of the Median Family Income for the Washington-Arlington-Alexandria metropolitan area.

⁸⁸ 24 CFR § 982.1(a)(1). Some sources call the HCV program "Section 8" in reference to the federal law that created it: in 1974, Congress amended the United States Housing Act of 1937 to add a new section 8 that established a "Lower-Income Housing Assistance" program. See Pub. L. 93-383, 88 Stat. 662. Today a version of that provision is codified as 42 USC § 1437f.

⁸⁹ This figure includes 604 Emergency Housing Voucher (EHV) units leased and 11,516 other HCV units leased as of March 2024, according to the Executive Director's monthly written report to the Stabilization and Reform Board, presented at its April 10, 2024, meeting, on file with the Committee ("April Board Book").

⁹⁰ See the *Rental Assistance for Unsubsidized Seniors Amendment Act of 2018*, effective October 30, 2018 (D.C. Law 22-168; D.C. Official Code §§ 6-230 *et seq.*).

individuals with locally funded tenant-based rental assistance and another **1,927** with local project- and sponsor-based subsidies.

In addition to vouchers, DCHA operates 44 traditional public housing communities and distributes federal public housing subsidy payments for units at another 27 mixed-finance sites, many of which are managed by private contractors.⁹¹ Across these various settings there are a total of 8,026 public housing units, of which **5,573** were occupied as of March 2024. As detailed in the Capital Budget Analysis section of this chapter, the low occupancy rate remains an area of intense concern, and the Committee will be closely tracking the agency’s progress toward the SMART goal of 83% occupancy by the end of this calendar year.

All told, **more than 25,000 families and single residents** rely on DCHA, either as their landlord directly offering below-market rent for public housing or as a source of significant monthly financial contributions that allow them to afford private apartments without becoming rent-burdened.

Structure and Leadership

Consistent with federal standards for PHAs, DCHA is subject to the direction and oversight of a board of commissioners. As detailed in this Committee’s last budget report, the Council and Mayor reorganized the board into a temporary Stabilization and Reform Board (STAR Board) through emergency legislation in late 2022 in response to major problems.⁹² The STAR Board law, which the Council has renewed through additional emergency and temporary bills as needed,⁹³ contemplates that the STAR Board will provide recommendations for its own replacement by July 2024 and then aim to dissolve 2 years after its establishment, that is, at the end of this calendar year. For now, the composition of the STAR Board remains unchanged since this Committee’s last budget report:

DCHA STAR Board Members		
<i>Name</i>	<i>Statutory Qualification</i>	<i>Board Role</i>
Denise Blackson	“resident of a property owned, operated, and managed by the Authority”	Resident Services Committee Chair
Rosa Burbridge	“President of the City-Wide Resident Advisory Board”	Non-voting member
Leroy Clay III	“designee of the Chief Financial Officer”	Non-voting member
James M. Dickerson	“experience in affordable housing development, operations, or finance”	
Ronnie Harris	“experience as a voucher holder”	
Katrina D. Jones	“experience in government procurement”	Operations and Administrative Services Committee Chair
Melissa Lee	“experience in capital project financing”	
Christopher Murphy	“knowledge of federal housing law and regulation”	Capital Projects Committee Chair

⁹¹ See attachment 43 to DCHA’s response to the Committee’s performance oversight pre-hearing questionnaire, available at <https://lims.dccouncil.gov/Hearings/hearings/238>.

⁹² See the *Housing Authority Stabilization and Reform Emergency Amendment Act of 2022*, effective Dec. 22, 2022 (D.C. Act 24-702); see also DCHA, “Stabilization and Reform Board of Commissioners,” <https://www.dchousing.org/wordpress/about-us/board-of-commissioners/> (last visited May 7, 2024).

⁹³ See, e.g., the *District of Columbia Housing Authority Stabilization and Reform Temporary Amendment Act of 2023*, effective December 20, 2023 (D.C. Law 25-92).

DCHA STAR Board Members		
<i>Name</i>	<i>Statutory Qualification</i>	<i>Board Role</i>
Jennifer Reed	“Director of the . . . Office of Budget and Performance Management”	Budget, Audit, and Finance Committee Chair
Theresa Silla	“Executive Director of the Interagency Council on Homelessness”	
Raymond A. Skinner	“experience in housing development or operations”	Chairperson

The STAR Board’s statutory mandate also includes the authority to appoint an Executive Director, after “seek[ing] and consider[ing] the input of public housing residents, voucher holders, and the resident advisory board.”⁹⁴ In July 2023, the STAR Board appointed a professional public housing authority management consultant, Dorian Jenkins, as Interim Executive Director, replacing Brenda Donald, who had led the agency since 2021 following a long career in District government service. The STAR Board also engaged the professional executive search firm Gans, Gans & Associates to support their efforts to hire a permanent Executive Director. In November 2023, Keith Pettigrew took office as DCHA’s Executive Director. Director Pettigrew is a DC native with deep experience in housing authority leadership, including at DCHA during a past receivership.

Since joining the agency, Director Pettigrew has recruited new leaders for many of DCHA’s divisions, named Nicole Wickliffe as the new Deputy Executive Director, promoted longtime DCHA employee Alethea McNair to Chief of Staff, and begun preparing a comprehensive Recovery Plan to guide improvements in agency performance over the next several years. Last year’s budget report from this Committee included detailed descriptions of various divisions of DCHA. As of the date of this report, major programmatic divisions include the voucher programs, led by Anton Shaw; Property Management and Operations, which is responsible for public housing, led by Nona Eath; Capital Programs, led by Sheila Miller; and Public Safety, also known as the DCHA Police Department, which patrols public housing communities, led by Chief Michael Reese.

In response to an item in the Committee’s budget oversight pre-hearing questionnaire this year, requesting an updated organizational chart and Schedule A personnel roster, Director Pettigrew has indicated that he and his senior leadership team are in the process of restructuring responsibilities and reporting structures within the agency and intend to publicize updated charts and rosters shortly. ***Once DCHA completes its personnel reorganization, the agency should promptly post and distribute comprehensive updates on its structure, including clear guidance on whom residents should contact to escalate various types of concerns.***⁹⁵

OPERATING BUDGET ANALYSIS

The local budget process generally provides an opportunity to influence agencies’ performance for the coming fiscal year. This is true to some extent for DCHA, but it is distinctive in that that a majority of DCHA’s operating funds flow directly from the U.S. Department of Housing and Urban Development (HUD) and are not subject to local budgeting. For Fiscal Year 2024, the District government has provided DCHA with pass-through funds for local voucher programs, plus “administrative fees” to help cover DCHA’s operating costs associated with its role in these programs; an operating subsidy to help support the DCHA Public Safety police force for public housing; and access to borrowed capital funds for public housing projects. The agency also has unspent balances from past years’ allocations of operating funds for public

⁹⁴ See D.C. Official Code 6-213.

⁹⁵ As of the date of this report, DCHA’s website includes a page with a list of initial points of contacts and avenues for escalation of various concerns. See <https://www.dchousing.org/wordpress/customers/how-do-i/>. The page is dated October 2022 and has likely become inaccurate but could serve as a useful template.

housing rehabilitation and maintenance. The proposed local budget subsidy for DCHA for Fiscal Year 2025 largely follows this same pattern.

Despite the seeming continuity in DCHA’s budget proposal chapter, DCHA is still in a period of major transition. The agency has an unfortunate history of dysfunction and underperformance (An assessment by HUD), released in fall 2022, distilled many of its most pressing problems into a report listing 103 negative findings, observations, and recommendations.⁹⁶ The agency’s efforts to respond, and the rest of the District government’s and community members’ efforts to ensure both proper supports and accountability, dominated news coverage of DCHA for many months after the release of the HUD assessment report. As detailed in an earlier section, the agency has now undergone extensive changes in its Board and executive leadership. The Committee sees reason for optimism about the agency’s future, including a leadership team that is experienced in turning around public housing authorities and that seems energetic and focused on improving residents’ experiences. Yet the executive team acknowledges, and the testimony that the Committee received in this year’s performance and budget oversight hearings on DCHA clearly confirms, that there is a long way to go before residents receive the level of reliable high-quality support they need.

The Council has continued to monitor DCHA’s performance closely, as have other Council offices, the Attorney General, the press, tenant service providers, landlords, the general public, and most importantly the residents who rely on DCHA for services. This Committee’s budget report last year recommended a variety of legislative interventions to improve DCHA’s functioning and accountability, including permanent codification of certain transparency reporting requirements, new requirements for public annual financial auditing, a cap on executive bonus compensation to bring the agency in line with other District agencies, and changes to local voucher eligibility rules. Following our report mark-up, the Chairperson and staff of this Committee also worked with Chairman Mendelson to legislate a dedicated funding source for public housing rehabilitation and maintenance beginning in Fiscal Year 2028. The final budget legislation package for Fiscal Year 2024 included most of this Committee’s recommendations on DCHA. Since then, Committee Chairperson Robert White and Committee staff have conducted a special oversight roundtable on DCHA; met regularly with the Executive Director and other senior leaders; observed STAR Board meetings, listening sessions, and presentations; and worked to assist individual residents in navigating challenges with DCHA programs on a near-daily basis. Consistent with this Committee’s oversight practices, we have also sent detailed written questionnaires to DCHA to follow up on the status of numerous initiatives large and small and to amplify additional concerns that District residents continue to bring to the Committee’s attention.

Readers interested in learning more about the Committee’s oversight priorities and areas of ongoing concern are encouraged to review the questionnaire and extensive attachments posted to the Council’s online Hearing Management System (HMS) page for the February 22, 2024, performance oversight hearing on DCHA,⁹⁷ as well as the more limited follow-up questionnaire posted to the HMS page for the April 11, 2024, budget oversight hearing,⁹⁸ in each page’s “Other Documents” section.

Upcoming Agency-Wide Shifts

As noted in an earlier section, DCHA’s Executive Director has signaled that an internal reorganization is already underway. The Committee expects additional changes to DCHA’s structure in the coming months. The Committee and public are expecting 2 significant updates by the end of this month.

⁹⁶ HUD Northeast Public Housing Network, “District of Columbia Housing Authority (DC001) Assessment,” Sept. 30, 2022, available at https://oag.dc.gov/sites/default/files/2022-10/DCReview_Final%209302022%20%281%29.pdf.

⁹⁷ <https://lims.dccouncil.gov/Hearings/hearings/238>.

⁹⁸ <https://lims.dccouncil.gov/Hearings/hearings/319>.

The first item is the release of the Executive Director’s Recovery Plan. Based on Director Pettigrew’s explanation to the STAR Board shortly after joining DCHA, the Recovery Plan will set out a series of measurable, time-bound goals to remake DCHA into a high-functioning agency capable of meeting residents’ human needs, regulators’ expectations, and the basic operating requirements of the private market landlords on whom the housing voucher system relies over the course of the next few years. The Committee calls on the full Council, the Mayor, the Attorney General, fellow District residents, and federal regulators to review the DCHA Recovery Plan carefully with us once it is released in the coming weeks and to help ensure that unmet resource needs identified in the Recovery Plan are addressed in future budgets.

The other action item is that DCHA is attempting to resolve all outstanding items from the 2022 HUD assessment by the end of this month. Early press reports indicated that HUD had set a deadline in summer 2023 for the resolution of the 103 findings, observations, and recommendations in its report.⁹⁹ Unfortunately, DCHA’s past and present executive leaders have noted to the STAR Board that when they provide updates to HUD and request guidance, HUD personnel sometimes lack capacity to provide responses at a pace that would allow DCHA to meet HUD’s recommended timetables. Shortly after Director Pettigrew joined the agency, he reported to the STAR Board that HUD had agreed to defer its final review until the end of May 2024.

While the 2022 HUD assessment is by no means a complete accounting of DCHA’s current issues and obligations,¹⁰⁰ DCHA’s oversight relationship with HUD is nonetheless critical to DCHA’s fiscal health and independence from further federal interventions. The Committee has repeatedly urged agency leadership to be as transparent as possible in its efforts to reach closure on HUD’s 2022 concerns. Under Director Donald, DCHA provided the Committee with temporary access to the materials that DCHA was providing to HUD to document improvements in response to the remaining open items at that time. This access allowed the Committee to verify what DCHA leadership had reported to the press, which was that the materials included personal information on individual employees that would need to be redacted for privacy reasons before the materials could be shared with the public, and the sheer volume of materials made the documents difficult to navigate. The Committee Chairperson and staff continued to recommend maximum transparency but ultimately deferred to the STAR Board. In lieu of complete public access to all responsive documentation, the Committee has requested a detailed status update from DCHA on each remaining item that HUD considers open from its 2022 assessment, and is posting that status update chart to <https://lims.dccouncil.gov/Hearings/hearings/319>. ***DCHA should continue to provide clear and detailed updates on its ongoing attempts to resolve the open findings, observations, and recommendations from the 2022 HUD assessment report.***

According to some senior DCHA leadership from a past administration, DCHA has been relatively prompt, thorough, and persistent (relative to other PHAs that have come under intense HUD scrutiny) in its attempts to document responsive actions and request follow-up consultations from HUD. However, from the perspective of those in DC not directly involved in the back-and-forth between HUD and DCHA, the process has seemed drawn out, and updates to the public have been piecemeal. ***Once HUD agrees to close its 2022 assessment follow-up process and return to its regular oversight, DCHA should provide the STAR Board, DC leaders, and the public with a single consolidated close-out report that notes how each item from the assessment was ultimately resolved and how DCHA intends to make sure the problem does not repeat going forward.***

Like other PHAs, DCHA maintains a compilation of extensive voucher program rules known as the Administrative Plan (Admin Plan) and a similar compilation of public housing program rules known as the Admissions and Continued Occupancy Policy (ACOP). DCHA also participates in HUD’s Moving to Work

⁹⁹ See Morgan Baskin, “DCHA’s Deadline To Fix Major Problems Has Come And Gone. Here’s Where Things Stand,” DCIST (June 1, 2023), <https://dcist.com/story/23/06/01/dc-dcha-deadline-hud-report/>.

¹⁰⁰ See Steve Thompson, “D.C. Housing Authority director says agency’s troubles worse than imagined,” WASH. POST (Mar. 3, 2024), <https://www.washingtonpost.com/dc-md-va/2024/03/02/dcha-housing-recovery-plan/>.

(MTW) program, which allows qualifying PHAs to request special regulatory flexibility through a formal MTW Plan. HUD's 2022 assessment pointed out that DCHA had not updated these 3 central policies frequently or recently enough. The Committee's understanding is that in subsequent conversations, HUD made clear to DCHA leadership that DCHA needed to provide a comprehensive rewrite of each plan. In spring 2023, DCHA released proposed updated versions of the ACOP and Admin Plan. Each document lays out HUD's requirements and discretion left to PHAs on each of hundreds of questions, and then specifies how DCHA executive leadership has chosen to exercise its discretion, including any special flexibilities available to it under MTW.

Upon publication, DCHA's proposals prompted intense concerns. Residents and legal experts asserted that the rules contained technical errors carried over from a generic template, that they did not take into account some local laws, that the exercises of discretion within federal requirements generally skewed in favor of penalizing and burdening residents, and that the administrative work of subjecting residents to additional scrutiny would compound DCHA staff's operational challenges. In last year's Committee Budget Report, this Committee urged DCHA to broadly solicit and carefully consider public input before finalizing its new policies and reminded the agency that it must follow both local and federal law.¹⁰¹ The Committee appreciates the efforts of all involved in working to revise and re-revise the rules, including Commissioner Rosa Burbridge and other public housing City-Wide Advisory Board leaders for speaking up on behalf of public housing residents, as well as a collection of local legal service provider organizations that collaborated to submit detailed written comments within a short initial comment period at the time of the first adoption of the new rules.

Since last year's report, the STAR Board has repeatedly extended the spring 2023 ACOP and Admin Plan rules on an emergency basis, with few changes. In a recent STAR Board meeting, Director Pettigrew indicated that DCHA is interested in making further revisions in response to resident feedback but first wants to receive the detailed comments it expects to receive from HUD. In the meantime, DCHA's General Counsel office has reportedly begun analyzing in detail the concerns that advocates had raised about compliance with local law. The Committee understands the need for compliance with HUD requirements and appreciates DCHA's public commitment to improving these policies. As of this writing, a page on DCHA's website regarding STAR Board plans and reports suggests that there will be a public hearing on the 2024 iterations of the Admin Plan and ACOP.¹⁰² ***DCHA should update the Admin Plan and ACOP as swiftly as practicable, consistent with HUD requirements and the need for robust public input, to ensure that they are consistent with all applicable local tenant protections and other DC laws.***

To update a point that the Committee made last year: ***In the event of ambiguity as to the applicability of District law to scenarios addressed in DCHA policies, DCHA should notify the Committee, which may help obtain guidance from the Council Office of the General Counsel or from the Office of the Attorney General.***

In recent hearings, Director Pettigrew acknowledged that in at least some instances the new policies are not appropriate for residents' needs. Past policies gave residents a full year to file administrative grievances, while new policies provide 30 days. Director Pettigrew has publicly agreed that the final deadline should be in between. ***DCHA should carefully evaluate whether provisions of the current emergency Admin Plan and ACOP are unnecessarily punitive and burdensome for program participants.***

¹⁰¹ These concerns are discussed at greater length in last year's budget report by this Committee, available at https://lims.dccouncil.gov/downloads/LIMS/52615/Committee_Report/B25-0203-Committee_Report3.pdf?Id=162359.

¹⁰² <https://www.dchousing.org/wordpress/about-us/plans-and-reports/>.

By far the largest share of the District residents whom DCHA serves are those using vouchers to pay for their housing. But the need for housing support continues to far outpace the opportunity to receive help. In 2013, in response to an Office of the Inspector General (OIG) recommendation, DCHA closed its waitlist to those seeking vouchers; at the time, over 70,000 people were on the list seeking help.¹⁰³ Over the past decade, DCHA has worked to contact many of the people on the list, resulting in a substantial reduction in the length of the list (though not the number of residents who need assistance). Unfortunately, DCHA shared in this year’s budget oversight hearing that their outreach yields alarmingly low response rates—reportedly around 5%. Failing to get people into homes with vouchers means more residents face a choice between ongoing housing instability or getting priced out of the District altogether. It may also mean that the agency misses out on desperately needed federal revenue that could be used to help enhance its capabilities, contributing to a vicious circle dynamic.

In 2023, then-Director Donald and her team entered into a partnership with The Lab @ DC (a policy group within the Office of the City Administrator) and the Department of Human Services (DHS) to identify ways to improve DC’s housing voucher programs, especially those that residents access through the human services continuum. The Lab’s report highlighted the following findings:

1. The application process is not user-friendly.
2. Clients want more information about voucher programs.
3. The voucher programs run on many manual processes.
4. The voucher programs are run by many teams who are not always in sync.
5. Landlords feel unsupported by DC Government.
6. Case manager burnout and turnover impact care for clients.

To address these findings, the Lab recommended the following:

1. Invest in customer service enhancements.
2. Strengthen crisis intervention supports.
3. Provide additional experiential learning opportunities for voucher staff and case managers.
4. Increase the pipeline of future case managers.
5. Provide dedicated support to private-market housing complexes with many voucher clients.¹⁰⁴

These problems and recommendations are consistent with much of what the Committee has heard from tenants and prospective tenants, tenant advocates, and landlords over the past 16 months.

Fittingly, 2 of DCHA’s top 3 SMART goals focus on voucher system process improvements. The agency’s second strategic goal is to increase federal voucher utilization as follows:

- 2) Increase [federa] Housing Choice Voucher Program Utilization Rate
 - a. Currently at about 71% . . .
 - b. Goal is to **increase utilization by the end of CY 24 to 85% voucher utilization.**

¹⁰³ See Mike DeBonis, “D.C. public housing waiting list to close; no new applicants after April 12” WASH. POST (April 3, 2013), https://www.washingtonpost.com/local/dc-politics/dc-public-housing-waiting-list-to-close-no-new-applicants-after-april-12/2013/04/03/9cf7abe4-9c96-11e2-a941-a19bce7af755_story.html.

¹⁰⁴ The Lab @ DC, “Opportunities to Improve DC’s Housing Voucher Programs” at 3 (February 2024), https://static1.squarespace.com/static/5d2361aa11fed60001f7ab3a/t/65ca3009a915f84dae6567eb/1707749413982/Fin+al+Report+-+Opportunities+to+Improve+DC%27s+Housing+Voucher_Feb2024.pdf.

- c. Increase partnerships . . . to assist participant families with finding affordable housing units. The goal is to have 100 referral agencies for families to access in their housing search by the end of 2024.
- d. Update the wait list annually to have an accurate contact list of applicants.¹⁰⁵

Federal voucher utilization is calculated based on the number of families and single people that HUD estimates a PHA could house using the federal HCV funding allocated to that PHA. As of March 2024, DCHA’s official HUD allocation was 16,272 units, and it had 11,516 units leased,¹⁰⁶ yielding an official utilization rate of 71%. At the same time, the executive team reported that another 446 federal HCV participants had vouchers but had not yet completed leasing up.¹⁰⁷ This means roughly 1 out of every 27 people with federal vouchers in DC were still not actually able to use those vouchers to help them afford housing yet. In light of this backlog, the Committee agrees that DCHA should focus on making sure that people with vouchers know where to look for apartments.¹⁰⁸

Notably, DCHA also estimates its federal voucher “leasing capacity”—that is, the number of units it can actually afford to help HCV program participants pay for based on current market conditions in DC and the types of apartments participants select—is only 12,696 units.¹⁰⁹ This is roughly 78% of its federal allocation. To reach its 83% federal voucher utilization goal, DCHA will need to increase its leasing capacity by more than 800 units.

The Committee has heard arguments from some public witnesses that DCHA is still systematically overpaying landlords in voucher-supported arrangements. Prior to the 2022 HUD assessment, DCHA typically agreed to pay landlords whatever rent they requested up to a particular payment standard. As of Fiscal Year 2022, more than 17% of voucher-supported leases involved rents that were 90% of the payment standard or higher.¹¹⁰ Landlords were required to certify that their rents were reasonable based on surrounding market conditions, but DCHA did not confirm those certifications. As part of the 2022 assessment and its aftermath, HUD clarified that this practice was not sufficient to satisfy federal “rent reasonableness” requirements for PHAs, and DCHA’s MTW flexibilities did not exempt it from performing its own rent reasonableness checks. In response, DCHA procured a rent reasonableness analysis tool from AffordableHousing.com (AHC). As of July 1, 2023, each time a landlord submits a **new** Request for Tenancy Approval (RFTA) packet to start receiving voucher funds, and each time a landlord requests a rent increase on an existing lease, DCHA enters the unit’s basic characteristics into AHC and receives a list of apartments with similar characteristics within a half-mile radius. If there are insufficient comparable units nearby, the system approximates by looking at less similar units and applying cost modifiers, such as a higher rent allowance for additional amenities. If the landlord’s requested rent is outside the range, DCHA rejects the RFTA.

DCHA’s implementation of this new standard created significant disruption to the lease-up process for prospective tenants and landlords alike. Residents who had finally gotten their vouchers, or who were trying to move into a new place using their current vouchers, were surprised and understandably frustrated

¹⁰⁵ Email from DCHA Deputy Executive Director to Committee Deputy Director (April 10, 2024) (emphasis added). SMART goal 1 deals with public housing and is discussed in the capital budget analysis section of this chapter.

¹⁰⁶ April Board Book.

¹⁰⁷ *Id.*

¹⁰⁸ HUD sets certain restrictions on public housing authorities directing voucher recipients to specific properties. These restrictions do not outright prohibit DCHA from supporting prospective tenants in their searches for housing – which, despite legal protections discussed later in this section, can be particularly difficult for those using a voucher.]

¹⁰⁹ April Board Book.

¹¹⁰ See pre-budget oversight hearing questionnaire response 5, indicating that 14,969 out of 18,062 rents in Fiscal Year 2022 were 90% of the payment standard or lower.

when the units they found that used to be allowed were no longer approved as an option. Landlords and case managers were stuck trying to explain a complicated new system to already frustrated prospective tenants about why DCHA rejected their RFTAs. And at least some landlords were not aware that they had the option to lower their asking price or supply their own additional market data showing that their requested rents were reasonable after all, which created more tension and confusion. Members of the local press highlighted instances of landlords appearing to post fanciful listings, with the effect—possibly for the purpose—of skewing AHC’s data set and securing approval for higher rents. Members of the STAR Board have pointed out that new lease-ups slowed dramatically starting last summer, likely because of this shift.

DCHA has responded to these challenges by engaging more closely with AHC staff. AHC and DCHA have indicated that they intend to make a prescreening tool available to DC landlords that will allow landlords to create accounts for a small fee and run rent reasonableness checks on their own intended rents. The Committee is concerned about the prospect of allowing less scrupulous landlords to figure out exactly how much they can get away with charging DCHA, which may make them less price-sensitive and less motivated to maintain their units in top condition. At the same time, it is vital that the rent reasonableness process—which HUD has made very clear must remain in place—not become more of a debilitating barrier to voucher lease-ups. ***As DCHA continues to refine its rent reasonableness protocols, it should closely monitor the distribution of voucher rents compared to broader rental housing price trends in the District to help prevent fraud and increase its leasing capacity.***

One notable feature of DCHA’s initial transition to a HUD-approved rent reasonableness methodology last summer was that DCHA initially only required rent reasonableness checks when there was a new RFTA submission or when a landlord requested a rent increase. HUD has recently instructed DCHA to conduct a comprehensive analysis of rent reasonableness of existing leases using its AHC rent reasonableness protocol. It seems plausible that HUD may ultimately instruct DCHA to make efforts to reduce leases determined to be for above-market rents. DCHA expects to share its findings from this analysis with HUD by the end of this month. ***DCHA should share the conclusions from its federally mandated rent reasonableness analysis of existing units and ensure that its Recovery Plan accounts for the need to bring down average costs per units while maintaining voucher holders’ access to a wide variety of neighborhoods.***

The Committee appreciates the importance of limiting voucher rents to market rates to avoid overspending. The Committee is also concerned about people’s ability to access decent housing with voucher support throughout the District. Turning prospective tenants away because they seek to use vouchers constitutes unlawful source-of-income discrimination in housing under DC’s *Human Rights Act of 1977*,¹¹¹ but this prohibition can be difficult to enforce systematically. The Committee is concerned that for as long as the voucher lease-up process is perceived to involve protracted delays and uncertainty relative to other tenancies, landlords will have an incentive to break the law, to the detriment of people with vouchers. DCHA’s general approach when it becomes aware of potential discrimination is to refer individual tenants to legal assistance. The Attorney General is also on the alert for landlords who consistently commit source of income discrimination. In addition to pushing to speed up the process in general as discussed further below, ***DCHA should develop additional strategies to combat source-of-income discrimination against people using vouchers.***

DCHA’s second voucher-related SMART goal is:

- 3) Reduce Voucher lease up time for both local and federal voucher programs.
 - a. Reduce the voucher search time from 180 days to 120 days with two thirty-day extensions. . . . This will motivate families to expedite their search for affordable units Currently DCHA families lease a unit on average within 94.5 days. **The goal is to reduce lease up time to 75 days.**

¹¹¹ See D.C. Official Code § 2-1402.21(a).

- b. Increase the number of inspectors by hiring third party inspection firms
- c. Streamlining operations by utilizing the Yardi software for both residents and landlords. The portals in Yardi for online processing of paperwork through Rent Café, as well as the Yardi Landlord Portal is in the process of being implemented. The goal is to be fully on Yardi by 1st quarter 2025¹¹²

Reducing lease-up times is critically important. If someone is eligible for a voucher, it means their income level makes them vulnerable to becoming housing cost burdened, meaning they spend more than 30% of their income on housing payments, for as long as they remain unassisted. They may be facing housing instability or homelessness. Every day they spend waiting to move into a new home is a missed opportunity for a better life. These delays also harm landlords' finances and contribute to reluctance to rent to prospective tenants using vouchers to pay for their leases, even though refusing is unlawful as detailed above. It will not be possible to eliminate all processing time or avoid all errors given the level of detail that landlords and agencies need and the number of different organizations involved, but there is clearly room for improvement.

Making the rent reasonableness check process more predictable as discussed above should help. Improving the communication and tracking capabilities of DCHA's instance of the Yardi records management platform should also help. Reducing wait times for inspections by contracting with more inspectors should help too. A partial list of other interventions that DCHA has implemented or announced follows:

- Requiring voucher program staff to work together in person at the agency's new Chinatown office 4 days per week;¹¹³
- Transitioning unit inspectors to an electronic tracking system;
- Holding landlord walk-in days, bimonthly landlord town halls, and bimonthly tenant town halls;
- Working with larger multifamily landlords and AHC to allow mass uploads of unit data for purposes of improving the rent reasonableness data set;
- Holding more frequent coordinating meetings with the Department of Human Services (DHS) to identify additional barriers facing those residents who come into voucher programs through the human services system and receive case management services from DHS contractors; and
- Arranging cross-training for personnel responsible for different stages of the voucher process to reduce misunderstandings about program requirements.

These initiatives should all help reduce the timing from when a person receives their voucher to when they can move in. They align with the recommendations from The Lab @ DC's February report. ***As part of its Recovery Plan, DCHA should make clear which voucher process improvements are already implemented and when future improvements are scheduled.***

Some of the same changes should also reduce the length of time and number of rejected submissions that residents encounter even earlier in the process, when they seek to confirm their eligibility and obtain vouchers in the first place. Together with The Lab, DCHA has prepared one updated form for use in the

¹¹² Email from DCHA Deputy Executive Director to Committee Deputy Director (April 10, 2024).

¹¹³ Media alert, "D.C. Housing Authority to Open New Office in City's Chinatown Neighborhood" (March 26, 2024), <https://www.dchousing.org/wordpress/dcha-opening-new-office-in-citys-chinatown-neighborhood/>.

eligibility process.¹¹⁴ ***DCHA should scale up its audit of potentially overcomplicated forms to help residents, case managers, resident advocates, and landlords avoid duplicative effort and reduce the potential for inconsistencies at every stage of the process.***

While the Committee believes these changes will improve voucher processing times once fully implemented, the current delays and inefficiencies mean that even when the Council funds significantly more vouchers, many of the intended recipients are unable to access housing. In the Council's initial hearing on the Mayor's budget proposal last month, Office of Budget and Performance Management Director Jenny Reed, who is also a voting member of DCHA's STAR Board, reported that the local voucher amounts in the Mayor's proposed Fiscal Year 2025 budget reflect how many vouchers the District intends to use by the end of Fiscal Year 2025 within the current voucher flow system. DCHA has further confirmed to the Committee that they expect a massive surplus of LRSP funds through the end of Fiscal Year 2024 and likely a sizable surplus in Fiscal Year 2025 if funded at the proposed levels, despite the anticipated improvements in processes at both DCHA and DHS.

While DCHA and DHS work to address the systemic delays, the Committee recommends and has found funding for targeted enhancements to help meet immediate human services needs. The Committee also recommends improved case management for local voucher program participants who receive third-party case management services, through long overdue adjustments in nonprofit compensation. These investments are detailed further in the DHS chapter of this report.

Finally, the Committee notes that the line items in recent years' Housing Authority Subsidy or Housing Authority Payment budget chapters are not sufficiently detailed to allow a clear sense of how local resources flow into different programs. After close consultation with the Council Office of the Budget Director, the Committee is recommending a technical reorganization of local voucher resource line items to better reflect real spending in these programs.

Specific Gaps in Voucher Availability

On vouchers for families, as discussed in the DHS chapter of this report, DHS is in the process of removing, or exiting, approximately 2,000 families from its Family Re-Housing Stabilization Program (FRSP), commonly called rapid re-housing. DHS has not provided a clear plan to support the families it is exiting, and the Committee has already received several calls and emails from parents unsure and afraid of what comes next. The Mayor has asked DCHA to prioritize families affected by this mass exit for housing assistance, such as federal vouchers, and the Committee has identified resources to support 64 LRSP vouchers, with a preference for residents that DHS is exiting from the FRSP rapid rehousing program.

On vouchers for members of the LGBTQ+ community, the Office of LGBTQ+ Affairs works daily with District residents who face additional barriers to safe and affordable housing due to their perceived or actual identity. Committee Chairperson Robert White has consistently worked to ensure that housing vouchers are available for the Office of LGBTQ+ Affairs to mitigate these barriers, and a recent letter from Ward 5 Councilmember Zachary Parker, a member of this Committee, emphasized the ongoing need. With support from the Committee on Public Works and Operations, this Committee has identified resources to support 20 vouchers for residents identified by the Office of LGBTQ+ Affairs as in need of housing supports.

On support for seniors, DCHA has indicated that the Shallow Subsidy program, which provides partial rent support for seniors who do not receive other housing subsidies and who make 60% or less of the Area Median Income (AMI), is currently underbudgeted to meet the need for those who have already

¹¹⁴ See side-by-side comparison of new and old forms, <https://thelabprojects.dc.gov/s/voucher-core-applent-info-old-vs-new.png>.

applied. The Committee on Executive Administration and Labor transferred resources to this Committee to resolve this projected shortfall and make sure seniors receive this beneficial ongoing support.

Resident Services

The number one thing DCHA needs to do to improve residents' experiences is deliver faster and more reliable results. But residents' interactions can also be improved in other ways that can significantly impact quality of life for both DCHA program participants and DCHA staff.

District residents contact this Committee and Committee Chairperson Robert White's Director of Constituent Services daily to report how difficult it is to navigate DCHA processes and to receive timely updates. On some occasions, the Committee is able to assist with reviewing materials received from DCHA, explaining recent policy updates, or offering publicly available information. But in many instances, constituents report that they have already completed what they thought was the required next step, waited for a response, attempted to follow up with the DCHA staff member who they were told was the relevant point of contact, and simply never heard back. This Committee has also heard compilations of these stories in testimony from attorneys, organizers, and policy advocates who help organize and counsel large numbers of residents.

Residents report with disturbing frequency that they attempt to seek help or updates from DCHA and are met with rudeness. Some of these same residents have told Committee staff that they fear being targeted for retaliation after communicating their frustration and after being met with aggravation in return. Navigating the District's complicated housing network is extremely challenging – especially for residents who are also dealing with other significant burdens in their lives, managing trauma, and seeking desperately for a better outcome after years of waiting and struggling. It is the responsibility of government employees, including those at DCHA, to meet residents where they are and always engage with them respectfully. Agency leadership can foster this level of professionalism through training, expectation setting, and protocols, which include creating robust systems to make the rules and expected timelines clear from the beginning so that all staff can deliver consistent accurate outcomes for residents. ***DCHA should ensure customer service professionals receive specialized training in relevant skills that will improve both their service delivery and their own well-being, such as de-escalation and crisis response.***

DCHA has significant work to do to rebuild its reputation and, concurrently, its trust with the public. The Committee is encouraged by DCHA leadership's suggestion that this is a priority, and the Committee will continue to relay to the agency the customer service experiences it receives from constituents, both to ensure the issues are resolved and to ensure DCHA is aware of the ongoing gaps.

One specific example of a gap that the Committee regularly hears about is DCHA's hotline. The DCHA Call Center, at 202-535-1000, is supposed to function as a catch-all point of service. In a performance oversight questionnaire, DCHA reported that there were 75,762 attempts to contact the Call Center from October through December 2023. The average caller who stayed on the line and connected with a representative during this period waited **4 hours, 34 minutes and 26 seconds**. This is deeply inequitable, upsetting, and likely demoralizing not only for residents, but also for staff who needed better support to be able to do their work.

DCHA has begun working towards addressing these significant delays: there were 8 Call Center representatives in December 2023, but DCHA hired 4 more in January 2024 and was on track to hire 6 more by the end of March, more than doubling the overall staff. DCHA leadership have also indicated that they intend to provide Call Center staff with additional training with a focus on resolving a greater variety of concerns before ending the call, rather than requiring calls back.

In addition to its Call Center, DCHA has customer service centers that operate by appointment only, except that residents may drop off recertification documents without an appointment. DCHA reported in

February 2024 that they are planning to begin collecting customer satisfaction data. ***DCHA should include additional customer service improvements as goals in its Recovery Plan, with clear metrics, such as net promoter scores, for a sample of Call Center users.***

Another resource available to DCHA program participants is the Ombudsman. Committee staff frequently engage the Ombudsman for assistance with individual residents' inquiries, as do other Council offices, the Mayor's Office of Community Relations and Services, and participants themselves. As of DCHA's performance oversight hearing the Ombudsman was reportedly fielding 200-325 inquiries per week – more than 50 per business day on average. Fortunately, DCHA has indicated that they intend to increase staffing for Ombudsman services.

This Committee has also found resources to help support 2 additional customer service support staff members to help address the need for additional resident assistance at DCHA. Agency leadership have indicated that they may expand the Ombudsman's team or may enhance customer services staffing elsewhere in the organization following DCHA's ongoing reorganization. Regardless, ***upon receipt, DCHA should immediately deploy resources from this Committee to fund customer service staffing enhancements at DCHA.***

DCHA leadership have also indicated to the Committee that they would like to equip staff throughout the agency with better information about what supports are available through other District agencies and programs. The Committee stands ready to help coordinate such efforts and calls on the Mayor to direct relevant agencies to assist.

Resident Opportunity

HUD requires PHAs to offer their program participants opportunities to work toward financial independence. Examples include "Section 3," which requires that PHA activities create employment and contracting opportunities for low-income people, especially participants in their programs¹¹⁵; "Family Self-Sufficiency," which involves among other things the creation of rent escrow accounts that participants can use to build wealth¹¹⁶; and the "Modified Apprenticeship Program," formerly named the "Apprenticeship Training Program" and still frequently called ATP, which offers 6-month apprenticeships ideally leading to permanent jobs at DCHA or other opportunities.¹¹⁷ Recent reports to the STAR Board suggest that there are about 475 active arrangements under these 3 programs, including 308 executed Section 3 plans from 40 DCHA contractors. ***As part of its Recovery Plan, DCHA should provide a roadmap for further expanding economic opportunities for its housing program participants.***

Supporting Safe and Respectful Neighborhoods

The Committee hears frequently from District residents who encounter various forms of disruptive or dangerous behavior from other tenants in the same or nearby buildings. In some cases, those contacting the Committee believe that the neighbors accused of causing problems are also using rental assistance from DCHA.

There is no inherent connection between qualifying for a voucher and being a dangerous or unpleasant neighbor. Most people are just trying to go about their lives in peace, whether they can afford their homes unassisted or not. As discussed further below, it is usually difficult to even tell whether any of

¹¹⁵ See § 3 of the *Housing and Urban Development Act of 1968*, effective August 1, 1968 (Pub. L. No. 90-448; 12 U.S.C. § 1701u); see also HUD, "Frequently Asked Questions for Section 3" (March 25, 2021) <https://www.hud.gov/sites/dfiles/FPM/documents/Section-3-FAQs.pdf>.

¹¹⁶ See § 23 of the United States Housing Act, effective Nov. 28, 1990 (Pub. L. 101-625; 42 U.S.C. § 1437u).

¹¹⁷ See DCHA Fiscal Year 2024 MTW Plan public comment draft at 47-48 (April 30, 2023), https://www.dchousing.org/wordpress/wp-content/uploads/2023/04/DCHA-FY2024-Plan_Public-Comment.pdf.

the parties to a conflict receives some form of rental assistance. In some cases the landlords involved may have openly disclosed that they make a point of renting to people using vouchers as much as possible; in some other cases there are likely people using vouchers and coming into conflict with other residents; but in some cases there may also be unfounded assumptions at play about who can afford to live where without assistance.

The Committee is committed to helping people live well, meaning they are safe and connected with their communities, in every part of the District, and has been working to head off deteriorating relations between neighbors in several ways. The District needs to proactively counter narratives that housing subsidy programs are corrosive to public safety, when in reality they can play a critical role in helping people avoid criminal conduct or violence. Committee Chairperson Robert White has convened conversations with DCHA, DHS, OAG, and later the Department of Behavioral Health (DBH) on this set of topics.

The most pressing need is greater communication between District agencies. District leaders have noted that even if a participant in one of their programs is in a serious dispute with neighbors, the participant might not share that with agency personnel. The agency may only learn about the dispute after things escalate further, such as to a criminal arrest. Agencies are likely missing opportunities for targeted contacts to make sure that their program participants have what they need to live comfortably, address their needs, manage any substance use disorders, steer clear of any dangerous or unlawful conduct that other people in their neighborhoods may be engaging in, find work or other productive pursuits appropriate to their age and ability—in short, to thrive.

Ideally, a few key personnel at each agency would have clear visibility into each other's client lists so that they could efficiently direct incident reports to the organization in the best position to help. Legally, however, that does not appear to be a possibility: DCHA is prohibited by federal law from disclosing information about federal housing program participants from its records outside certain enumerated circumstances. The Committee's understanding is that DBH is similarly constrained by federal law from sharing information about people who are receiving support for conditions such as substance use disorders. But it should still be possible for agencies to set up protocols and lay clear lines of communications for sharing referrals to a limited audience at multiple agencies. It should not be difficult to make a general referral on a residential disturbance report without disclosing program participation status: "We received a report that person W was involved in incident X that took place at address Y. If you have a service relationship with this person, please contact them and evaluate ways to assist." ***DCHA should continue to consult with OAG, DHS, DBH, and law enforcement about how to efficiently and systematically share referrals about residential disturbances, consistent with privacy laws and residents' best interests.***

One pattern of neighborhood strife merits particular attention. While some landlords unlawfully turn away people with vouchers as often as they can, a few landlords go too far in the other direction and have gotten into the habit of seeking out as many people with vouchers as they can find to fill their apartments. Tenant-based voucher programs are meant to provide people with different incomes the opportunity to live together in community, not to create pockets where only very low-income people live and pockets where only wealthy people live. It is also beneficial to avoid having a large number of people living in close proximity who are all contending with addiction or other mental and behavioral health challenges. One federal guideline often referenced in these discussions (but sometimes misquoted) indicates that residential support programs for people with disabilities should strive for community integration, defined as housing participants in settings "where **0-25%** of all units have been set aside for people meeting disability-related eligibility criteria and the remaining units are not set aside for any special needs groups,

including people who are homeless.”¹¹⁸ Therefore, concentrating people who use vouchers because they have significant underlying challenges together in specific buildings will in some cases run afoul of housing program best practices.

Some buildings and their owners have become notorious for failing to maintain adequate living conditions, harming residents—and for failing to maintain proper security, exposing both residents and neighbors to the possibility of violence. DCHA has a major role to play in combating slumlord activity. The agency must be able to conduct prompt and thorough inspections when participating tenants complain, follow up to make sure concerns are remediated, and be prepared to cut landlords off for persistent noncompliance. DCHA’s new Housing Choice Voucher Program Director, Anton Shaw, recently testified that he intends to step up the agency’s activities against slumlord behavior. ***DCHA should identify owners who regularly rent to tenants using vouchers, particularly if a majority of an owners’ tenants rely on government subsidies for rental payments, and should evaluate what type of proactive inspections or other focused oversight may be warranted.***

Up until July 2023, all landlords arguably had a financial incentive to recruit tenants with vouchers instead of those without. As long as a landlord was willing to demand that DCHA pay them a rent rate at or just below the relevant payment standard—which in some neighborhoods was far above market rate—DCHA would go ahead and pay it. Now, DCHA has implemented a rent reasonableness protocol that ideally pegs its rents to those for nearby similar units on the open market. As DCHA improves its implementation of the rent reasonableness protocol, it should become less profitable to prioritize people with vouchers, which should in turn lead to a more even distribution of people with vouchers from neighborhood to neighborhood and building to building.

OAG has indicated that they are working on proposals to require that housing owners provide tenants with basic security features, including working door locks and window latches. These requirements would function similar to the housing code that the Department of Buildings enforces. ***DCHA should continue to work with the Committee and partner agencies to develop enhanced residential security standards that will promote safety for subsidized and unsubsidized tenants.***

The need for better supportive services in close proximity to where many people are living in subsidized arrangements comes up frequently in discussions of certain owners and buildings with recurring disturbances and tensions. Residents coming through the human services continuum are typically assigned a DHS-monitored caseworker well before their eligibility for a tenant-based voucher is confirmed, and they ideally continue to work with the same caseworker through lease-up. Because tenants can use tenant-based vouchers at various locations across the District, a single case manager’s clients may be geographically dispersed. And even if there are many participants in the same program all in one building or neighborhood, they may have relationships with many different caseworkers. ***DCHA should work with DHS and other partner agencies to evaluate ways to provide more support services in geographic proximity to where program participants live. DCHA should coordinate with partner agencies to assess the state of available mediation programs and develop proposals for additional supports.***

CAPITAL BUDGET ANALYSIS

As the Committee detailed in last year’s report, there are years’ worth of studies from various sources demonstrating that a massive and sustained investment is needed to restore more of the District’s public housing portfolio to safe and dignified condition. DCHA’s number 1 SMART goal as of DCHA’s budget oversight hearing was:

¹¹⁸ U.S. Department of Health and Human Services, Substance Abuse and Mental Health Services Administration, “Evaluating Your Program: Permanent Supportive Housing” at Appendix B, page 19 (2010), <https://store.samhsa.gov/sites/default/files/evaluatingyourprogram-psh.pdf>.

- 1) Increase the Occupancy in the Public Housing Program.
 - a. The PH occupancy was at 73% upon Director Pettigrew’s start at DCHA November 1, 2023.
 - b. To date the occupancy is at 77%
 - c. **The goal is to increase by end of CY24 to 83%**
 - d. Long Term Stabilized Goal is 95%¹¹⁹

For HUD purposes, public housing occupancy is calculated as a percentage of those units that HUD has not approved for non-occupancy. The calculation excludes units approved for certain administrative uses, such as resident council office space and units slated for modernization, disposition, or demolition. For example, as of March 2024, 5,573 out of DCHA’s 8,026 total public housing units were in use to house lower-income Washingtonians and 2,453 of DCHA’s 8,026 total public housing units were not being used to house low-income Washingtonians, but 810 out of those 2,453 units fell into various categories of HUD-approved vacancies. Therefore, the official occupancy rate was 77.2%.¹²⁰ Raising the occupancy rate will primarily consist of getting more people off the waiting list and into units, but will also involve cleaning up the count of HUD-approved offline units.¹²¹

Director Pettigrew has publicly announced a goal of making 100 additional public housing units available per month. The Committee appreciates that DCHA’s new executive team is prioritizing public housing conditions, and the Committee intends to continue to monitor this operation closely. DCHA had been reporting for over a year that they were on the verge of ramping up real, unit-by-unit public housing repair and maintenance work. The Council approved a set of emergency multiyear contracts in March 2023. The STAR Board approved another slate of contract modification authorizations earlier this year. The Committee’s understanding is that for several months there were positive shifts in how many units were finally habitable, but those improvements were obscured by data integrity issues. DCHA was updating its tracking systems to include previously unrecorded vacancies even as it may have reduced the number of actual vacancies. DCHA’s monthly reports seem to have stabilized in recent months, which will allow for more consistent oversight and progress monitoring.

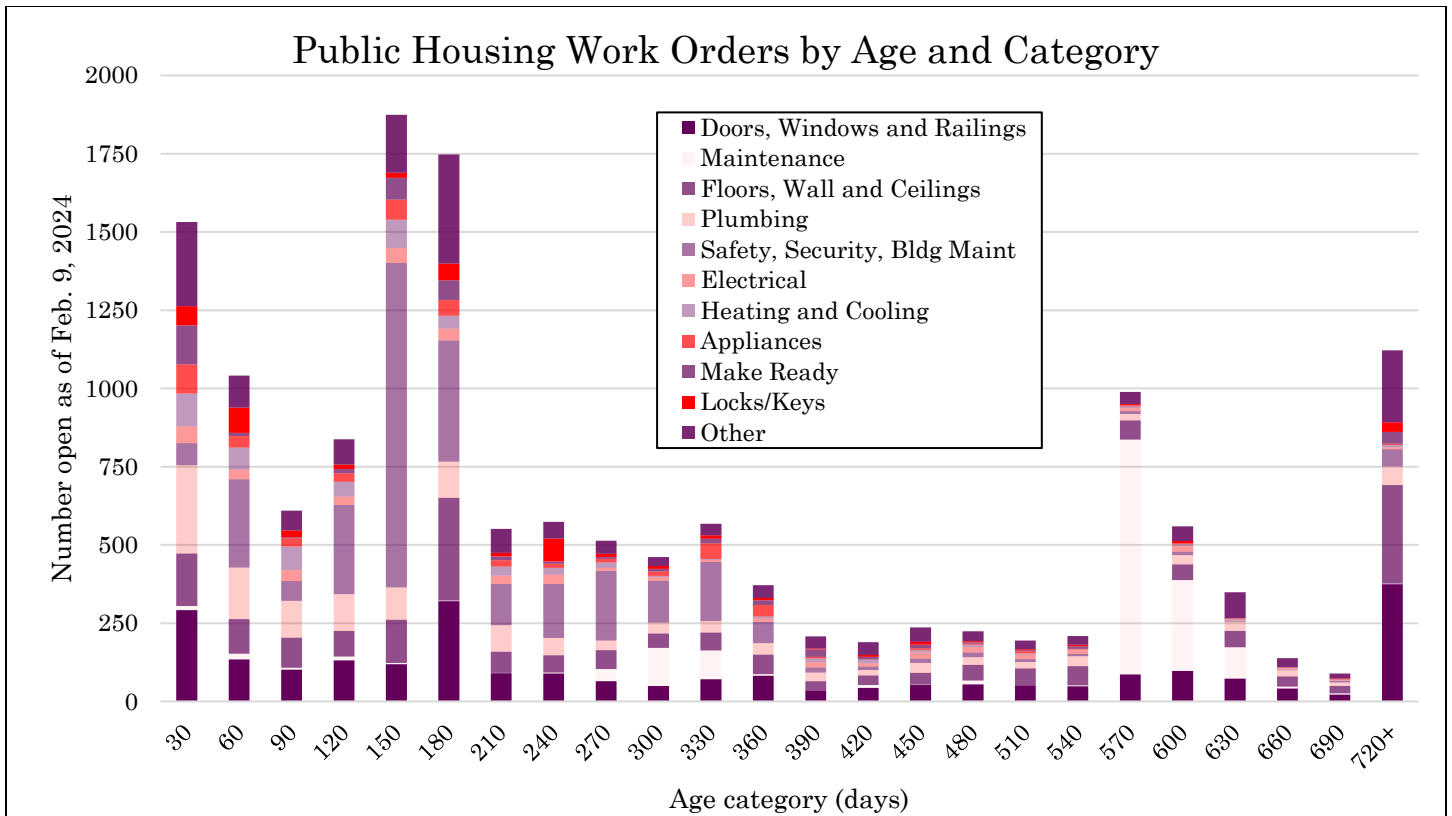
The Committee notes with appreciation that STAR Board members continue to push for concrete changes in their meetings with the executive team and stands ready to assist further as needed.

In last year’s budget report, this Committee urged DCHA to set up better tracking systems that allow PMO personnel to focus on languishing issues and close out work order system entries that represent already-completed work. Performance oversight data on open work orders suggest that this need remains acute. The chart below shows how many public housing work orders were open in various categories, and how long they had been open, as of shortly before DCHA’s performance oversight hearing

¹¹⁹ Email from DCHA Deputy Executive Director to Committee Deputy Director (April 10, 2024).

¹²⁰ $5,573 / (8,026 - 810) = 77.2\%$

¹²¹ See Attachment 43 to DCHA response to Committee performance oversight questionnaire, available at <https://lims.dccouncil.gov/Hearings/hearings/238> (indicating “Upcoming HUD Submissions” for 78 total units at Richardson Dwellings and Barry Farm Dwellings).



The data above show some improvements over the similar chart that the Committee included in its budget report last year. The number of work orders simply categorized as “Maintenance” has dropped in favor of more particular categories that should allow leadership to spot systematic problems as they develop. The large spike of work order entries generated during a “blitz” in summer 2022—coming up on 2 years ago—has decreased substantially, but is still noticeable. The agency has not eliminated the sizable volume of very old work orders that may be real or may be things that were completed and never closed out. To reiterate a point made last year: ***DCHA should review its oldest open work order records and determine which issues, if any, are still actually unresolved.***

During DCHA’s recent budget oversight hearing, Committee Chairperson White and Director Pettigrew discussed how the average length of time that it is taking DCHA to close out emergency work orders has increased in recent months, up to 10 days. One partial solution that Director Pettigrew mentioned was that DCHA should keep small stockpiles of commonly needed materials and components for repairs on site at various public housing communities. ***DCHA should maintain its focus on closing out emergency and urgent work orders promptly.***

During visits to various public housing communities around the District, the Committee Chairperson and staff have occasionally heard that specific communities lack custodial forepersons or have fewer maintenance staff than the agency’s budget could support. The Committee has heard that these positions are challenging to fill, especially with current compensation practices. ***As part of its personnel reorganization and Recovery Plan, DCHA should report regularly on its public housing maintenance staffing levels so that the STAR Board and resident representatives can help ensure no communities are neglected. DCHA should publicly share its thinking on hiring more public housing residents to assist with property management.***

Many public housing buildings are also in need of larger projects. The Mayor proposed approximately \$50.7 million in capital contributions to DCHA over each of the next two years, and no further funding after that. The need for a long-term, substantial, dedicated stream of resources for public housing investments remains acute, and is discussed in the Budget Support Act chapter of this report as

part of the Committee’s analysis of the proposed *Deposit of Deed Recordation and Transfer Taxes Act of 2024*.

DCHA has offered the following preliminary outline for projected spending of District capital funding over the next two Fiscal Years:

Budget Description	Fiscal Year 2025	Fiscal Year 2026
Comprehensive Rehabilitations		
Garfield Terrace Senior	\$1,900,000	
Greenleaf Senior	\$7,700,000	
Highland Addition	\$4,495,000	
Lincoln Road	\$5,000,000	
Montana Terrace	\$8,500,000	\$4,500,000
Langston Terrace		\$15,000,000
LeDroit Senior		\$12,300,000
Sibley Tower (Senior)		\$1,600,000
Surge Project Management Staffing	\$3,321,000	\$3,317,000
Capital Repairs	\$11,512,000	\$11,569,000
Child Healthy Homes (Special Project)	\$2,431,000	\$2,431,000
Lead Abatement Program Costs (Special Projects)	\$5,915,000	
Total	\$50,774,000	\$50,717,000

DCHA has also confirmed that they are interested in using additional funding for public housing rehabilitation and maintenance in the coming fiscal years if such funding becomes available, despite the Mayor’s proposal to eliminate a statutory accounting mechanism directing unspent LRSP dollars toward public housing as part of the *Local Rent Supplement Program Accounts Amendment Act of 2024* (discussed further as part of the Budget Support Act chapter of this report). To support these ongoing needs, the Committee has identified several million dollars that it recommends directing toward public housing rehabilitation and maintenance uses.

Using operating funds instead of borrowed funds for capital improvements, known as pay-as-you-go capital, provides a minor corrective to broader concerns in this year’s budget process about the District’s long-term financial health and access to reasonably priced financing.

DCHA’s new executive leadership team has made clear that they intend to put forth a comprehensive repositioning strategy, starting with an assessment of existing property needs and opportunities by an outside consultant under the direction of Deputy Executive Director Wickliffe that will continue for several more months. Director Pettigrew has already signaled that some communities previously slated for smaller-scale rehabilitations would be better suited to wholesale redevelopments.

For years, DC’s public housing residents have engaged in painstaking organizing to ensure that major public housing repositioning projects protect the basic interests of existing residents and communities, through principles such as build first or right to return. The District’s follow-through on its commitments to these communities has been inconsistent. Major concerns remain even regarding ongoing redevelopments like that at the Barry Farm site. This year, as part of Committee Chairperson Robert White’s annual partnership with the Policy Innovation Lab Housing Team at the Georgetown University McCourt School of Public Policy, student researchers conducted research into the history of troubled

redevelopment initiatives, starting with Barry Farm and Lincoln Heights-Richardson Dwellings. Some of their preliminary conclusions and recommendations for future projects are collected below.¹²²

Concerns	Recommendations
<ul style="list-style-type: none"> ▪ “DCHA proceeded with the projects despite large acknowledged funding gaps” ▪ “Large-scale, ambitious projects with many interdependent parts had many points of failure” ▪ At Barry Farm, the “historical and cultural significance of [the] site contributed to heightened tensions about redevelopment and further erosion of trust with the community” ▪ At Lincoln Heights-Richardson, the “need for redevelopment was genuine” but the “push for an ambitious project may have been influenced by political pressure to deliver a big-ticket project” 	<p>The District must ensure that:</p> <ul style="list-style-type: none"> ▪ “Timelines and feasibility studies are fully conducted. These must include plans for the future, including unforeseen circumstances like budget cuts” ▪ “Replacement housing is available soon after demolition/displacement and an implementation plan for how this is created and provided is executed” ▪ There is “More intentional community engagement”

Director Pettigrew has signaled to the STAR Board and in oversight hearings that he is committed to including public housing residents much more extensively in the development of community repositioning plans. The STAR Board and its relevant committees have already begun in-depth conversations about what exactly it will mean to include residents better, including the frequency of meetings and intensity of outreach. ***DCHA should follow through on its stated intention of engaging more regularly and systematically with residents who may need to relocate, have already relocated, or are otherwise facing disruption from public housing repositioning.***

Under DCHA’s current organizing statute, DCHA is required to include public housing residents in DCHA governance via resident councils, which in turn participate in a City-Wide Advisory Board (CWAB). This structure should provide an invaluable channel for communications from public housing residents to DCHA executive leadership and *vice versa*. STAR Board Commissioner Rosa Burbridge is the current President of the CWAB. Unfortunately, internal disputes recently inhibited the CWAB’s ability to carry out its business; the Committee is hopeful that these disputes are nearing resolution. ***DCHA should provide the City-Wide Advisory Board of public housing resident council leaders with the support the Advisory Board states it needs to conduct its business and participate in public deliberations on key issues affecting residents.***

¹²² Alexandra Coon, Matt Fox, Madeleine Adelson, Sunaina Kathpalia, story map, “Improving the Success of DC Public Housing Projects: A Comparative Analysis: Barry Farm & Lincoln Heights” (April 9, 2024), <https://storymaps.arcgis.com/stories/4c1b82e423f740e1bf9a29ffd4de6831>.

SMART GOALS

The Department of Human Services (DHS) identified the following as their top SMART goals during budget oversight:

1. Speed the use of vouchers so that 60% of Fiscal Year 2023 vouchers and 85% of Fiscal Year 2022 vouchers are leased up by October of this year.
2. Improve the percentage of SNAP applications that meet federal requirements for processing timelines by 1% per month from the current 75% to the target of 95%
3. Help more people in the Career MAP program get jobs or credentials.

POLICY RECOMMENDATIONS

The Committee recommends that DHS implement the following recommendations, which are explained in greater detail in subsequent sections of this chapter:

1. DHS should not terminate families from the rapid rehousing program until a transition plan is in place to utilize DC Housing Authority local rent supplement program vouchers or other assistance that will avoid a spike in evictions or increases in homelessness for impacted families.
2. DHS should fully and consistently implement the *Nonprofit Fair Compensation Act of 2020* to ensure all grant and contract applications/solicitations include standard language - both technical/legal and plain language - informing nonprofit partners of their right to be paid for indirect costs, and how to calculate and claim those costs in DHS grant or contract submissions.
3. DHS should work with the DC Housing Authority to ensure that families exiting the Rapid Rehousing Program are given a preference for the new local rent supplement program vouchers funded by the Committee.
4. DHS should evaluate the efficacy of its supportive services for voucher holders and determine whether more can be done to ease the integration of voucher holders into their new homes.
5. DHS should provide the Committee with a detailed plan of changes anticipated to bring it into 95% compliance with Supplemental Nutrition Assistance Program processing timeline requirements.
6. DHS should commit to completing the DC Flex and Career Map pilot programs, conducting a full evaluation of their effectiveness, and using those findings to further innovation aimed at assisting residents in growing their incomes and stabilizing their housing.
7. DHS should utilize available small capital funding to address the repair needs for the roof at The Aston.

AGENCY MISSION AND OVERVIEW

The stated mission of the Department of Human Services is to empower every District resident to reach their full potential by providing meaningful connections to work opportunities, economic assistance, and supportive services.

The Department of Human Services is budgeted through four divisions, the Economic Security Administration, the Family Services Administration, the Office of the Director, and Agency Financial Operations.

The Economic Security Administration determines and maintains eligibility and the amount of assistance for cash, food, childcare, and medical benefits. ESA, also, through a Two Generational approach, administers to those receiving Temporary Assistance for Needy Families (TANF) and Supplemental Nutritional Assistance Program (SNAP), Employment and Training (SNAP E&T) programs, which provide employment and training-related activities designed to improve long-term employability and achieve sustainable income.

The Family Services Administration provides an array of social services and supports for District residents to solve crises, strengthen families, and connect residents to resources and programs to improve their well-being. FSA manages a system of care to make homelessness rare, brief, and non-recurring; administers a system of services and supports for youth who are at-risk of court involvement, school disengagement, homelessness and repeat teen pregnancy; and provides crisis-intervention services for families and refugees.

The Office of the Director provides executive management, policy direction, strategic and financial planning, human capital management, information technology, capital programs, legislative and community relations, and performance management. The Office of Program Review, Monitoring, and Investigation includes agency risk management, fraud investigation, internal affairs, homeless shelter monitoring, and a quality control division.

Agency Fiscal Operations provides comprehensive and efficient financial management services to, and on behalf of, District agencies so that the financial integrity of the District of Columbia is maintained. This division is standard for all agencies using performance-based budgeting.

DHS has been led by Director Laura Green Zeilinger since January 2015.

OPERATING BUDGET ANALYSIS

Mayor's Proposed Budget for Fiscal Year 2025

Last year, in its budget report, the Committee noted that the “Mayor’s proposed budget reflected a dramatic reduction in funding for DHS” whose impacts would be “widespread and harmful”. In order to address these concerns, the Council identified funding to increase the Mayor’s proposed budget for DHS by \$46 million. Unfortunately, even at that heightened budget DHS has faced severe budget pressures in the current fiscal year resulting from a lack of adequate funding for required TANF cost of living adjustments, migrant services, shelter expenses, and rapid rehousing program costs, among other gaps. To address these spending pressures, DHS service providers were asked to cut back and DHS was put under a hiring freeze, resulting in increased overtime expenditures during the fiscal year.

The Mayor’s proposed budget for Fiscal Year 2025 does address some of the spending pressures that have impacted DHS financially in Fiscal Year 2024, including by funding migrant services for the first time (albeit at a level far below current expenditures) and funding the anticipated cost of living adjustments for TANF.

However, after taking those additions into account, the actual budget cuts for the remaining programs at DHS are even more dramatic. Under the Mayor’s budget proposal, residents would

experience substantial reductions in services for food assistance, emergency rental assistance, interim disability assistance, homelessness prevention, and homeless street outreach. At the same time, the administration is sweeping numerous existing encampments of people experiencing homelessness and also proposing terminating housing assistance for 2,000 families currently in rapid rehousing. ***DHS should not terminate families from the rapid rehousing program until a transition plan is in place to utilize DCHA local rent supplement program vouchers or other assistance that will avoid a spike in evictions or increases in homelessness for impacted families.***

While these steps are taken, the Mayor's budget proposal would also make the Career MAP program optional and legislatively begin to phase out DC Flex – programs designed to explore alternative ways to assist residents regain stability. Finally, the Mayor's budget proposal does not fund any new housing vouchers. It is anticipated that DHS will match all existing vouchers to residents by the end of Fiscal Year 2024. While lease ups are expected to continue for some time due to processing lags, this would necessitate a halt in assistance for additional people experiencing homelessness.

The net effect of these proposals would be to dramatically increase housing instability, to accelerate the current trend of increasing homelessness, and to remove offramps from the homeless services system that have the potential to provide stability.

DHS Goals for Fiscal Year 2025

At the request of the Committee, DHS established three goals for the upcoming fiscal year.

Speed the Use of Vouchers

The first of DHS's goals is to speed the use of vouchers so that 60% of Fiscal Year 2023 vouchers and 85% of Fiscal Year 2022 vouchers are leased up by October of this year. The Committee has focused its oversight on increasing the flow of vouchers over the last year, including through funding new targeted staff at DHS, which have begun to be hired, and to establish a pipeline for new social workers to staff up the agency and non-profits involved in the voucher process. The Committee has also worked in its oversight role with DCHA to improve processes and timelines controlled by that agency. The result of work at DHS and the Committee has been notable declines in the average number of days between the assignment of case management and lease up for voucher-holders. At this pace, DHS is on track to match all existing vouchers to residents by the end of Fiscal Year 2024 and expects to lease up all existing vouchers by the end of Fiscal Year 2025. DHS should continue to work with DCHA to reduce any friction between agencies in the voucher flow process and to streamline engagement between the agencies.

At the Committee's budget hearing, DHS noted that one of the main outstanding barriers to accelerating the utilization of vouchers was the capacity of the non-profit service providers supporting voucher utilization. Non-profit providers however, have pointed to the lack of adequate funding to meet their indirect costs and non-compliance with the Nonprofit Fair Compensation Act of 2020 as a significant limitation.

The law requires the District to reimburse indirect costs at the same rate a non-profit organization has negotiated to receive for a current federal contract or grant. It also creates a mechanism to determine an indirect cost rate for a nonprofit organization that does not have a current federal Negotiated Indirect Cost Rate Agreement (NICRA). This means that nonprofit service providers must be paid for both the direct costs of providing services on behalf of DHS - such as salaries for staff engaging in case management and housing navigation - and the costs of the

organization's indirect costs - such as utilities, rent, staff positions affiliated with grant compliance and reporting, and more. The law has yet to be fully or consistently implemented by DHS or many other District agencies. The Committee has heard concerning reports of inconsistent implementation with regard to grant and contract application/solicitation language - sometimes failing to include information about a nonprofit's right to fair compensation under the Law and sometimes incorrectly capping indirect costs at 10% of direct costs turning the Law's statutory de minimis rate into a ceiling instead of a floor - and sometimes nonprofits are told in negotiations with agencies that in order to be paid for indirect costs they will have to reduce their services.

Failure to comply with the Nonprofit Fair Compensation Act is straining service providers who work with DHS, exacerbating nonprofit hiring and retention challenges thereby endangering critical services for vulnerable District residents. ***DHS should fully and consistently implement the Nonprofit Fair Compensation Act of 2020 to ensure all grant and contract applications/solicitations include standard language - both technical/legal and plain language - informing nonprofit partners of their right to be paid for indirect costs, and how to calculate and claim those costs in DHS grant or contract submissions.*** The Committee intends to continue to work with the Council to better support non-profits in meeting DHS's mission through the remainder of the budget process.

The Committee's interest in accelerating the utilization of vouchers is to ensure that all residents do not face living and dying on the street or in shelter when funding is already available to provide them with housing. However, the availability of those resources is at risk as the Mayor's budget proposal does not fund any new housing vouchers. The result of that policy would likely be that the availability of vouchers to match to new residents in need would all but cease in months and all available vouchers would be fully utilized by the end of Fiscal Year 2025. As vouchers still take a significant amount of time to utilize, any gap in funding will result in a gap in available housing support in the future. To avoid the loss of these life-saving resources, the Committee's budget proposal would fund a total of 212 new vouchers – including permanent supportive housing, targeted affordable housing, local rent supplement program vouchers to assist families exiting rapid rehousing, and targeted vouchers for the LGBTQ community. ***DHS should work with DCHA to ensure that families exiting the Rapid Rehousing Program are given a preference for the new local rent supplement program vouchers funded by the Committee.***

The evidence has long demonstrated that residents are much more likely to be successful and be able to address any other needs if they can first access stable housing. However, a Housing First model cannot mean an “only housing” model for residents who need services. As a result, the District currently spends significant resources on permanent supportive housing and other models that tie the availability of services to housing subsidies. In recent years, however, tensions have increased in mixed income communities, which residents have associated with the existence of subsidized housing. DHS and DCHA staff frequently point out that the existence of a housing subsidy does not impact whether a resident is subject to the criminal law or the terms of their lease. Despite that, ***DHS should evaluate the efficacy of its supportive services for voucher holders and determine whether more can be done to ease the integration of voucher holders into their new homes.***

Improve SNAP Processing Timelines

DHS's second major goal is to improve the percentage of SNAP applications that meet federal requirements for processing timelines by 1% per month from the current 75% to the target of 95%. DHS in recent years had some of the slowest SNAP processing timelines in the country and numerous residents experienced gaps and issues with their benefits. The impact of this was frequently families skipping meals or going with less healthy options. In recent months, DHS has

improved, but remains non-compliant with federal standards of processing SNAP applications within 30 days. DHS has committed to making further improvements in staff, technology, and processes to stay on track to hitting a target of 95% compliance within 20 months – but the details remain vague. ***DHS should provide the Committee with a detailed plan of changes anticipated to bring it into 95% compliance with SNAP processing timeline requirements.***

Timeliness of processing is important, but adequate support is equally critical. The Council identified funding to increase SNAP benefits temporarily this fiscal year and pushed the administration to take part in the federal summer EBT program as well to maximize food assistance for families. While the Committee could not identify sufficient funds to continue heightened benefits, the Committee does support increased food assistance for residents should funding be identified later in the budget.

Help Career MAP Participants Get Credentials and Jobs

DHS's third major goal is to help more Career MAP participants get credentials and jobs. Career MAP is a pilot program that was designed to help families who have experienced homelessness pursue employment over a five-year period by assisting with benefits cliffs. The program provides career advising, family support, and removes disincentives for earning income. While the pilot program has not run long enough to evaluate its success, DHS is collaborating with The Lab on a program evaluation. However, despite this being a goal the Mayor's proposed budget would make Career MAP a discretionary program and would also support the phasing out of DC Flex, another pilot program providing an alternative approach to meeting residents needs as they transition to housing stability. The Committee believes that present circumstances require greater innovation in programs like Career MAP and DC Flex to determine whether they are effective at stabilizing residents at a lower cost than existing programs. ***DHS should commit to completing the DC Flex and Career Map pilot programs, conducting a full evaluation of their effectiveness, and using those findings to further innovation aimed at assisting residents in growing their incomes and stabilizing their housing.***

Committee's Budget Recommendations for Fiscal Year 2025

The Committee's budget proposals within DHS are intended to prioritize funding in areas that will help reduce homelessness and support residents who are experiencing homelessness on their path back to stable housing.

To that end, the Committee identified over \$6.9 million in additional funding for the Emergency Rental Assistance Program (ERAP). The Committee recognizes that ERAP is not a perfect solution to the housing crises faced by low-income residents. However, without an alternative plan to meet the need or reform the program, the Mayor's proposal to cut rental assistance by two-thirds in one year would likely result in a substantial spike in evictions, homelessness, and displacement. To address concerns raised about the program, the Committee's budget proposal maintains reporting requirements to sustain the transparency of the program while also requiring DHS to provide recommendations on potential reforms to the program to make access more equitable and to address any potential waste, fraud, or abuse that could occur.

Additional funding for ERAP is supplemented in the Committee's budget proposal by over \$1.8 million in restored funding for homelessness prevention and a \$500,000 increase in domestic violence services at DHS. Domestic violence is a significant source of housing instability. For residents who are already experiencing homelessness, the Committee restores \$2 million for street outreach to ensure residents have a compassionate contact to assist them with accessing resources.

In order to make these critical investments in housing stability, the Committee did reduce the size of the proposed enhancement in truancy programming. The Committee agrees that truancy is a critical problem in District schools that must be addressed and intends to work with the full Council to determine the best way to meet that need in addition to remaining needs in human services. However, it is widely acknowledged that substantial causes of truancy include housing instability and food insecurity. The proposed massive cuts to DHS programs whose purpose is to reduce housing instability for families would undoubtedly result in corresponding increases in truancy. Therefore, the Committee determined it was prudent to use some of the proposed enhancement for truancy program to address the major upstream causes of truancy identified within its own budget.

CAPITAL BUDGET ANALYSIS

The Mayor's proposed capital budget for the Department of Human Services reflects a commendable investment in new shelter capacity. The Committee supports these investments and recommends no changes to the Mayor's proposal.

The Department of Human Services budget includes seven capital projects. This includes continued renovations for the Madison women's shelter, Emery Men's Shelter, Blair Men's shelter, Naylor Road shelter, and the V Street shelter. The capital budget also includes funding for replacement of the New York Avenue Men's shelter, and a substantial redevelopment of the Federal City Shelter site to include congregate shelter and permanent supportive housing.

The Federal City Shelter project is a particularly exciting opportunity to better meet the needs of residents experiencing homelessness served by the Community for Creative Non-Violence (CCNV). To ensure this project complies with previously passed legislation, the Committee budget proposal includes legislative language setting a timeline for compliance with planning requirements established by a task force created for this purpose.

Finally, the Committee is supportive of the Department's plans to open additional non-congregate shelter space for people experiencing homelessness. However, concerns have been raised regarding the condition of the roof at the soon-to-open Aston shelter in Foggy Bottom. ***The Department should utilize available small capital funding to address the repair needs for the roof at The Aston.***

IV. BUDGET SUPPORT ACT RECOMMENDATIONS

A. RECOMMENDATIONS ON MAYOR'S PROPOSED SUBTITLES

On April 3, 2024, Chairman Phil Mendelson introduced, on behalf of the Mayor, Bill 25-0784, the *Fiscal Year 2025 Budget Support Act of 2024* (BSA). The Chairman referred five subtitles exclusively to this Committee for comments:

- Title II. Subtitle C. Local Rent Supplement Program Accounts
- Title II. Subtitle E. Emergency Rental Assistance Program Reports
- Title V. Subtitle G. Rapid Re-Housing
- Title V. Subtitle J. Career Mobility Action Plan Program
- Title V. Subtitle K. Flexible Rent Subsidy Program

The Chairman referred another two subtitles jointly to this Committee and other committees:

- Title II. Subtitle F. Downtown Activation Program
- Title II. Subtitle H. Housing Subsidy Contract Extensions

This chapter contains the Committee's analysis of the subtitles within its jurisdiction. The Committee's recommended language is included in **Attachment D**. Where the Committee is recommending changes to subtitles that the Mayor proposed, Attachment D shows these changes as blackline edits.

1. Title II. Subtitle C. Local Rent Supplement Program Accounts

Purpose, Effect, and Impact on Existing Law

Subtitle II.C. of the proposed BSA, the *Local Rent Supplement Program Accounts Amendment Act of 2024*, would strip references to certain obsolete or never-implemented special funds and programs out of the *District of Columbia Housing Authority Act of 1999* (DCHA Act). It would also make a conforming amendment to the *Rental Housing Act of 1985*. The Committee largely approves of this subtitle but recommends changes that would maintain the existence of one of the funds the Mayor has proposed to eliminate.

As discussed in the DC Housing Authority (DCHA) chapter of this report, DCHA is both an instrumentality of the DC government and a federally recognized public housing authority. The agency relies primarily on the federal government to cover its operating costs; it receives federal voucher payments to pass through to private landlords, public housing support payments, and administrative fees, all of which must be handled according to federal law. However, the District government has also provided various payments to support DCHA and the residents who participate in its programs, including rental subsidies through the Local Rent Supplement Program (LRSP). As explained in greater detail below, the proposed subtitle rolls back some earlier changes in the law that sought to set up special funds to help with LRSP accounting.

The *Local Rent Supplement Amendment Act of 2009* (a BSA subtitle) provided for an arrangement called "capital-based assistance" in which DC would step in and help cover capital costs through grants to projects to which DCHA had already awarded project- or sponsor-based operating subsidies.¹²³ The program was to be funded through a "reserve" of unspent LRSP money. The

¹²³ Effective March 3, 2010 (D.C. Law 18-111); see <https://lims.dccouncil.gov/Legislation/B18-0203>.

Committee’s understanding is that there are no housing providers currently receiving capital-based assistance under this law and neither DCHA nor the Mayor has any interest in using this authority. The proposed subtitle would repeal obsolete references to capital-based assistance throughout the DCHA Act.

The *District of Columbia Housing Authority Rehabilitation and Maintenance Fund Amendment Act of 2016* (another BSA subtitle) mandated that funds that the District allocated to DCHA for LRSP, but that the agency did not spend, would fall into a non-lapsing **DCHA Rehabilitation & Maintenance Fund** (R&M Fund).¹²⁴ By law, the R&M Fund could also be replenished with regular appropriations and would receive various one-off infusions. Since then, the Council has tweaked the precise sources and uses of the R&M Fund on a few occasions.

The *Rental Assistance for Unsubsidized Seniors Amendment Act of 2018* (also a BSA subtitle) set up a program in which DCHA pays toward the housing costs of seniors who do not receive other housing subsidies but whose lower incomes (between 30% and 60% of the Area Median Income) place them at risk of housing insecurity.¹²⁵ This program is sometimes called the senior “shallow subsidy.” One feature of the 2018 law was that it directed local payment through a non-lapsing **Tenant-Based Rental Assistance Fund**.

While DCHA ultimately transmits payments to landlords participating in LRSP, other local agencies also play major roles in certain subsets of LRSP arrangements. The Department of Human Services (DHS) works through case management provider organizations to match tenant-based vouchers to some recipients with additional needs beyond basic housing assistance. The Department of Housing and Community Development (DHCD) takes the lead in awarding project-based LRSP subsidies through its Consolidated Request for Proposals process. In the *Local Rent Supplement Program Enhancement Amendment Act of 2021* (yet another BSA subtitle), the Mayor and Council included provisions to set up non-lapsing funds to allow for more transparent management of these streams of LRSP funding.¹²⁶ As a result, current D.C. Official Code § 6-226.01 calls for:

- A **Housing Authority Rent Supplement Program Fund**, administered by DCHA, to cover sponsor-based arrangements, as well as preexisting project-based arrangements;
- A **Rent Supplement Program Project-Based Allocation Fund**, containing money set aside for new project-based arrangements, with funds to be administered by DHCD until it came time to transfer them into the Housing Authority Rent Supplement Program Fund for DCHA’s use; and
- A **Rent Supplement Program Tenant-Based Allocation Fund**, containing amounts appropriated to DHS for new tenant-based vouchers and any unspent Targeted Affordable Housing (TAH) and permanent local vouchers, and administered by DHS.

However, the fund structure arrangement contemplated in the *Local Rent Supplement Program Enhancement Amendment Act of 2021* remains largely unimplemented. Among other issues, the 2021 legislation created apparent conflicts with 2 preexisting provisions: one provision indicating that a certain amount of unspent LRSP money should go toward the capital-based

¹²⁴ Effective October 8, 2016 (D.C. Law 21-160); see <https://lims.dccouncil.gov/Legislation/B21-0669>.

¹²⁵ Effective October 30, 2018 (D.C. Law 22-168); see <https://lims.dccouncil.gov/Legislation/B22-0753>.

¹²⁶ Effective November 13, 2021 (D.C. Law 24-34); see <https://lims.dccouncil.gov/Legislation/B24-0285>.

assistance reserve,¹²⁷ and a separate provision stating any unspent LRSP funding should flow into the R&M Fund.¹²⁸ The newest provisions suggest unused LRSP amounts should simply remain in the 3 new funds.¹²⁹

The Mayor’s proposed subtitle would eliminate all references within the DCHA Act to the various special funds discussed above. This includes adjusting certain periodic reporting mandates that currently focus on uses of local R&M Fund resources, so that future reports would address capital repair work more broadly.

Committee Reasoning

The Committee recommends that the Council approve the portions of the proposed subtitle that eliminate the complex fund structure for management of LRSP resources. The Mayor and Council can allocate LRSP funding through ordinary budget appropriations under the Housing Authority Subsidy chapter of the annual budget without the use of special funds. The Committee also agrees with the proposal to repeal provisions relating to capital-based assistance.

The Committee’s recommended text for this subtitle includes changes that maintain an R&M Fund but remove the mandate that LRSP funds should lapse into the R&M Fund at the end of future fiscal years. The Committee is interested in working with the full Council to find ways to dedicate additional resources to public housing needs, and having a non-lapsing fund already established for this purpose may prove useful. In response to budget oversight hearing follow-up questions, DCHA has indicated that they are not necessarily concerned by the elimination of the R&M Fund because the more recent practice of assigning funds through the capital budget chapter provides beneficial predictability—but they have also confirmed that they would welcome additional financial support for their “significant capital and development needs.”

The Committee’s recommended text also makes non-substantive technical corrections throughout the subtitle provisions, such as to resolve internally inconsistent references to existing law, to update section title references that refer to Funds that the subtitle would eliminate, and to conform to Council drafting standards.

Section-by-Section Analysis

As amended by the Committee, the subtitle:

Sec. 2021. States the short title.

Sec. 2022. Amends the DCHA Act to eliminate mandates relating to the Housing Authority Rent Supplement Program Fund, Rent Supplement Program Project-Based Allocation Fund, Rent Supplement Program Tenant-Based Allocation Fund, and Tenant-Based Rental Assistance Fund, as well as mandates relating to capital-based assistance.

Sec. 2023. Removes language in the *Rental Housing Act of 1985*, at D.C. Official Code § 42-3504.01(a)(2)(C), that directs a portion of rental unit fee collections into the Tenant-Based Rental Assistance Fund.

¹²⁷ D.C. Official Code § 6-229.

¹²⁸ D.C. Official Code § 6-202(c-1)(2)(C).

¹²⁹ See, e.g., D.C. Official Code § 6-226.01(b)(4).

Fiscal Impact

The OCFO determined that this subtitle would not have a fiscal impact in that it would not create or eliminate any obligation to allocate local funds to DCHA.

2. Title II. Subtitle E. Emergency Rental Assistance Program Reports

Purpose, Effect, and Impact on Existing Law

Title II. Subtitle E. of the proposed BSA, the *Emergency Rental Assistance Program Reports Sunset Amendment Act of 2024*, would repeal the *Emergency Rental Assistance Funds Reporting and Notice Requirements Amendment Act of 2023*, which this Committee incorporated as part of the *Fiscal Year 2024 Budget Support Act of 2024*. The legislation to be repealed was originally co-introduced by 8 Councilmembers.

These reporting requirements were codified due to significant concerns last year with the functioning of the Emergency Rental Assistance Program (ERAP) due in part to its sudden closure with little public notice and inadequate funding.

Committee Reasoning

The Committee recommends changes to this subtitle to recognize both that the need for transparency in the ERAP program has not diminished since last year and that the administration of the program has been changed substantially, requiring some modifications to the frequency and content of the reporting requirements. Further, the Committee recognizes that concerns have been raised about the equity and integrity of ERAP. As a result, the Committee requires the Department of Human Services to provide recommendations for ERAP reform within 30 days of the effective date of the legislation.

Section-by-Section Analysis

Sec. XXX1. States the short title.

Sec. XXX2. Amends Section 8f(c-1) of the *Homeless Services Reform Act of 2005* to reduce the frequency of reporting requirements, repeal or amend reporting requirements that have become less relevant, and require the Department of Human Services to provide recommendations for program reform.

Fiscal Impact

The OCFO determined that funds are sufficient in the financial plan for this subtitle.

3. Title II. Subtitle F. Downtown Activation Program

Purpose, Effect, and Impact on Existing Law

Subtitle II.F. of the proposed BSA, the *Downtown Activation Program Amendment Act of 2024*, would provide a tax credit to downtown commercial office spaces that reposition to other commercial or non-residential use or to properties that improve their office space to Class A. Repositioning is defined as construction, reconstruction, alteration, or renovation of a property with a minimum of 50,000 square feet. The Mayor may create a selection process for eligible properties.

The chosen properties will have their real property tax frozen and held at the same amount for 15 years.

Under the Committee’s proposed amendment to the subtitle, this measure would also provide a tax credit for office spaces that reposition to housing.

Chairman Mendelson referred this subtitle to this Committee and the Committee on Business and Economic Development.

Committee Reasoning

The Committee recommends adding residential repositioning as an eligible activity that would qualify buildings for the proposed incentive, because it promotes creating more housing in the downtown area. DC is facing a housing shortage. Increasing the housing supply in the downtown area alleviates the high demand for housing and increasing costs that have made it unaffordable for many residents to live near their job or amenities. By promoting businesses to reposition to housing, more people will be present in the downtown area, which means more businesses will be supported. The Committee is interested in evaluating this subtitle further with colleagues before final passage of the BSA.

Section-by-Section Analysis

Sec. XXX1. States the short title.

Sec. XXX2. Amends Chapter 8 of Title 47 of the District of Columbia Official Code, which governs real property taxes:

- (a) Provides that the amount of real property tax imposed for eligible properties in the downtown area will not be increased for a period of 15 real property tax years beginning the property tax year after the base year.
- (b) Allows the Mayor to create a selection process to determine what properties will receive the tax credit.
- (c) Establishes that the base year is determined by the Mayor’s certification.
- (d) Defines eligible area, repositioning, and residential. The Committee’s recommended text amends the proposed definition of repositioning to say “a different use” and struck “that is not residential”.
- (e) Defines the dollar amount of temporary tax freezes ranging from tax year 2025 to 2031.

Fiscal Impact

The OCFO determined that the Office of the Deputy Mayor for Planning and Economic Development (DMPED) will need to issue requirements for the program and conduct a selection process. Creating the selection process will allow properties to claim the tax credit in Fiscal Year 2027. The cap amount would be \$6 million in 2027, \$7 million in 2028, \$8 million in 2029, and \$20 million in 2030. The cap grows by 4% each year. These costs are included in the proposed budget.

4. Title II. Subtitle H. Housing Subsidy Contract Extensions

Purpose, Effect, and Impact on Existing Law

Subtitle II.H. of the proposed BSA, the *Housing Subsidy Contracts Extensions Amendment Act of 2024*, would update the language, but not the intended effect, of laws that govern how the DC Housing Authority (DCHA) provides project-based Local Rent Supplement Program (LRSP) subsidies for affordable housing development projects.

Project-based operating subsidies are useful in securing housing affordability from the early stages of project development. From the tenant perspective, the subsidized projects represent another opportunity for a low-income family or individual to live in the District without becoming rent-burdened. From the developer perspective, the subsidy commitment allows them to demonstrate to lenders that they will have a steady stream of revenue, which in turn allows them to access lower-cost development financing. When the time comes to award a project-based LRSP operating subsidy to a project, DCHA enters into a formal legal agreement with the developer, typically styled as an Agreement to enter into a Long-Term Subsidy Contract (ALTSC). The agreement confirms DCHA’s commitment to provide an operating subsidy for extremely low-income residents’ rent once the housing comes online.

District government contracting is heavily regulated. The Home Rule charter requires executive agencies to send contracts to the Council for approval if the contracts will last for more than one year or involve more than \$1 million in expenditures.¹³⁰ DCHA is subject to this Council approval requirement,¹³¹ even when it only plans to use federal funds.¹³² The Council has mandated additional process requirements for most executive agencies’ procurement of goods and services in the *Procurement Practices Reform Act of 2010* (PPRA).

Ever since the PPRA became effective 13 years ago, its procedural rules have expressly applied to DCHA, though DCHA retained independent procurement authority rather than relying on the Office of Contracting and Procurement (OCP) like many agencies under the PPRA.¹³³ As part of last year’s BSA, this Committee recommended and the Council approved a subtitle known as the *District of Columbia Housing Authority Procurement Clarification Amendment Act of 2023*, which among other things permanently clarified that DCHA has the flexibility to adopt rules that depart from the PPRA for its federally funded contracting and procurement activities (in recognition that some PPRA provisions such as a preference point bonus for local business enterprises are

¹³⁰ D.C. Official Code § 1-204.51.

¹³¹ Cf. Opinion of the Corporation Counsel, “Is Council review required for proposed contracts of independent agencies in excess of one million dollars during a 12-month period?” (May 10, 1996), <https://oag.dc.gov/sites/default/files/2018-02/Opinion-July-2014-Independent-Agency-Contracts.pdf> (finding that D.C. Official Code § 1-204.51 applies to contracts of another independent agency, the Washington Convention Center Authority).

¹³² Cf. Opinion of the Attorney General, “Authority of the District of Columbia Chief Financial Officer Over the Financial Functions and Financial Personnel of the District of Columbia Housing Authority” (February 8, 2011), <https://oag.dc.gov/sites/default/files/2018-02/Opinion-July-2014-Housing-Authority.pdf> (suggesting that DCHA cannot be placed outside of Congressional frameworks for DC agencies and instrumentalities without an act of Congress, even though it uses federal resources; this logic would also apply to the federal requirement for Council review of agency contracts).

¹³³ See the original § 201(b)(3) of the PPRA (“[T]he following agencies shall not be subject to the authority of the [Chief Procurement Officer], but shall conduct procurements in accordance with the provisions of this act: . . . The District of Columbia Housing Authority[.]”).

incompatible with federal Department of Housing and Urban Development rules). The subtitle also removed an outdated reference to a predecessor law to the PPRA known as the Procurement Act.

In 2023, as the earliest-awarded project-based LRSP arrangements neared the ends of their initial 15-year contract terms, Councilmember Brianne Nadeau introduced B25-282, now known as the *Housing Subsidy Contract Stabilization Amendment Act of 2024* (HSCSA), with the support of Councilmembers Vincent Gray and Janeese Lewis George as co-introducers. The HSCSA sought to add project-based LRSP renewal contracts to a list of categories of contracts that are expressly exempt from most of the PPRA’s provisions regarding competition (though not from PPRA § 202, D.C. Official Code § 2-352.02, which requires agencies to submit detailed summaries when they transmit contracts to the Council for review pursuant to the Home Rule Charter). Chairman Phil Mendelson referred the HSCSA to the Committee on Public Works and Operations (CPWO) with comments from this Committee. Affordable housing developers testified in support. The Council passed the HSCSA unanimously, the Mayor signed it, and it completed congressional review and became effective on April 20, 2024.

The Committee’s understanding is that DCHA has always assumed the PPRA’s various procedural requirements did not apply to DCHA’s selection of project-based LRSP subsidy recipients. DCHA’s locally funded project-based LRSP practices were originally closely modeled on similar federal subsidies. According to long-serving staff members at DCHA, the agency generally used the same solicitation procedures and standards for its earliest project-based LRSP awards as it had for the federal program. This practice continued for several years following passage of the PPRA. Beginning in Fiscal Year 2022, the District government began coordinating its various housing development and preservation subsidies, including project-based LRSP, through a Consolidated Request for Proposals (RFP) process that the Department of Housing and Community Development (DHCD) spearheads. The other Consolidated RFP participating agencies similarly do not follow PPRA requirements for their awards, except that they submit contract summaries to the Council under D.C. Official Code § 2-352.02.

In this year’s budget submission, the Mayor has proposed the *Housing Subsidy Contracts Extensions Amendment Act of 2024*, which would take the new express exemption for LRSP contract renewals back out of the PPRA but codify a similar exemption from re-competition into the portions of the *District of Columbia Housing Authority Act of 1999* that govern the LRSP. Chairman Mendelson referred this new subtitle to this Committee and CPWO for comments.

Committee Reasoning

The Committee recommends approving this subtitle to help ensure that forthcoming awards of housing subsidies from the budgets of various agencies in our jurisdiction are not hindered by frivolous challenges under the PPRA.

The Office of the City Administrator has shared with this Committee that they view all prior project-based LRSP awards and other Consolidated RFP subsidy arrangements—not just renewals, but also initial awards—as covered by a separate PPRA exemption for any “contract or agreement receiving or making grants[.]”¹³⁴ The Executive is concerned that by only expressly exempting renewals, the HSCSA could be misread to imply that original LRSP awards and other housing subsidy awards should have been considered subject to the PPRA. This could encourage parties such as unsuccessful Consolidated RFP bidders to attempt to challenge new Consolidated RFP decisions

¹³⁴ D.C. Official Code § 2-351.05(c)(12).

under the PPRA. To avoid confusion and unwarranted litigation, the Committee recommends approving the subtitle.

The Committee appreciates the work of CPWO in passing the HSCSA and ensuring that existing project-based LRSP arrangements could continue without renewed competitive solicitations. The Committee's understanding is that CPWO is also prepared to support the Mayor's proposed clarifying subtitle.

Section-by-Section Analysis

Sec. 2071. States the short title.

Sec. 2072. Removes a PPRA provision, D.C. Official Code § 2-354.13(18), that specifically exempts ALTSC renewals from PPRA competition requirements.

Sec. 2073. Re-codifies the HSCSA's authorization for extensions of ALTSCs without the need for re-competition within a section of the District of Columbia Housing Authority Act of 1999, D.C. Official Code § 6-227.

Fiscal Impact

The OCFO determined that this subtitle would not have a fiscal impact.

5. Title V. Subtitle G. Rapid Re-Housing

Purpose, Effect, and Impact on Existing Law

Title V. Subtitle G. of the proposed BSA, the *Rapid Re-Housing Program Amendment Act of 2024*, would amend the *Homeless Services Reform Act of 2005* to establish firm time limits for the duration of services for those served by the Rapid Re-Housing Program, reduce due process protections for the termination of those services, and allow those served by the program to be exited from services while any review of termination is still pending.

Committee Reasoning

The Committee recommends that this subtitle be struck in its entirety. The Rapid Re-Housing Program has not been successful in assisting clients in gaining sufficient income to maintain housing stability in the District during the program. The Committee does not support utilizing the budget process to reduce procedural protections and ease termination of services for Rapid Re-Housing clients without any viable transition strategy in place to avoid mass displacement and housing instability upon termination of assistance. Consideration of alternative visions for the future of the Rapid Re-Housing program should continue to be evaluated through the oversight and legislative process.

Fiscal Impact

The OCFO determined that the subtitle as proposed did not have a fiscal impact in the financial plan.

6. Title V. Subtitle J. Career Mobility Action Plan Program

Purpose, Effect, and Impact on Existing Law

Title V. Subtitle J. of the proposed BSA, the *Career Mobility Action Plan Program Amendment Act of 2024*, would amend the *Emergency Rental Assistance Reform and Career Mobility Action Plan Program Establishment Act of 2022* to make the Career Mobility Action Plan Program (Career MAP) discretionary for the Department of Human Services. Career MAP is a program for the purpose of reducing and removing obstacles that low-income households confront as they pursue higher incomes through employment, including a decrease in public benefits that may result from an increase in the household's income.

This is a five-year program and most families have only been enrolled for about a year so far, so data is not complete on the effectiveness of the program thus far.

Committee Reasoning

The Committee recommends that this subtitle be struck in its entirety. No compelling reason was received by the Committee for making Career MAP discretionary so soon after its establishment, when data on its success is still being collected. Funding for the program remains in the budget for its continuation. Given challenges and limitations with existing programs, the Department of Human Services needs innovative new approaches whose effectiveness is demonstrated through data consistently collected over a period of time. Career MAP may yet be one of those approaches.

Should data demonstrating the failure of Career MAP to improve outcomes or further funding gaps occur, the Committee would reconsider the ongoing mandate to operate the program.

Fiscal Impact

The OCFO determined that the subtitle as proposed did not have a fiscal impact in the financial plan.

7. Title V. Subtitle K. Flexible Rent Subsidy Program

Purpose, Effect, and Impact on Existing Law

Title V. Subtitle K. of the proposed BSA, the *Flexible Rent Subsidy Pilot Program Amendment Act of 2024*, would amend the *Homeless Services Reform Act of 2005* to allow the Department of Human Services to stop taking on new participants in the Flexible Rent Subsidy Pilot Program (DC Flex) prior to the end of the pilot program on September 30, 2026.

The purpose of DC Flex is to subsidize the cost of monthly rent for individuals and families receiving, or eligible to receive, Continuum of Care services pursuant to rules established by the Mayor. Under existing program rules, enrollment is already limited and determined via lottery.

Committee Reasoning

The Committee recommends that this subtitle be struck in its entirety. The DC Flex pilot program is ongoing and has been found so far to reduce reliance on other housing and Continuum of Care services, reducing costs for the Department. Further authorizing the Department to limit enrollment does not result in any financial savings identified by the CFO and the program is funded

for the completion of the individuals already enrolled. Absent a compelling reason for this change, the Committee is concerned that it would reflect a lack of commitment to exploring new approaches to service delivery when funded pilot programs have not been completed and fully evaluated. Further, the legislation already provides substantial discretion in program administration to the Department.

Fiscal Impact

The OCFO determined that the subtitle as proposed did not have a fiscal impact in the financial plan.

8. Title VII. Subtitle H. Deposit of Deed Recordation and Transfer Taxes

Purpose, Effect, and Impact on Existing Law

Subtitle VII.H. of the proposed BSA, the *Deposit of Deed Recordation and Transfer Taxes Act of 2024*, would reverse the Council's decision to dedicate a steady, predictable stream of operating funds for the benefit of public housing residents.

As detailed in the DC Housing Authority (DCHA) chapter of this report, public housing in the District has been in a state of emergency. In 2022, the federal Department of Housing and Urban Development (HUD) reported that DCHA had the highest public housing vacancy rate of any large public housing authority nationwide. Maintenance and repair failures were responsible for many of these vacancies. A wholesale examination of the DC public housing portfolio and planning for its future are underway, but past estimates of the funding needed to bring DCHA's housing entire stock into decent condition exceeded \$1 billion. In recent years, the Mayor and Council have allocated tens of millions of borrowed dollars annually in capital funding for public housing improvements with no dedicated funding stream.

Last year, this Committee's Chairperson Councilmember Robert White and staff worked with Council Chairman Phil Mendelson to add the *Public Housing Stability Amendment Act of 2023* (PHSA) to the BSA as a new subtitle. The final version of the PHSA directed 15% of deed recordation taxes and 15% of real property transfer taxes into the capital project budget for public housing rehabilitation and maintenance. These funds would be public pay-as-you-go investments, rather than privately financed. The PHSA was designed to begin making these deed recordation and transfer tax shifts for the benefit of public housing residents in Fiscal Year 2028.

The Mayor's proposed subtitle reverses all of the changes that the PHSA made, with the effect that all deed recordation and transfer taxes not specifically assigned to other purposes would continue to flow to the District's General Fund. Chairman Mendelson referred this new subtitle to this Committee for comments, as well as to the Committee on Business and Economic Development (CBED), which has jurisdiction over the Office of the Chief Financial Officer (OCFO).

Committee Reasoning

The Committee recommends rejecting the Mayor's proposed subtitle to the greatest extent possible. However, maintaining the existing law created in the PHSA while complying with the Council's balanced budget rules would require the Committee to identify over \$78 million in available operating resources from other agencies in its jurisdiction in Fiscal Year 2028. Since this was not possible within the constraints of the proposed budget, the Committee is recommending a version of the subtitle that maintains more of the existing PHSA arrangement but delays implementation for one year, until Fiscal Year 2029, which is outside the capital planning period.

The Committee urges the Mayor and OCFO, and the teams of financial experts at their disposal, to use the coming year to explore ways to balance the proposed dedication of funding to public housing.

The Committee's understanding is that CBED is not recommending changes to the Mayor's proposed subtitle at this time.

Section-by-Section Analysis

As amended by the Committee, the subtitle:

Sec. 7021. States the short title.

Sec. 7022. Amends a section of the *District of Columbia Real Estate Deed Recordation Tax Act*, D.C. Official Code § 42-1122, so that dedicated allocations of recordation tax revenues to public housing rehabilitation and maintenance begin in Fiscal Year 2029 instead of Fiscal Year 2028.

Sec. 7023. Amends D.C. Official Code § 47-919 so that dedicated allocations of real property transfer tax revenues to public housing rehabilitation and maintenance begin in Fiscal Year 2029 instead of Fiscal Year 2028.

Fiscal Impact

The OCFO determined that the Committee's version of this subtitle would not have a fiscal impact within the 5-year capital planning period.

B. RECOMMENDATIONS FOR NEW SUBTITLES

The Committee further recommends the addition of four subtitles to the BSA. The Committee's recommended legislative text is included as **Attachment E**. This section presents the Committee's analysis of the need for these subtitles.

1. Advisory Neighborhood Commissions Funding Flexibility

Purpose, Effect, and Impact on Existing Law

The Committee proposes the addition of a new subtitle, the *Advisory Neighborhood Commissions Funding Amendment Act of 2024*, which would make amendments to the *Advisory Neighborhood Councils Act of 1975* to make a series of changes to Advisory Neighborhood Commission spending requested by the Office of Advisory Neighborhood Commissions (OANC), Office of the District of Columbia Auditor (ODCA), and Advisory Neighborhood Commissions (ANCs).

Specifically, the legislation would:

- (1) Sunset the Advisory Neighborhood Commission Security Fund (Security Fund) and establish a transition process for currently participating Commissions;
- (2) Ease limitations on ANC grant-making;
- (3) Permit limited enforcement discretion of the OANC to address minor errors in payment processing;
- (4) Permit ANC spending by Electronic Funds Transfer (EFT), including through ACH payments; and
- (5) Make permanent the authority of ANCs to meet virtually or in a hybrid format.

Committee Reasoning

Security Fund

The Security Fund was initially established to insure Commissions against unauthorized expenditures or loss of funds. However, experience has demonstrated that the bureaucratic burdens of implementing the fund have far exceeded its usefulness – with only one instance of a payment from the fund occurring in recent memory. Further, the Fund has in practice been administered by the ODCA, which violates norms for proper functioning of an audit office. Commissioners themselves have also expressed concern that the Security Fund has not been beneficial to ANCs.

To sunset the Security Fund, the legislation requires new Commission applications for the Security Fund be halted before the end of 2024, that the balance of funds be transferred to the District before January 15, 2025, that the Board of Trustees administering the fund be dissolved, and that Commissions participating in the fund may apply to the OANCs for reimbursement to the extent of available funds.

ANC Grant-Making

In recent years, there has been increasing confusion and consternation surrounding the authority of ANCs to make grants to community organizations serving their community. This confusion has resulted from the combination of restrictions that ANC grants must support a “purpose that benefits the community as a whole” but “is not for the private purpose of benefiting a private entity”. Interpretations of this language have resulted in more severe limitations on ANC grant-making than were likely intended, as many otherwise beneficial grants have been found to be either overly broad or overly narrow. The proposed subtitle addresses this by only requiring that the purpose of a grant includes a significant benefit for the community.

Further, concerns have been raised because grants require that the grant application include the total cost of the proposed project, including all other sources of funding. This may not be possible at the point of application for projects assembling multiple sources of funding. Therefore, the subtitle reduces this requirement to just require an expected budget for the total cost of a project at the time of grant application.

Payment Processing

Current law strictly controls ANC spending, including detailed requirements for the use of paper checks and debit cards, including requiring notation of the purpose and signatures of two officers. ANC expenditures that fail to meet any one of these requirements are unlawful and discretion is not provided to the OANC for enforcement of those requirements, resulting in the potential for inequitable withholding of ANC funds for relatively minor transgressions.

To address this concern of the OANC, this subtitle permits the OANC, on one occasion per treasurer to waive some of these requirements in circumstances where the expenditure was budgeted for and approved, the financial reports of the Commission are evaluated, the treasure receives training, and the OANC provides written notification of the waiver to the Commission and the Auditor.

ANC Payment Options

Advisory Neighborhood Commissions are currently limited in law to two forms of payment for items they wish to purchase – paper checks and debit cards. However, paper checks are increasingly going out of favor – particularly for expenses related to websites and other digital services. The result has been that many Commissioners purchase goods and services themselves, resulting in inequity between Commissions and inappropriate burdens on Commissioners.

This subtitle would authorize Commissions to utilize Electronic Funds Transfer and ACH payments as an alternative to paper checks and debit cards.

ANC Remote and Hybrid Meetings

Since 2020, the Council has authorized Commissions to meet remotely or in hybrid format through a series of emergency and temporary measures. The Committee has also invested substantial funding in equipping ANCs for both virtual meetings on zoom and hybrid meetings using newly purchased hybrid meeting kits. This includes funding in the Committees budget proposal for Zoom licenses for ANCs.

The experience of ANCs over the last several years has demonstrated that attendance and engagement at Commission meetings has often increased when a hybrid or remote option for

meetings is offered. Further, Commissions themselves have made decisions on whether to meet fully virtually, fully remotely, or in a hybrid fashion based on the needs of their unique communities. The Committee believes that Commissions themselves remain best situated to understand how to maximize community engagement and participation for their constituents. Therefore, this subtitle makes permanent the authorization of remote and hybrid meetings for ANCs.

Section-by-Section Analysis

Sec. XXX1. States the short title.

Sec. XXX2. Amends the Advisory Neighborhood Councils Act of 1975 to Sunset the Advisory Neighborhood Commission Security Fund, ease limitations on ANC grant-making, allow the OANC to address minor errors in payment processing; permit ANC spending by Electronic Funds Transfer, and make permanent the authority of ANCs to meet virtually or in a hybrid format.

Fiscal Impact

OCFO determined that the subtitle as proposed did not have a fiscal impact in the financial plan.

2. Relief for River East at Grandview Condominium Owners

Purpose, Effect, and Impact on Existing Law

The Committee proposes the addition of a new subtitle, the *Relief for River East at Grandview Condominium Owners Act of 2024*, which would codify relief the Administration and the Council granted to homeowners (Property Owners) of the River East at Grandview Condominiums in legislation on an emergency and temporary basis after the Property Owners were forced to evacuate their newly purchased homes due to faulty construction.

Specifically, the legislation would:

(1) Authorize the Department of Housing and Community Development (DHCD) to enter into a grant agreement with the Neighborhood Assistance Corporation of America (NACA) to provide housing counseling and other support to the Property Owners seeking to purchase new homes;

(2) Provide the Property Owners with tax relief related to the River East property from October 1, 2020 through October 1, 2025;

(3) Forgive the Property Owners' loans originating from the Housing Production Trust Fund and the Home Purchase Assistance Program associated with the purchase of condominium units at the River East at Grandview property;

(4) Qualify Property Owners for HPAP assistance on a new home, and waive the income requirement if the Property Owner no longer meets them but would have qualified on the day the Property Owner purchased their River East condominium unit;

(5) Require DHCD to prioritize the Property Owners on certain DHCD waitlists, including waitlists for inclusionary units, affordable dwelling units, and units at other DHCD-funded properties;

(6) Exempt the Property Owners from attending the Inclusionary Zoning orientation and homebuyer class;

(7) Waive the household size and income requirements for inclusionary units and affordable dwelling units, so long as the Property Owner would have qualified for a unit based on their income on the date the Property Owner purchased their River East condominium unit;

(8) Provide \$150,000 to the Condominium Association's operations and expenses;

(9) Provide Property Owners who cannot or choose not to own again with a rental option that includes 6 months' rent; and

(10) Provide the Property Owners with \$300,000 in moving costs, divided equally among the Property Owners.

Committee Reasoning

In 2011, the Department of Housing and Community Development (DHCD) provided a loan to Stanton View Development LLC (Stanton View) to cover predevelopment and acquisition costs for a Ward 8 property at 1260 to 1272 Talbert Street SE, Washington, DC 20020, at which Stanton View planned to develop 46 for-sale affordable housing units. In 2014, Stanton View transferred the property to Rivereast at Anacostia LLC for development, who decided instead to develop rental units and who received a Housing Production Trust Fund (HPTF) loan from DHCD, with the support of the Council, to do so. By the end of 2016, Stanton View and DHCD agreed to convert the property back to the originally proposed ownership units, and the project was finished and just about ready for move-in.

From July 2017 to February 2019, 46 households purchased homes at 1262 Talbert Street SE, in a building that has been called several different but similar names: River East at Grandview, Grandview Estate, Grandview Estates, Grandview Estates II, Gardenview, River East, RiverEast, River East at Anacostia, River East at Anacostia Metro Station, River East at Grandview, and, simply, Talbert Street (River East at Grandview). Many of the 46 households were led by Black women becoming homeowners for the first time using the District's Home Purchase Assistance Program (HPAP), and the newly formed community included retirees, recent graduates, young couples, veterans, parents, and parents-to-be.

By August 2021, the community faced an insurmountable obstacle: An engineering firm hired by the Condominium Association gave an emergency recommendation to fully evacuate the building within 2 weeks due to serious structural concerns within the brand-new building into which many had just poured their savings, hearts, and future plans.

Since the evacuation almost 3 years ago, River East at Grandview owners have worked diligently to untangle the tremendous financial, legal, and emotional web into which they were thrown. Owners have described horrific experiences stemming from this tragic outcome, including diminished mental health, persistent frustration, immense stress, distrust and disappointment, and fear over their next steps. Before April 2024, the District had provided some support, including immediate cash assistance and case management to find rental units at the time of the evacuation, as well as ongoing rental support that the Administration said will end in June 2024.

However, River East at Grandview owners remain responsible for their first trust mortgages, despite being unable to move back into a building that has been deemed unlivable and worth \$0 in value. For years, owners – represented by the River East at Grandview Condominium Association –

engaged with the Administration to attempt to find common ground on a solution, while groups of owners also sought relief and accountability through the courts. By the fall of 2023, there was still no resolution, and the owners continued to suffer in a state of limbo.

In November 2023, the Committee of the Whole and the Committee on Housing held a joint roundtable to hear from the River East at Grandview owners, the Department of Buildings (DOB), and DHCD over what went wrong and how to determine and implement next steps. Later that month, DHCD, DOB, the Department of Insurance, Securities, and Banking (DISB), representatives from Chairman Phil Mendelson's and Housing Committee Chairperson Councilmember Robert White's offices, and River East at Grandview Condominium Association board members met to discuss a path forward. At the November meeting, DOB representatives confirmed the uninhabitability of the building, indicating it is unlikely that any part is salvageable, and the ultimate outcome may be complete demolition. At the same meeting, DHCD confirmed that owners would not be able to leave with equity in their purchase because the building has no value. From December 2023 through March 2024, owners continued to engage with DHCD, as DHCD sought to produce a relief proposal in time for implementation ahead of the rental assistance cut-off in June.

On March 8, 2024, DHCD held a meeting with River East at Grandview owners to introduce them to the Neighborhood Assistance Corporation of America (NACA) and discuss the potential for partnership with NACA in securing new homeownership opportunities for owners. Founded in 1988 by Bruce Marks and Reverend Graylan Hagler, who was also co-chair of DC's recent Black Homeownership Strike Force, NACA seeks to provide affordable homeownership opportunities to communities who have systematically been kept out of the real estate market through reducing barriers to ownership. Since the March 8th meeting, NACA counselors have completed individual housing counseling sessions with a majority of the River East at Grandview owners. The counseling sessions, and the feedback from owners, have highlighted the critical need for deep financial assistance for many River East at Grandview owners to successfully compete in today's housing market and to finally move on from this dilemma.

The Mayor and the Council strongly support the provision of new homeownership and mortgage opportunities for the River East at Grandview owners, including the elimination of their existing River East at Grandview mortgages, any future obligations associated with the River East at Grandview mortgages, and any negative impact of the River East at Grandview mortgages on obtaining new mortgages. The Council strongly encourages the owners of the existing mortgages on the properties to discharge the loans, as the mortgages have virtually no value due to no fault of the homeowners. The Council also encourages NACA and the Bank of America, who underwrites the mortgages, to not withhold lender approval due to the existing mortgage lien or non-payment of the mortgage, considering the River East at Grandview property has no value.

The Administration and Committee Chairperson Robert White's staff worked closely to finalize language that enumerated the supports for the homeowners, which the Council unanimously passed as emergency and temporary measures. The language in this subtitle permanently codifies the supports to ensure that River East at Grandview owners can access stable housing, and it begins to provide an overdue solution to the 46 households who have endured ongoing uncertainty and stress since the devastating loss of their River East at Grandview homes almost 3 years ago.

Section-by-Section Analysis

Sec. XXX1. States the short title.

Sec. XXX2. Lists the definitions for the legislation.

Sec. XXX3. Authorizes DHCD to enter into a grant agreement with NACA to provide financial relief to Property Owners and states what the agreement may include, such as housing counseling services.

Sec. XXX4. Grants additional financial relief to the River East at Grandview homeowners and the Condominium Association, including tax relief, HPTF and HPAP loan forgiveness, prioritization on housing waitlists, HPAP assistance, waived requirements for DHCD Inclusionary Zoning and affordable dwelling unit programs, rental assistance, funding for the Condominium Association, and funding for moving costs.

Fiscal Impact

OCFO determined that the subtitle as proposed did not have a fiscal impact in the financial plan.

3. Federal City Shelter and CCNV Redevelopment Planning

Purpose, Effect, and Impact on Existing Law

The Committee proposes the addition of a new subtitle, the *Federal City Shelter and CCNV Redevelopment Planning Amendment Act of 2024*, which would update a provision in existing law to set a deadline of February 1, 2025, by when the Mayor must submit to the Council a plan to support residents at the CCNV Shelter during and after its redevelopment.

Committee Reasoning

In 2013, the Council passed emergency legislation (A20-147) creating the “CCNV Task Force.” The purpose of the CCNV Task Force was to identify next steps for the redevelopment of the Federal City Shelter site at 425 2nd Street NW, also commonly known as CCNV, which stands for the Community for Creative Non-Violence. Originally federal land, the parcels on the site are now owned by the District government and by the CCNV non-profit.

The 2013-2014 CCNV Task Force included the Executive Office of the Mayor, the Council Human Services Chair (the late then-Councilmember Jim Graham), and representatives from DHS, DGS, DBH, MPD, ICH, and CCNV. Several *Ex Officio* members also actively engaged in the Task Force. After 8 public meetings held over the course of 8 months – 7 of 8 of which took place at the CCNV Shelter site – the Task Force produced a Statement of Principles outlining guidelines to follow in the event of a site redevelopment.

Following the conclusion of the Task Force, the Council unanimously passed legislation that required the Mayor to develop a plan related to the redevelopment that complied with the Statement of Principles. According to the committee report for the legislation, there was no opposition to the Statement of Principles from any Task Force member or public witness.

In the Fiscal Year 2025 capital budget, the Mayor proposed \$64 million over the financial plan to fund this long-awaited redevelopment project. Now that funding is available, this subtitle requires the Mayor to submit this required plan for people residing at 425 2nd Street NW to the Council by February 1, 2025, a date to which the Administration agreed.

Section-by-Section Analysis

Sec. XXX1. States the short title.

Sec. XXX2. Amends the Plan for Comprehensive Services for Homeless Individuals at 425 2nd Street, N.W., Act of 2014 to include a date certain of February 1, 2025, by when the Mayor must develop a plan for continued homeless services for residents residing at 425 2nd Street NW, and requires the Mayor to submit that plan to the Council.

Fiscal Impact

OCFO determined that the subtitle as proposed did not have a fiscal impact in the financial plan.

4. Subject to Appropriations Repeals and Modifications

Purpose, Effect, and Impact on Existing Law

The federal government has mandated¹³⁵ that any portion of an enacted bill that lacks funding must be passed subject to appropriation and remain inapplicable until it is funded. In keeping with this federal mandate, bills that are not fully funded are required to include a section specifying which portions are subject to appropriation and not applicable. (In many cases the inapplicability for want of funding applies to the entire bill.) Under Council drafting standards these sections in unfunded Council bills are formally titled “Applicability” sections, but they are also referred to as “S2A” sections, short for “subject to appropriation.”

When previously unfunded legislation is funded in a subsequent budget, the Council reaches back into that underlying bill and amends it to reflect that it is no longer inapplicable. If the original bill is fully funded as written, the Council simply repeals its S2A section. If the original bill is only partly funded, the Council amends the S2A section to specify which portions are applicable and which portions remain subject to appropriation. In some cases, the Council will even amend the substance of the underlying bill and broaden or narrow its scope to match existing resources. These S2A revisions are compiled into each year’s BSA by the Budget Counsel, a Council staffer within the Office of the Budget Director.

This year, the Committee on Executive Administration and Labor has transferred to this Committee the necessary resources to repeal the subject to appropriations language in one bill that the Committee is proposing to fully fund.

The Council enacted Law 24-243, the *Limited Equity Cooperative Advisory Council Act of 2022*, subject to inclusion in a budget and financial plan. The Committee recommends full funding for the implementation of this law and, accordingly, recommends repealing the subject to appropriations language to reflect this funding.

Attachment E includes recommended S2A repeal and modification language to assist the Budget Counsel in her work.

Section-by-Section Analysis

Sec. XXX1. States the short title.

Sec. XXX2. Repeals the subject to appropriations language of the *Limited Equity Cooperative Advisory Council Act of 2022*

¹³⁵ See section 4 of the *General Legislative Procedures Act of 1975*, effective October 16, 2006.

Fiscal Impact

OCFO estimates that the bill would cost \$114,418 in Fiscal Year 2025 and a total of \$471,106 over the 4-year financial plan.

V. ACKNOWLEDGMENTS

The Committee would like to acknowledge the leadership and vision of the members of this Committee – Chairperson Councilmember Robert C. White, Jr., and Councilmembers Kenyan R. McDuffie, Brooke Pinto, Matthew Frumin, and Zachary Parker and their staff. The Committee also takes this opportunity every year to recognize a handful of support staff and advisors who are consummate professionals, committed public servants, and all-around incredible coworkers. The ongoing dedication of the following individuals has undoubtedly improved the lives of all District residents:

- Joseph Wolfe, Special Assistant, Office of the Budget Director
- Anne Phelps, Budget Counsel and Chief of Staff, Office of the Budget Director
- Jennifer Budoff, Budget Director
- Valerie Nadal, Assistant General Counsel
- Nicole Streeter, General Counsel
- Larry Cooper, Director of Support Services
- Jamaine Taylor, Assistant Secretary to the Council
- Nyasha Smith, Secretary to the Council
- Jamie Lantinen, Fiscal Analyst, Office of Revenue Analysis

The following staff of the Committee prepared this report under the direction of Chairperson Robert C. White, Jr.: Shawn Hilgendorf, Committee Director; Sean Cuddihy, Deputy Committee Director; Caitlin Cocilova, Senior Legislative Counsel, and Francesca Bryce, Legislative Counsel. Finally, Chairperson White’s personal office staff have provided all manner of invaluable support throughout the performance oversight, budget formulation, and report drafting processes: Angela Fowlkes, Chief of Staff; Katie Whitehouse, Legislative Director; Andre Strickland, Constituent Services Director; Devon Haynes, Communications Director; and Lisa T. Wright, Senior Legislative Assistant.

The Committee also extends its gratitude to former Senior Legislative Counsel Neah Evering and Office Manager Sam Walden for their work throughout the past year.

VI. COMMITTEE ACTION AND VOTE

On May 9th, 2024, the Committee on Housing held a Committee Meeting to consider the Report and Recommendations of the Committee on Housing on the Fiscal Year 2025 Budget for Agencies Under Its Purview. Committee Chairperson Robert C. White, Jr., recognized the presence of a quorum consisting of himself and Councilmembers Kenyan R. McDuffie, Brooke Pinto, and Matt Frumin. The Chair then provided the following statement:

–

The Chair then opened the floor for discussion. The Chair then moved the Report and Recommendations of the Committee on Housing on the Fiscal Year 2025 Budget, with leave for staff to make technical and conforming changes.

Dissenting, Separate, and Individual Views of Committee Members

–

Amendments or Other Motions

–

Vote on the Measure and Report

YES: –

NO: –

PRESENT: –

ABSENT: –

VII. ATTACHMENTS

- A. Consolidated Entry Report of Recommended Changes to Agency Budgets and Revenues for Agencies under the Committee's Purview
- B. Recommended Agency Budgets by Fund for Agencies under the Committee's Purview
- C. Explanation of District Integrated Financial System Budget Attributes and Crosswalk
- D. Recommended Legislative Language for the Mayor's Proposed Budget Support Act Subtitles under the Committee's Purview
- E. Recommended Legislative Language for the Committee-Proposed Budget Support Act Subtitles under the Committee's Purview

A. CONSOLIDATED ENTRY REPORT OF RECOMMENDED CHANGES TO
AGENCY BUDGETS AND REVENUES FOR AGENCIES UNDER THE COMMITTEE'S PURVIEW

(Attached)

Agency	Agcy. Code	DIFS Appr. Fund	DIFS Fund	DIFS Program Parent L1	DIFS Program	DIFS Cost Ctr. Parent L1	DIFS Cost Center	DIFS Account Parent L1	DIFS Account	Prpsd. Change in FTEs	Resources / Budget	Adjustment	Recurring or One-Time Change	FY24	FY25	FY26	FY27	FY28	Comments	Legislation	Tech. Corr.
Advisory Neighborhood Commissions	DX0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	AMP006 - CUSTOMER SERVICE	100028 - CUSTOMER SERVICE - GENERAL	O4901 - OFFICE OF ADVISORY NEIGHBORHOOD COMMISSION	50298 - AGENCY ADMINISTRATION	717100C - PURCHASES EQUIPMENT & MACHINERY	7171009 - IT SOFTWARE ACQUISITIONS		Budget	Enhance	Recurring		\$143,450	\$146,176	\$148,953	\$151,783	Funding for Gov Delivery, Zoom, and Website Contracts		No
Advisory Neighborhood Commissions	DX0	1010 - LOCAL FUND	1010201 - TECHNICAL SUPPORT & ASSISTANCE FUND	AMP006 - CUSTOMER SERVICE	100028 - CUSTOMER SERVICE - GENERAL	O4901 - OFFICE OF ADVISORY NEIGHBORHOOD COMMISSION	50298 - AGENCY ADMINISTRATION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Enhance	One Time	\$353,520					Restoration of TSAF		No
Department of Housing and Community Development	DB0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	AMP030 - EXECUTIVE ADMINISTRATION	100151 - EXECUTIVE ADMINISTRATION	R2601 - OFFICE OF THE DIRECTOR	30091 - EXECUTIVE OFFICE - DB0	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME		Budget	Reduction	Recurring		(\$448,247)	(\$456,763)	(\$465,442)	(\$474,285)	This budget is associated with the Mayor's proposed enhancement, which is a policy decision. The enhancement is also not associated with an increase in FTEs.		No
Department of Housing and Community Development	DB0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	AMP030 - EXECUTIVE ADMINISTRATION	100151 - EXECUTIVE ADMINISTRATION	R2601 - OFFICE OF THE DIRECTOR	30091 - EXECUTIVE OFFICE - DB0	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$99,063)	(\$101,390)	(\$103,773)	(\$106,212)	This budget is associated with the Mayor's proposed enhancement, which is a policy decision. The enhancement is also not associated with an increase in FTEs.		No
Department of Housing and Community Development	DB0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	AMP030 - EXECUTIVE ADMINISTRATION	100151 - EXECUTIVE ADMINISTRATION	R2601 - OFFICE OF THE DIRECTOR	30091 - EXECUTIVE OFFICE - DB0	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	1.00	Budget	Enhance	Recurring		\$91,150	\$92,882	\$94,647	\$96,445	Funding for a Special Assistant to provide support to an advisory council on limited-equity cooperatives , including drafting and publishing its required preliminary and annual reports.	B24-0430, the Limited Equity Cooperative Advisory Council Act of 2022	No
Department of Housing and Community Development	DB0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	AMP030 - EXECUTIVE ADMINISTRATION	100151 - EXECUTIVE ADMINISTRATION	R2601 - OFFICE OF THE DIRECTOR	30091 - EXECUTIVE OFFICE - DB0	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Enhance	Recurring		\$20,147	\$20,621	\$21,105	\$21,601	Funding for a Special Assistant to provide support to an advisory council on limited-equity cooperatives , including drafting and publishing its required preliminary and annual reports.	B24-0430, the Limited Equity Cooperative Advisory Council Act of 2022	No
Department of Housing and Community Development	DB0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	AMP030 - EXECUTIVE ADMINISTRATION	100151 - EXECUTIVE ADMINISTRATION	R2601 - OFFICE OF THE DIRECTOR	30091 - EXECUTIVE OFFICE - DB0	713100C - OTHER SERVICES & CHARGES	7131009 - PROF SERVICE FEES & CONTR		Budget	Enhance	Recurring		\$3,000	\$3,057	\$3,115	\$3,174	Funding for a Special Assistant to provide support to an advisory council on limited-equity cooperatives , including drafting and publishing its required preliminary and annual reports.	B24-0430, the Limited Equity Cooperative Advisory Council Act of 2022	No
Department of Housing and Community Development	DB0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R02002 - HOME OWNERSHIP	300066 - EMPLOYER ASSISTED HOUSING PROGRAM (EAHP)	R2401 - RESIDENTIAL AND COMMUNITY SERVICE DIVISION	30085 - HOME PURCHASE ASSISTANCE OFFICE	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141007 - GRANTS & GRATUITIES		Budget	Enhance	Recurring		\$1,000,000	\$1,019,000	\$1,038,361	\$1,058,090	Enhancement for first responders.		No
Department of Housing and Community Development	DB0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R02002 - HOME OWNERSHIP	300068 - HOME PURCHASE ASSISTANCE (HPAP)	R2401 - RESIDENTIAL AND COMMUNITY SERVICE DIVISION	30085 - HOME PURCHASE ASSISTANCE OFFICE	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141007 - GRANTS & GRATUITIES		Budget	Enhance	Recurring		\$2,000,000	\$2,038,000	\$2,076,722	\$2,116,180			No
Department of Housing and Community Development	DB0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R02004 - HOUSING COUNSELING	300069 - HOUSING COUNSELING	R2401 - RESIDENTIAL AND COMMUNITY SERVICE DIVISION	30084 - NEIGHBORHOOD BASED ACTIVITIES OFFICE	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141007 - GRANTS & GRATUITIES		Budget	Enhance	Recurring		\$2,512,690	\$522,431	\$532,357	\$542,472	Housing Counseling		No
Department of Housing and Community Development	DB0	1010 - LOCAL FUND	1010016 - HOUSING PRESERVATION FUND	R02104 - ACQUISITION/CRITICAL REPAIRS	300076 - ACQUISITION/CRITICAL REPAIRS	R2201 - HOUSING PRESERVATION OFFICE	30078 - PRESERVATION FINANCING DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141007 - GRANTS & GRATUITIES		Budget	Enhance	One Time		\$2,500,000				Housing Preservation Fund		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	AMP016 - PERFORMANCE AND STRATEGIC MANAGEMENT	100154 - PERFORMANCE AND STRATEGIC MANAGEMENT	H3901 - EXECUTIVE MANAGEMENT DIVISION	70310 - OFFICE OF HUMAN CAPITAL MANAGEMENT	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$152,435)	(\$155,331)	(\$158,282)	(\$161,289)	Position 46139-Policy and Program Support Manager is vacant.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	AMP016 - PERFORMANCE AND STRATEGIC MANAGEMENT	100154 - PERFORMANCE AND STRATEGIC MANAGEMENT	H3901 - EXECUTIVE MANAGEMENT DIVISION	70310 - OFFICE OF HUMAN CAPITAL MANAGEMENT	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$38,871)	(\$39,784)	(\$40,719)	(\$41,676)	Position 46139-Policy and Program Support Manager is vacant.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	AMP016 - PERFORMANCE AND STRATEGIC MANAGEMENT	100154 - PERFORMANCE AND STRATEGIC MANAGEMENT	H3901 - EXECUTIVE MANAGEMENT DIVISION	70310 - OFFICE OF HUMAN CAPITAL MANAGEMENT	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$113,620)	(\$115,779)	(\$117,979)	(\$120,220)	Position 97317-Public Affairs Specialist is vacant.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	AMP016 - PERFORMANCE AND STRATEGIC MANAGEMENT	100154 - PERFORMANCE AND STRATEGIC MANAGEMENT	H3901 - EXECUTIVE MANAGEMENT DIVISION	70310 - OFFICE OF HUMAN CAPITAL MANAGEMENT	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$28,973)	(\$29,654)	(\$30,351)	(\$31,064)	Position 97317-Public Affairs Specialist is vacant.		No

Agency	Agcy. Code	DIFS Appr. Fund	DIFS Fund	DIFS Program Parent L1	DIFS Program	DIFS Cost Ctr. Parent L1	DIFS Cost Center	DIFS Account Parent L1	DIFS Account	Prpsd. Change in FTEs	Resources / Budget	Adjustment	Recurring or One-Time Change	FY24	FY25	FY26	FY27	FY28	Comments	Legislation	Tech. Corr.
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02902 - CASE MANAGEMENT	700115 - CASE MGMT : HOMELESS FAMILIES	H3804 - DIVISION OF CUSTOMER WORKFORCE EMPLOYMENT & TRAINING (DCWET)	70303 - OFFICE OF WORK OPPORTUNITY (OWO E&T) & FSA/OWO-FAMILY RESOURCE CENTER	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$71,711)	(\$73,074)	(\$74,462)	(\$75,877)	Position 77179-Vocational Development Specialist is vacant. Agency has indicated that the position is frozen.		No
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02902 - CASE MANAGEMENT	700115 - CASE MGMT : HOMELESS FAMILIES	H3804 - DIVISION OF CUSTOMER WORKFORCE EMPLOYMENT & TRAINING (DCWET)	70303 - OFFICE OF WORK OPPORTUNITY (OWO E&T) & FSA/OWO-FAMILY RESOURCE CENTER	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$18,541)	(\$18,977)	(\$19,423)	(\$19,879)	Position 77179-Vocational Development Specialist is vacant. Agency has indicated that the position is frozen.		No
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700131 - ELIG SVCS: PROG. OPERATIONS (CMU)	H3801 - DIVISION OF PROGRAM OPERATIONS (DPO)	70290 - DECENTRALIZED 5 SERVICE CENTERS H ST, TAYLOR ST, CONGRESS HEIGHTS, FT DAVIS, AND ANACOSTIA	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$119,416)	(\$121,685)	(\$123,997)	(\$126,353)	Position 3953-Social Services Program Manager is vacant.		No
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700131 - ELIG SVCS: PROG. OPERATIONS (CMU)	H3801 - DIVISION OF PROGRAM OPERATIONS (DPO)	70290 - DECENTRALIZED 5 SERVICE CENTERS H ST, TAYLOR ST, CONGRESS HEIGHTS, FT DAVIS, AND ANACOSTIA	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$30,451)	(\$31,167)	(\$31,899)	(\$32,649)	Position 3953-Social Services Program Manager is vacant.		No
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700131 - ELIG SVCS: PROG. OPERATIONS (CMU)	H3801 - DIVISION OF PROGRAM OPERATIONS (DPO)	70290 - DECENTRALIZED 5 SERVICE CENTERS H ST, TAYLOR ST, CONGRESS HEIGHTS, FT DAVIS, AND ANACOSTIA	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$72,711)	(\$74,093)	(\$75,500)	(\$76,935)	Position 85976-Social Services Representative is vacant.		No
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700131 - ELIG SVCS: PROG. OPERATIONS (CMU)	H3801 - DIVISION OF PROGRAM OPERATIONS (DPO)	70290 - DECENTRALIZED 5 SERVICE CENTERS H ST, TAYLOR ST, CONGRESS HEIGHTS, FT DAVIS, AND ANACOSTIA	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$18,541)	(\$18,977)	(\$19,423)	(\$19,879)	Position 85976-Social Services Representative is vacant.		No
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700131 - ELIG SVCS: PROG. OPERATIONS (CMU)	H3801 - DIVISION OF PROGRAM OPERATIONS (DPO)	70290 - DECENTRALIZED 5 SERVICE CENTERS H ST, TAYLOR ST, CONGRESS HEIGHTS, FT DAVIS, AND ANACOSTIA	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$72,711)	(\$74,093)	(\$75,500)	(\$76,935)	Position 90831-Social Services Representative is vacant.		No
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700131 - ELIG SVCS: PROG. OPERATIONS (CMU)	H3801 - DIVISION OF PROGRAM OPERATIONS (DPO)	70290 - DECENTRALIZED 5 SERVICE CENTERS H ST, TAYLOR ST, CONGRESS HEIGHTS, FT DAVIS, AND ANACOSTIA	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$18,541)	(\$18,977)	(\$19,423)	(\$19,879)	Position 90831-Social Services Representative is vacant.		No
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700131 - ELIG SVCS: PROG. OPERATIONS (CMU)	H3801 - DIVISION OF PROGRAM OPERATIONS (DPO)	70290 - DECENTRALIZED 5 SERVICE CENTERS H ST, TAYLOR ST, CONGRESS HEIGHTS, FT DAVIS, AND ANACOSTIA	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME		Budget	Enhance	Recurring		\$753,664	\$715,180	\$729,425	\$743,956	Vacancy savings offset		No

Agency	Agcy. Code	DIFS Appr. Fund	DIFS Fund	DIFS Program Parent L1	DIFS Program	DIFS Cost Ctr. Parent L1	DIFS Cost Center	DIFS Account Parent L1	DIFS Account	Prpsd. Change in FTEs	Resources / Budget	Adjustment	Recurring or One-Time Change	FY24	FY25	FY26	FY27	FY28	Comments	Legislation	Tech. Corr.
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700137 - ELIG SVCS: PROGRAM DEVELOPMENT & POLICY	H3803 - DIVISION OF POLICY, PROGRAM DEVELOPMENT, TRAINING & QUALITY ASSURANCE (DPDT&QA)	70298 - OFFICE OF POLICY AND PROGRAM DEVELOPMENT	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$89,958)	(\$91,667)	(\$93,409)	(\$95,184)	Position 75466-Policy Analyst is vacant. Agency has indicated that the position is frozen.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700137 - ELIG SVCS: PROGRAM DEVELOPMENT & POLICY	H3803 - DIVISION OF POLICY, PROGRAM DEVELOPMENT, TRAINING & QUALITY ASSURANCE (DPDT&QA)	70298 - OFFICE OF POLICY AND PROGRAM DEVELOPMENT	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$22,939)	(\$23,478)	(\$24,030)	(\$24,595)	Position 75466-Policy Analyst is vacant. Agency has indicated that the position is frozen.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700139 - ELIG SVCS: TRAINING	H3803 - DIVISION OF POLICY, PROGRAM DEVELOPMENT, TRAINING & QUALITY ASSURANCE (DPDT&QA)	70300 - OFFICE OF TRAINING	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$89,958)	(\$91,667)	(\$93,409)	(\$95,184)	Position 26725-Training Specialist is vacant. Agency has indicated that the position is frozen.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700139 - ELIG SVCS: TRAINING	H3803 - DIVISION OF POLICY, PROGRAM DEVELOPMENT, TRAINING & QUALITY ASSURANCE (DPDT&QA)	70300 - OFFICE OF TRAINING	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$22,939)	(\$23,478)	(\$24,030)	(\$24,595)	Position 26725-Training Specialist is vacant. Agency has indicated that the position is frozen.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700139 - ELIG SVCS: TRAINING	H3803 - DIVISION OF POLICY, PROGRAM DEVELOPMENT, TRAINING & QUALITY ASSURANCE (DPDT&QA)	70300 - OFFICE OF TRAINING	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$103,651)	(\$105,620)	(\$107,627)	(\$109,672)	Position 21132-Training Specialist is vacant.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700139 - ELIG SVCS: TRAINING	H3803 - DIVISION OF POLICY, PROGRAM DEVELOPMENT, TRAINING & QUALITY ASSURANCE (DPDT&QA)	70300 - OFFICE OF TRAINING	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$26,431)	(\$27,052)	(\$27,688)	(\$28,339)	Position 21132-Training Specialist is vacant.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700142 - ELIG SVCS: CALL CENTER	H3806 - ECONOMIC SECURITY ADMINISTRATION	70287 - DHS CALL CENTER	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$72,711)	(\$74,093)	(\$75,500)	(\$76,935)	Position 20760-Social Services Representative is vacant.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700142 - ELIG SVCS: CALL CENTER	H3806 - ECONOMIC SECURITY ADMINISTRATION	70287 - DHS CALL CENTER	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$18,541)	(\$18,977)	(\$19,423)	(\$19,879)	Position 20760-Social Services Representative is vacant.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700145 - ELIG SVCS: DATA ANALYTICS, RESEARCH & EVAL	H3802 - DIVISION OF DATA ANALYTICS RESEARCH & EVALUATION (DARE)	70295 - OFFICE OF THE DEPUTY ADMINISTRATOR (DARE)	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$152,435)	(\$155,331)	(\$158,282)	(\$161,289)	Position 88111-IT Project Manager is vacant. Agency has indicated that the position is frozen.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700145 - ELIG SVCS: DATA ANALYTICS, RESEARCH & EVAL	H3802 - DIVISION OF DATA ANALYTICS RESEARCH & EVALUATION (DARE)	70295 - OFFICE OF THE DEPUTY ADMINISTRATOR (DARE)	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$38,871)	(\$39,784)	(\$40,719)	(\$41,676)	Position 88111-IT Project Manager is vacant. Agency has indicated that the position is frozen.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700150 - ELIG SVCS: ELIGIBILITY DETERMINATION OTHER	H3801 - DIVISION OF PROGRAM OPERATIONS (DPO)	70291 - CENTRAL PROCESSING UNIT	701200C - CONTINUING FULL TIME - OTHERS	7012002 - TEMP FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$119,416)	(\$121,685)	(\$123,997)	(\$126,353)	Position 105725-Human Resources Specialist is vacant. Agency has indicated that the position is frozen.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700150 - ELIG SVCS: ELIGIBILITY DETERMINATION OTHER	H3801 - DIVISION OF PROGRAM OPERATIONS (DPO)	70291 - CENTRAL PROCESSING UNIT	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$30,451)	(\$31,167)	(\$31,899)	(\$32,649)	Position 105725-Human Resources Specialist is vacant. Agency has indicated that the position is frozen.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700150 - ELIG SVCS: ELIGIBILITY DETERMINATION OTHER	H3801 - DIVISION OF PROGRAM OPERATIONS (DPO)	70291 - CENTRAL PROCESSING UNIT	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$72,711)	(\$74,093)	(\$75,500)	(\$76,935)	Position 96753-Deputy Administrator for Innovation is vacant and appears to be reclassified as a Social Service Representative in FY25.		No

Agency	Agcy. Code	DIFS Appr. Fund	DIFS Fund	DIFS Program Parent L1	DIFS Program	DIFS Cost Ctr. Parent L1	DIFS Cost Center	DIFS Account Parent L1	DIFS Account	Prpsd. Change in FTEs	Resources / Budget	Adjustment	Recurring or One-Time Change	FY24	FY25	FY26	FY27	FY28	Comments	Legislation	Tech. Corr.
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02905 - ELIGIBILITY DETERMINATION SERVICES	700150 - ELIG SVCS: ELIGIBILITY DETERMINATION OTHER	H3801 - DIVISION OF PROGRAM OPERATIONS (DPO)	70291 - CENTRAL PROCESSING UNIT	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$18,541)	(\$18,977)	(\$19,423)	(\$19,879)	Position 96753-Deputy Administrator for Innovation is vacant and appears to be reclassified as a Social Service Representative in FY25.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02908 - MONITORING AND QUALITY ASSURANCE	700156 - ELIG REVIEW & INVESTIGATION	H3806 - ECONOMIC SECURITY ADMINISTRATION	70285 - ELIGIBILITY REVIEW TEAM	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$137,329)	(\$139,938)	(\$142,597)	(\$145,306)	Position 19185-Supervisory Program Monitor is vacant.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H02908 - MONITORING AND QUALITY ASSURANCE	700156 - ELIG REVIEW & INVESTIGATION	H3806 - ECONOMIC SECURITY ADMINISTRATION	70285 - ELIGIBILITY REVIEW TEAM	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$35,019)	(\$35,842)	(\$36,684)	(\$37,546)	Position 19185-Supervisory Program Monitor is vacant.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03002 - HOMELESS SERVICES CONTINUUM - FAMILIES	700178 - HSC (FAMILIES) - TARGETED AFFORDABLE HOUSING (TAH)	H4002 - HOMELESS CONTINUUM DIVISION	70348 - HOMELESS SERVICES CONTINUUM FAMILIES UNIT	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141002 - MAINTENANCE OF PERSONS		Budget	Enhance	Recurring		\$606,050	\$617,565	\$629,299	\$641,255	Funding for 23 TAH Vouchers for Individuals		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03004 - HOMELESS SERVICES CONTINUUM- INDIVIDUALS	700188 - HSC-STREET OUTREACH	H4002 - HOMELESS CONTINUUM DIVISION	70349 - HOMELESS SERVICES CONTINUUM INDIVIDUALS UNIT	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141002 - MAINTENANCE OF PERSONS		Budget	Enhance	One Time		\$2,000,000				Street Outreach		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03007 - DOMESTIC VIOLENCE SERVICES	700174 - DOMESTIC VIOLENCE SERVICES	H4001 - COMMUNITY FOCUSED DIVISION	70334 - DOMESTIC VIOLENCE UNIT	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141002 - MAINTENANCE OF PERSONS		Budget	Enhance	One Time		\$500,000				Domestic Violence Services		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03008 - EMERGENCY RENTAL ASSISTANCE (ERAP)	700175 - EMERGENCY RENTAL ASSISTANCE (ERAP)	H4002 - HOMELESS CONTINUUM DIVISION	70338 - EMERGENCY RENTAL ASSISTANCE UNIT	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141002 - MAINTENANCE OF PERSONS		Budget	Enhance	One Time		\$6,925,937				ERAP		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03009 - HOMELESS SERVICE CONTINUUM - YOUTH	700176 - HOMELESS SERVICE CONTINUUM - YOUTH	H4002 - HOMELESS CONTINUUM DIVISION	70340 - HOMELESS YOUTH UNIT	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$72,711)	(\$74,093)	(\$75,500)	(\$76,935)	Position 88985-Social Worker is vacant. The position appears to be reclassified as a Case Manager (Bilingual) in FY25. Agency has indicated that the position is frozen.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03009 - HOMELESS SERVICE CONTINUUM - YOUTH	700176 - HOMELESS SERVICE CONTINUUM - YOUTH	H4002 - HOMELESS CONTINUUM DIVISION	70340 - HOMELESS YOUTH UNIT	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$18,541)	(\$18,977)	(\$19,423)	(\$19,879)	Position 88985-Social Worker is vacant. The position appears to be reclassified as a Case Manager (Bilingual) in FY25. Agency has indicated that the position is frozen.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03010 - PERMANENT SUPPORTIVE HOUSING FAMILIES	700191 - PERMANENT SUPPORTIVE HOUSING FAMILIES	H4002 - HOMELESS CONTINUUM DIVISION	70346 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS UNIT	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141002 - MAINTENANCE OF PERSONS		Budget	Enhance	Recurring		\$1,250,431	\$1,274,189	\$1,298,399	\$1,323,068	Funding for 43 PSH Vouchers for Individuals		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03010 - PERMANENT SUPPORTIVE HOUSING FAMILIES	700191 - PERMANENT SUPPORTIVE HOUSING FAMILIES	H4002 - HOMELESS CONTINUUM DIVISION	70347 - PERMANENT SUPPORTIVE HOUSING FAMILIES UNIT	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141002 - MAINTENANCE OF PERSONS		Budget	Enhance	Recurring		\$2,515,885	\$2,563,687	\$2,612,397	\$2,662,033	Funding for 60 PSH Vouchers for Families		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03012 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	700193 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	H4002 - HOMELESS CONTINUUM DIVISION	70346 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS UNIT	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141002 - MAINTENANCE OF PERSONS		Budget	Reduction	One Time		(\$2,836,588)				This budget is associated with the Mayor's proposed enhancement for a new truancy program, which is a policy decision.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03012 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	700193 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	H4002 - HOMELESS CONTINUUM DIVISION	70346 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS UNIT	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$89,958)	(\$91,667)	(\$93,409)	(\$95,184)	Position 9433-Grants Management Specialist is vacant.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03012 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	700193 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	H4002 - HOMELESS CONTINUUM DIVISION	70346 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS UNIT	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$22,939)	(\$23,478)	(\$24,030)	(\$24,595)	Position 9433-Grants Management Specialist is vacant.		No
Department of Human Services	JA0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03012 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	700193 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	H4002 - HOMELESS CONTINUUM DIVISION	70346 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS UNIT	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$89,958)	(\$91,667)	(\$93,409)	(\$95,184)	Position 93972-Program Analyst is vacant.		No

Agency	Agcy. Code	DIFS Appr. Fund	DIFS Fund	DIFS Program Parent L1	DIFS Program	DIFS Cost Ctr. Parent L1	DIFS Cost Center	DIFS Account Parent L1	DIFS Account	Prpsd. Change in FTEs	Resources / Budget	Adjustment	Recurring or One-Time Change	FY24	FY25	FY26	FY27	FY28	Comments	Legislation	Tech. Corr.	
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03012 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	700193 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	H4002 - HOMELESS CONTINUUM DIVISION	70346 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS UNIT	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring			(\$22,939)	(\$23,478)	(\$24,030)	(\$24,595)	Position 93972-Program Analyst is vacant.		No
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03012 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	700193 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	H4002 - HOMELESS CONTINUUM DIVISION	70346 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS UNIT	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$89,958)	(\$91,667)	(\$93,409)	(\$95,184)	Position105099-Grants Management Specialist is vacant. This budget associated with a PSH enhancement.		No	
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03012 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	700193 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	H4002 - HOMELESS CONTINUUM DIVISION	70346 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS UNIT	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$22,939)	(\$23,478)	(\$24,030)	(\$24,595)	Position105099-Grants Management Specialist is vacant. This budget associated with a PSH enhancement.		No	
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03012 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	700193 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	H4002 - HOMELESS CONTINUUM DIVISION	70346 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS UNIT	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	Recurring		(\$72,711)	(\$74,093)	(\$75,500)	(\$76,935)	Position 105109-Program Analyst is vacant. This budget associated with a PSH enhancement.		No	
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03012 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	700193 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS	H4002 - HOMELESS CONTINUUM DIVISION	70346 - PERMANENT SUPPORTIVE HOUSING INDIVIDUALS UNIT	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	Recurring		(\$18,541)	(\$18,977)	(\$19,423)	(\$19,879)	Position 105109-Program Analyst is vacant. This budget associated with a PSH enhancement.		No	
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03014 - PREVENTION SERVICES FAMILIES	700195 - PREVENTION SERVICES FAMILIES	H4002 - HOMELESS CONTINUUM DIVISION	70337 - HOMELESS PREVENTION FAMILIES UNIT	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141002 - MAINTENANCE OF PERSONS		Budget	Enhance	One Time		\$1,805,627				Homelessness Prevention Services - Families		No	
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03017 - RAPID REHOUSING - FAMILIES	700198 - RAPID REHOUSING - FAMILIES	H4002 - HOMELESS CONTINUUM DIVISION	70343 - RAPID REHOUSING FAMILIES UNIT	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	One Time		(\$72,711)				Position 10000821-Program Analyst is vacant. This budget is associated with a Mayor's policy initiative.		No	
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03017 - RAPID REHOUSING - FAMILIES	700198 - RAPID REHOUSING - FAMILIES	H4002 - HOMELESS CONTINUUM DIVISION	70343 - RAPID REHOUSING FAMILIES UNIT	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	One Time		(\$18,541)				Position 10000821-Program Analyst is vacant. This budget is associated with a Mayor's policy initiative.		No	
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03017 - RAPID REHOUSING - FAMILIES	700198 - RAPID REHOUSING - FAMILIES	H4002 - HOMELESS CONTINUUM DIVISION	70343 - RAPID REHOUSING FAMILIES UNIT	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	(1.00)	Budget	Reduction	One Time		(\$66,132)				Position 10000822-Program Support Specialist is vacant. This budget is associated with a Mayor's policy initiative.		No	
Department of Human Services	JAO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	H03017 - RAPID REHOUSING - FAMILIES	700198 - RAPID REHOUSING - FAMILIES	H4002 - HOMELESS CONTINUUM DIVISION	70343 - RAPID REHOUSING FAMILIES UNIT	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Reduction	One Time		(\$16,864)				Position 10000822-Program Support Specialist is vacant. This budget is associated with a Mayor's policy initiative.		No	
Housing Authority Subsidy	HYO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03904 - AFFORDABLE HOUSING	300117 - DCHA REHABILITATION AND MAINTENANCE	R3901 - HOUSING DIVISION	30153 - DCHA INFRASTRUCTURE AND REHABILITATION DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Enhance	Recurring		\$7,162,087	\$7,298,167	\$7,436,832	\$7,578,132	Current spending is more than current budget.		No	
Housing Authority Subsidy	HYO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03904 - AFFORDABLE HOUSING	300117 - DCHA REHABILITATION AND MAINTENANCE	R3901 - HOUSING DIVISION	30153 - DCHA INFRASTRUCTURE AND REHABILITATION DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Enhance	One Time	\$7,162,087					Current spending is more than current budget.		No	
Housing Authority Subsidy	HYO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED	300120 - PERMANENT SUPP. HOUSING - INDIVIDUAL	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Reduction	One Time	(\$8,050,919)					DCHA's monthly reports indicate that projected spending is less than the current budget. Also request that parent level 1 program be renamed "Local Rent Supplement." The program includes more than tenant-based vouchers.		No	
Housing Authority Subsidy	HYO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED	300120 - PERMANENT SUPP. HOUSING - INDIVIDUAL	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES	0.00	Budget	Reduction	Recurring		(\$5,271,608)	(\$5,371,769)	(\$5,473,832)	(\$5,577,835)	DCHA's monthly reports indicate that projected spending is less than the current budget. A 3% increase in spending is budgeted for FY25. Also request that parent level 1 program be renamed "Local Rent Supplement." The program includes more than tenant-based vouchers.		No	
Housing Authority Subsidy	HYO	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED	300121 - TARGETED AFFORDABLE HOUSING -FAMILIES	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Reduction	One Time	(\$1,866,838)					DCHA's monthly reports indicate that projected spending is less than the current budget. Also request that parent level 1 program be renamed "Local Rent Supplement." The program includes more than tenant-based vouchers.		No	

Agency	Agcy. Code	DIFS Appr. Fund	DIFS Fund	DIFS Program Parent L1	DIFS Program	DIFS Cost Ctr. Parent L1	DIFS Cost Center	DIFS Account Parent L1	DIFS Account	Prpsd. Change in FTEs	Resources / Budget	Adjustment	Recurring or One-Time Change	FY24	FY25	FY26	FY27	FY28	Comments	Legislation	Tech. Corr.
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED	300121 - TARGETED AFFORDABLE HOUSING -FAMILIES	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES	0.00	Budget	Reduction	Recurring		(\$985,317)	(\$1,004,038)	(\$1,023,115)	(\$1,042,554)	DCHA's monthly reports indicate that projected spending is less than the current budget. A 3% increase in spending is budgeted for FY25. Also request that parent level 1 program be renamed "Local Rent Supplement." The program includes more than tenant-based vouchers.		No
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED	300122 - TARGETED AFFORDABLE HOUSING - INDIVIDUALS	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Reduction	One Time	(\$1,796,148)					DCHA's monthly reports indicate that projected spending is less than the current budget. Also request that parent level 1 program be renamed "Local Rent Supplement." The program includes more than tenant-based vouchers.		No
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED	300122 - TARGETED AFFORDABLE HOUSING - INDIVIDUALS	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES	0.00	Budget	Reduction	Recurring		(\$1,364,885)	(\$1,390,818)	(\$1,417,243)	(\$1,444,171)	DCHA's monthly reports indicate that projected spending is less than the current budget. A 3% increase in spending is budgeted for FY25. Also request that parent level 1 program be renamed "Local Rent Supplement." The program includes more than tenant-based vouchers.		No
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED	300123 - TENANT BASED VOUCHERS	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Enhance	One Time	\$7,370,560					Request that this program be split into Tenant-Based Vouchers with \$31,534,028 of budget, Permanent Supp. Housing - Families with \$27,407,922 of budget, Security Deposits with \$957,534 of budget, and Admin Fees with \$10,781,443 of budget to be consistent with DCHA's monthly reports. Also request that parent level 1 program be renamed "Local Rent Supplement." The program includes more than tenant-based vouchers.		No
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED	300123 - TENANT BASED VOUCHERS	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Reduction	Recurring		(\$30,762,640)	(\$31,347,130)	(\$31,942,726)	(\$32,549,638)	Request that this program be split into Tenant-Based Vouchers with \$31,534,028 of budget, Permanent Supp. Housing - Families with \$27,407,922 of budget, Security Deposits with \$957,534 of budget, and Admin Fees with \$10,781,443 of budget to be consistent with DCHA's monthly reports. A 3% increase in spending is budgeted for FY25. Also request that parent level 1 program be renamed "Local Rent Supplement." The program includes more than tenant-based vouchers. Finally request that the Project and Sponsor Based program be moved to the renamed Local Rent Supplement parent program and split into a Project-Based Vouchers program with \$5,417,990 of budget and a Sponsor-Based Vouchers program with \$22,906,420 of budget.		No
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED	300123 - TENANT BASED VOUCHERS	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Enhance	Recurring		\$595,380	\$606,692	\$618,219	\$629,966	Funding for 20 LRSP Vouchers for LGBTQ Residents Designated by OLBGTQ		No
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED	300123 - TENANT BASED VOUCHERS	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Enhance	Recurring		\$1,905,216	\$1,941,415	\$1,978,302	\$2,015,890	Funding for 64 LRSP Vouchers with a Preference for Residents Exiting Rapid Rehousing		No
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED	300123 - TENANT BASED VOUCHERS	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Enhance	Recurring		\$59,538	\$60,669	\$61,822	\$62,997	Funding for 2 LRSP vouchers with a preference for residents exiting RRH.		No
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED	DCHA NEW 2 - SPONSOR BASED VOUCHERS	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Enhance	Recurring		\$23,593,613	\$24,041,891	\$24,498,687	\$24,964,162	Request that this program be split into Tenant-Based Vouchers with \$31,534,028 of budget, Permanent Supp. Housing - Families with \$27,407,922 of budget, Security Deposits with \$957,534 of budget, and Admin Fees with \$10,781,443 of budget to be consistent with DCHA's monthly reports. A 3% increase in spending is budgeted for FY25. Also request that parent level 1 program be renamed "Local Rent Supplement." The program includes more than tenant-based vouchers. Finally request that the Project and Sponsor Based program be moved to the renamed Local Rent Supplement parent program and split into a Project-Based Vouchers program with \$5,417,990 of budget and a Sponsor-Based Vouchers program with \$22,906,420 of budget.		No

Agency	Agcy. Code	DIFS Appr. Fund	DIFS Fund	DIFS Program Parent L1	DIFS Program	DIFS Cost Ctr. Parent L1	DIFS Cost Center	DIFS Account Parent L1	DIFS Account	Prpsd. Change in FTEs	Resources / Budget	Adjustment	Recurring or One-Time Change	FY24	FY25	FY26	FY27	FY28	Comments	Legislation	Tech. Corr.
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED	DCHA NEW 3 - PERMANENT SUPP. HOUSING - FAMILIES	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Enhance	Recurring		\$28,230,160	\$28,766,533	\$29,313,097	\$29,870,046	Request that this program be split into Tenant-Based Vouchers with \$31,534,028 of budget, Permanent Supp. Housing - Families with \$27,407,922 of budget, Security Deposits with \$957,534 of budget, and Admin Fees with \$10,781,443 of budget to be consistent with DCHA's monthly reports. A 3% increase in spending is budgeted for FY25. Also request that parent level 1 program be renamed "Local Rent Supplement." The program includes more than tenant-based vouchers. Finally request that the Project and Sponsor Based program be moved to the renamed Local Rent Supplement parent program and split into a Project-Based Vouchers program with \$5,417,990 of budget and a Sponsor-Based Vouchers program with \$22,906,420 of budget.		No
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED	DCHA NEW 4 - SECURITY DEPOSITS	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Enhance	Recurring		\$986,260	\$1,004,999	\$1,024,094	\$1,043,552	Request that this program be split into Tenant-Based Vouchers with \$31,534,028 of budget, Permanent Supp. Housing - Families with \$27,407,922 of budget, Security Deposits with \$957,534 of budget, and Admin Fees with \$10,781,443 of budget to be consistent with DCHA's monthly reports. A 3% increase in spending is budgeted for FY25. Also request that parent level 1 program be renamed "Local Rent Supplement." The program includes more than tenant-based vouchers. Finally request that the Project and Sponsor Based program be moved to the renamed Local Rent Supplement parent program and split into a Project-Based Vouchers program with \$5,417,990 of budget and a Sponsor-Based Vouchers program with \$22,906,420 of budget.		No
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED	DCHA NEW 5 - ADMIN FEES	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Enhance	Recurring		\$11,104,886	\$11,315,879	\$11,530,881	\$11,749,968	Request that this program be split into Tenant-Based Vouchers with \$31,534,028 of budget, Permanent Supp. Housing - Families with \$27,407,922 of budget, Security Deposits with \$957,534 of budget, and Admin Fees with \$10,781,443 of budget to be consistent with DCHA's monthly reports. A 3% increase in spending is budgeted for FY25. Also request that parent level 1 program be renamed "Local Rent Supplement." The program includes more than tenant-based vouchers. Finally request that the Project and Sponsor Based program be moved to the renamed Local Rent Supplement parent program and split into a Project-Based Vouchers program with \$5,417,990 of budget and a Sponsor-Based Vouchers program with \$22,906,420 of budget.		No
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED	DCHA NEW 5 - ADMIN FEES	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Enhance	Recurring		\$285,000	\$290,415	\$295,933	\$301,556	To increase constituent services staffing at DCHA in the Office of Customer Engagement or another office providing similar services to residents. This funding should allow for an increase of approximately 2 staffers in a constituent services/ombudsman role.		No
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED	DCHA NEW1 - PROJECT BASED VOUCHERS	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Enhance	Recurring		\$5,580,530	\$5,686,560	\$5,794,604	\$5,904,702	Request that this program be split into Tenant-Based Vouchers with \$31,534,028 of budget, Permanent Supp. Housing - Families with \$27,407,922 of budget, Security Deposits with \$957,534 of budget, and Admin Fees with \$10,781,443 of budget to be consistent with DCHA's monthly reports. A 3% increase in spending is budgeted for FY25. Also request that parent level 1 program be renamed "Local Rent Supplement." The program includes more than tenant-based vouchers. Finally request that the Project and Sponsor Based program be moved to the renamed Local Rent Supplement parent program and split into a Project-Based Vouchers program with \$5,417,990 of budget and a Sponsor-Based Vouchers program with \$22,906,420 of budget.		No
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03906 - RENTAL ASSISTANCE SUPPORT	300126 - RENTAL ASSISTANCE -DC LOCAL	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Reduction	One Time	(\$821,776)					DCHA's monthly reports indicate that projected spending is less than the current budget.		No

Agency	Agcy. Code	DIFS Appr. Fund	DIFS Fund	DIFS Program Parent L1	DIFS Program	DIFS Cost Ctr. Parent L1	DIFS Cost Center	DIFS Account Parent L1	DIFS Account	Prpsd. Change in FTEs	Resources / Budget	Adjustment	Recurring or One-Time Change	FY24	FY25	FY26	FY27	FY28	Comments	Legislation	Tech. Corr.
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03906 - RENTAL ASSISTANCE SUPPORT	300126 - RENTAL ASSISTANCE -DC LOCAL	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES	0.00	Budget	Reduction	Recurring		(\$541,468)	(\$551,756)	(\$562,240)	(\$572,922)	DCHA's monthly reports indicate that projected spending is less than the current budget. A 3% increase in spending is budgeted for FY25.		No
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03906 - RENTAL ASSISTANCE SUPPORT	300127 - SHALLOW SUBSIDY - UNSUBSIDIZED SENIORS	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Enhance	One Time	\$200,000					DCHA's monthly reports indicate that projected spending is more than the current budget. Agency requested an additional \$200K.		No
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03906 - RENTAL ASSISTANCE SUPPORT	300127 - SHALLOW SUBSIDY - UNSUBSIDIZED SENIORS	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES	0.00	Budget	Enhance	Recurring		\$400,000	\$407,600	\$415,344	\$423,236	DCHA's monthly reports indicate that projected spending is more than the current budget. The agency expects FY25 expenditures to be \$400K more than the proposed FY25 budget.		No
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03907 - LOCAL RENT SUPPLEMENT - PROJECT & SPONSOR BASED	300124 - PROJECT AND SPONSOR BASED VOUCHERS	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES		Budget	Reduction	One Time	(\$14,971,515)					DCHA's monthly reports indicate that projected spending is less than the current budget. Also request that this program be moved to the renamed Local Rent Supplement parent program and split into a Project-Based Vouchers program with \$5,417,990 of budget and a Sponsor-Based Vouchers program with \$22,906,420 of budget.		No
Housing Authority Subsidy	HY0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R03907 - LOCAL RENT SUPPLEMENT - PROJECT & SPONSOR BASED	300124 - PROJECT AND SPONSOR BASED VOUCHERS	R3901 - HOUSING DIVISION	30152 - HOUSING AUTHORITY SUBSIDY DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141009 - SUBSIDIES	0.00	Budget	Reduction	Recurring		(\$43,295,925)	(\$44,118,547)	(\$44,956,800)	(\$45,810,979)	Request that this program be moved to the renamed Local Rent Supplement parent program and split into a Project-Based Vouchers program with \$5,417,990 of budget and a Sponsor-Based Vouchers program with \$22,906,420 of budget. A 3% increase in spending is budgeted for FY25.		No
Office of the Tenant Advocate	CQ0	1060 - SPECIAL PURPOSE REVENUE FUNDS	1060261 - RENTAL UNIT FEE FUND	AFO003 - AGENCY BUDGETING AND FINANCIAL MANAGEMENT SERVICES	150003 - AGENCY BUDGETING AND FINANCIAL MANAGEMENT SERVICES	A0101 - AGENCY FINANCIAL OPERATIONS DEPARTMENT	10001 - BUDGET DIVISION	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	0.31	Budget	Enhance	Recurring						OCFO AFO FTE Account Adjustment (No associated funding)		No
Office of the Tenant Advocate	CQ0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	AMP016 - PERFORMANCE AND STRATEGIC MANAGEMENT	100154 - PERFORMANCE AND STRATEGIC MANAGEMENT	R1301 - OFFICE OF THE DIRECTOR	30052 - ADMINISTRATIVE BRANCH	713100C - OTHER SERVICES & CHARGES	7131009 - PROF SERVICE FEES & CONTR		Budget	Enhance	Recurring		\$22,627	\$23,057	\$23,495	\$23,941	MOU with DCHR		No
Office of the Tenant Advocate	CQ0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	AMP016 - PERFORMANCE AND STRATEGIC MANAGEMENT	100154 - PERFORMANCE AND STRATEGIC MANAGEMENT	R1301 - OFFICE OF THE DIRECTOR	30052 - ADMINISTRATIVE BRANCH	713100C - OTHER SERVICES & CHARGES	7131012 - PRINTING, DUPLICATING, ETC		Budget	Enhance	Recurring		\$10,000	\$10,190	\$10,384	\$10,581	Printing		No
Office of the Tenant Advocate	CQ0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	AMP016 - PERFORMANCE AND STRATEGIC MANAGEMENT	100154 - PERFORMANCE AND STRATEGIC MANAGEMENT	R1301 - OFFICE OF THE DIRECTOR	30052 - ADMINISTRATIVE BRANCH	713100C - OTHER SERVICES & CHARGES	7131011 - OFFICE SUPPORT		Budget	Enhance	Recurring		\$3,000	\$3,057	\$3,115	\$3,174	Phone System Upgrades - OCTO		No
Office of the Tenant Advocate	CQ0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R01101 - ACCOMMODATIONS	300029 - ACCOMMODATIONS	R1301 - OFFICE OF THE DIRECTOR	30052 - ADMINISTRATIVE BRANCH	713100C - OTHER SERVICES & CHARGES	7131052 - EMERGENCY HOUSING		Budget	Enhance	Recurring		\$10,000	\$10,190	\$10,384	\$10,581	Moving Assistance and Storage for EHAP Recipients		No
Office of the Tenant Advocate	CQ0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R01202 - COMMUNITY OUTREACH	300032 - COMMUNITY OUTREACH	R7201 - EDUCATION AND OUTREACH BRANCH	30048 - EDUCATION AND OUTREACH BRANCH	713200C - CONTRACTUAL SERVICES - OTHER	7132001 - CONTRACTUAL SERVICES - OTHER		Budget	Enhance	Recurring		\$75,000	\$76,425	\$77,877	\$79,357	Funding for Tenant Summit		No
Office of the Tenant Advocate	CQ0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R01204 - LEGAL REPRESENTATION	300034 - LEGAL REPRESENTATION	R7301 - LEGAL BRANCH	30049 - LEGAL BRANCH	701100C - CONTINUING FULL TIME	7011001 - CONTINUING FULL TIME	1.00	Budget	Enhance	Recurring		\$109,987	\$112,077	\$114,206	\$116,376	Attorney Advisor for Public Interest Litigation		No
Office of the Tenant Advocate	CQ0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R01204 - LEGAL REPRESENTATION	300034 - LEGAL REPRESENTATION	R7301 - LEGAL BRANCH	30049 - LEGAL BRANCH	701400C - FRINGE BENEFITS - CURR PERSONNEL	7014008 - MISC FRINGE BENEFITS		Budget	Enhance	Recurring		\$26,947	\$27,580	\$28,228	\$28,892	Attorney Advisor for Public Interest Litigation		No
		1010 - LOCAL FUND	1010001 - LOCAL FUNDS								Resources	Transfer out	One Time		(\$123,000)				Transfer to FFS to budget in RLO-Child and Family Services for Safe Shores.		No
		1010 - LOCAL FUND	1010001 - LOCAL FUNDS								Resources	Fund Balance Shift	One Time	(\$12,421,028)							No
		1010 - LOCAL FUND	1010001 - LOCAL FUNDS								Resources	Fund Balance Shift	Recurring		\$12,418,028						No
		1010 - LOCAL FUND	1010001 - LOCAL FUNDS								Resources	Transfer in	Recurring		\$297,690	\$303,346	\$309,110	\$314,983	Transfer in from PWO to be budgeted in DCHA for 10 additional LGBTQ+ tenant-based housing vouchers.		No
		1010 - LOCAL FUND	1010001 - LOCAL FUNDS								Resources	Transfer in	One Time		\$240,000				Transfer in from EAL to be budgeted in DCHA for senior shallow subsidies.		No
		1010 - LOCAL FUND	1010001 - LOCAL FUNDS								Resources	Transfer in	Recurring		\$500,000	\$509,500	\$519,181	\$529,045	Transfer in from CBED to be budgeted in DHCD for Housing Counseling.		No

Agency	Agcy. Code	DIFS Appr. Fund	DIFS Fund	DIFS Program Parent L1	DIFS Program	DIFS Cost Ctr. Parent L1	DIFS Cost Center	DIFS Account Parent L1	DIFS Account	Prpsd. Change in FTEs	Resources / Budget	Adjustment	Recurring or One-Time Change	FY24	FY25	FY26	FY27	FY28	Comments	Legislation	Tech. Corr.
		1010 - LOCAL FUND	1010001 - LOCAL FUNDS								Resources	Transfer in	Recurring		\$2,000,000	\$2,038,000	\$2,076,722	\$2,116,180	Transfer in from CBED to be budgeted in DHCD for HPAP.		No
		1010 - LOCAL FUND	1010001 - LOCAL FUNDS								Resources	Transfer in	Recurring		\$1,000,000	\$1,019,000	\$1,038,361	\$1,058,090	Transfer in from CBED to be budgeted in DHCD for EHAP for first responders.		No
		1010 - LOCAL FUND	1010001 - LOCAL FUNDS								Resources	Transfer in	Recurring		\$471,106				Transfer in from CEAL to be budgeted in DCHD to implement B24-0430, the Limited Equity Cooperative Advisory Council Act of 2022.		No
		1010 - LOCAL FUND	1010001 - LOCAL FUNDS								Resources	Fund Balance Shift	Recurring		(\$325,171)	\$108,112	\$108,402	\$108,656			No
		1010 - LOCAL FUND	1010001 - LOCAL FUNDS								Resources	Transfer in	One Time		\$200,000				Transfer in from Health to be budgeted in DHS for ERAP.		No

**B. RECOMMENDED AGENCY BUDGETS BY FUND
FOR AGENCIES UNDER THE COMMITTEE'S PURVIEW**

(Attached)

DIFS Appropriated Fund/Fund	FY 2023 Actual	FY 2024 Approved	FY 2025 Proposed	FY 2025 Committee Approved	Committee Variance	Committee Percent Change
Rental Housing Commission						
1010 - LOCAL FUND						
1010001 - LOCAL FUNDS	\$1,453,703	\$1,376,565	\$1,363,293	\$1,363,293	\$0	(0.96%)
TOTAL GROSS FUNDS	\$1,453,703	\$1,376,565	\$1,363,293	\$1,363,293	\$0	(0.96%)
Advisory Neighborhood Commissions						
1010 - LOCAL FUND						
1010001 - LOCAL FUNDS	\$1,091,552	\$1,384,646	\$1,225,788	\$1,369,238	\$143,450	(1.11%)
1010201 - TECHNICAL SUPPORT & ASSISTANCE FUND	\$1,080,682	\$1,147,425	\$1,162,833	\$1,162,833	\$0	1.34%
TOTAL GROSS FUNDS	\$2,172,234	\$2,532,071	\$2,388,621	\$2,532,071	\$143,450	0.00%
Office on Returning Citizen Affairs						
1010 - LOCAL FUND						
1010001 - LOCAL FUNDS	\$1,888,862	\$2,262,609	\$2,917,137	\$2,917,137	\$0	28.93%
4015 - FEDERAL PAYMENTS						
4015918 - ARPA - MUNICIPAL	\$585,095	\$616,800	\$0	\$0	\$0	(100.00%)
TOTAL GROSS FUNDS	\$2,473,957	\$2,879,409	\$2,917,137	\$2,917,137	\$0	1.31%
Office of the Tenant Advocate						
1010 - LOCAL FUND						
1010001 - LOCAL FUNDS	\$2,892,700	\$3,340,616	\$3,248,471	\$3,506,032	\$257,561	4.95%
1010138 - CONTINGENCY RESERVE	\$342,076	\$0	\$0	\$0	\$0	NA
1060 - SPECIAL PURPOSE REVENUE FUNDS						
1060261 - RENTAL UNIT FEE FUND	\$521,881	\$817,682	\$669,725	\$669,725	\$0	(18.09%)
4015 - FEDERAL PAYMENTS						
4015918 - ARPA - MUNICIPAL	\$303,347	\$0	\$0	\$0	\$0	NA
TOTAL GROSS FUNDS	\$4,060,005	\$4,158,298	\$3,918,196	\$4,175,757	\$257,561	0.42%
Housing Finance Agency						
8562 - ENTERPRISE AND OTHER FUNDS - HF0						
8562001 - ENTERPRISE AND OTHER FUNDS - HF0	\$0	\$16,445,945	\$16,943,792	\$16,943,792	\$0	3.03%
TOTAL GROSS FUNDS	\$0	\$16,445,945	\$16,943,792	\$16,943,792	\$0	3.03%
Department of Housing and Community Development						

DIFS Appropriated Fund/Fund	FY 2023 Actual	FY 2024 Approved	FY 2025 Proposed	FY 2025 Committee Approved	Committee Variance	Committee Percent Change
1010 - LOCAL FUND						
1010001 - LOCAL FUNDS	\$26,100,643	\$27,160,073	\$40,308,199	\$45,387,877	\$5,079,678	67.11%
1010016 - HOUSING PRESERVATION FUND	\$295,210	\$0	\$0	\$2,500,000	\$2,500,000	NA
1010138 - CONTINGENCY RESERVE	\$21,353,202	\$0	\$0	\$0	\$0	NA
1010190 - ARPA - LOCAL REVENUE REPLACEMENT	\$18,559,184	\$0	\$0	\$0	\$0	NA
1010210 - NEGOTIATED EMPLOYEE AFFORDABLE HOUSING FUND	\$182,000	\$0	\$0	\$0	\$0	NA
1010218 - RENT SUPPLEMENT PROGRAM PROJECT BASED ALLOCATION FUND	\$0	\$0	\$4,888,110	\$4,888,110	\$0	NA
1060 - SPECIAL PURPOSE REVENUE FUNDS						
1060027 - HPAP - REPAY	\$1,658,331	\$3,514,106	\$1,300,000	\$1,300,000	\$0	(63.01%)
1060069 - DHCB UNIFIED FUND	\$4,081,710	\$4,675,800	\$2,900,000	\$2,900,000	\$0	(37.98%)
4015 - FEDERAL PAYMENTS						
4015916 - ARPA - STATE	\$870,312	\$0	\$0	\$0	\$0	NA
4015918 - ARPA - MUNICIPAL	\$4,884,936	\$0	\$0	\$0	\$0	NA
4015920 - ARPA - HOMEOWNER ASSISTANCE	\$26,540,897	\$0	\$0	\$0	\$0	NA
4020 - FEDERAL GRANT FUND - FPR						
4020004 - CDBG GRANT	\$45,616,301	\$31,293,160	\$23,346,601	\$23,346,601	\$0	(25.39%)
4020008 - HUD GRANT - HOME	\$26,620,949	\$11,233,736	\$7,694,657	\$7,694,657	\$0	(31.50%)
4020013 - HUD GRANT - OTHER	\$3,308,177	\$12,482,381	\$3,004,003	\$3,004,003	\$0	(75.93%)
4020023 - FEDERAL GRANTS - COVID-19	\$4,034,025	\$6,389,146	\$0	\$0	\$0	(100.00%)
7020 - FEDERAL GRANT FUND						
7020001 - SECTION 108 LOAN GUARANTEE - BANK OF AMERICA	\$31,269,581	\$9,700,000	\$7,530,419	\$7,530,419	\$0	(22.37%)
TOTAL GROSS FUNDS	\$215,375,456	\$106,448,402	\$90,971,990	\$98,551,668	\$7,579,678	(7.42%)

DIFS Appropriated Fund/Fund	FY 2023 Actual	FY 2024 Approved	FY 2025 Proposed	FY 2025 Committee Approved	Committee Variance	Committee Percent Change
Housing Production Trust Fund						
4310 - HOUSING PRODUCTION TRUST FUND- ADMIN UZ0						
4310111 - LOCAL ARPA-STATE	\$0	\$0	\$0	\$0	\$0	NA
4310400 - FEDERAL PAYMENT ARPA-STATE	\$104,064,167	\$0	\$0	\$0	\$0	NA
4361 - ENTERPRISE AND OTHER FUNDS-DEDICATED TAX - HPTF						
4361003 - HOUSING PRODUCTION TRUST FUND - HPTF	\$24,050,278	\$55,563,224	\$48,997,224	\$48,997,224	\$0	(11.82%)
4362 - ENTERPRISE AND OTHER FUNDS - HPTF						
4362001 - HPTF -OTHER REVENUE	\$47,619,356	\$12,500,000	\$10,000,000	\$10,000,000	\$0	(20.00%)
4362004 - ARPA FUNDS 2021	\$0	\$31,936,776	\$0	\$0	\$0	(100.00%)
TOTAL GROSS FUNDS	\$175,733,801	\$100,000,000	\$58,997,224	\$58,997,224	\$0	(41.00%)
Housing Production Trust Fund Subsidy						
1010 - LOCAL FUND						
1010001 - LOCAL FUNDS	\$354,197,301	\$0	\$0	\$0	\$0	NA
4015 - FEDERAL PAYMENTS						
4015915 - ARPA FUNDS 2021	\$0	\$31,936,776	\$0	\$0	\$0	(100.00%)
TOTAL GROSS FUNDS	\$354,197,301	\$31,936,776	\$0	\$0	\$0	(100.00%)
Housing Authority Subsidy						
1010 - LOCAL FUND						
1010001 - LOCAL FUNDS	\$167,742,208	\$186,370,760	\$188,303,082	\$185,983,909	(\$2,319,173)	(0.21%)
1010093 - DCHA REHABILITATION AND MAINTENANCE FUND	\$7,366,346	\$0	\$0	\$0	\$0	NA
TOTAL GROSS FUNDS	\$175,108,554	\$186,370,760	\$188,303,082	\$185,983,909	(\$2,319,173)	(0.21%)
Department of Human Services						
1010 - LOCAL FUND						
1010001 - LOCAL FUNDS	\$561,845,363	\$559,092,476	\$659,138,920	\$670,156,058	\$11,017,138	19.86%

DIFS Appropriated Fund/Fund	FY 2023 Actual	FY 2024 Approved	FY 2025 Proposed	FY 2025 Committee Approved	Committee Variance	Committee Percent Change
1010011 - CORRECTIONS TRUSTEE	\$0	\$0	\$215,876	\$215,876	\$0	NA
1010138 - CONTINGENCY RESERVE	\$53,020,529	\$0	\$34,425	\$34,425	\$0	NA
1010163 - CONTINGENCY CASH RESERVE FUNDING COVID-19 - ALL	\$0	\$0	\$0	\$0	\$0	NA
1010190 - ARPA - LOCAL REVENUE REPLACEMENT	\$4,349,978	\$10,170,893	\$0	\$0	\$0	(100.00%)
1010206 - SNAP REINVESTMENT FUND	\$0	\$0	\$0	\$0	\$0	NA
1010207 - LOCAL ARPA - MUNICIPAL	\$0	\$1,790,000	\$0	\$0	\$0	(100.00%)
1010209 - LOCAL ARPA - COUNTY	\$0	\$150,000	\$0	\$0	\$0	(100.00%)
1060 - SPECIAL PURPOSE REVENUE FUNDS						
1060039 - SSI PAYBACK	\$0	\$496,427	\$180,000	\$180,000	\$0	(63.74%)
1060085 - FOOD STAMPS COLLECTION-FRAUD	\$0	\$25,000	\$0	\$0	\$0	(100.00%)
4015 - FEDERAL PAYMENTS						
4015918 - ARPA - MUNICIPAL	\$32,915,193	\$31,595,229	\$0	\$0	\$0	(100.00%)
4015157 - CORONAVIRUS RENTAL ASSISTANCE	\$5,864,331	\$0	\$0	\$0	\$0	NA
4015916 - ARPA - STATE	\$78,838,308	\$55,579,960	\$0	\$0	\$0	(100.00%)
4015919 - ARPA - RENTAL ASSISTANCE	\$7,840,022	\$0	\$0	\$0	\$0	NA
4020 - FEDERAL GRANT FUND - FPR						
4020002 - FEDERAL GRANTS	\$140,731,891	\$177,879,732	\$184,132,855	\$184,132,855	\$0	3.52%
4020023 - FEDERAL GRANTS - COVID-19	\$500,200	\$0	\$0	\$0	\$0	NA
4021000 - ARPA - FEDERAL GRANTS	\$2,561,334	\$75,000	\$149,517	\$149,517	\$0	99.36%
4025 - FEDERAL MEDICAID PAYMENTS						

DIFS Appropriated Fund/Fund	FY 2023 Actual	FY 2024 Approved	FY 2025 Proposed	FY 2025 Committee Approved	Committee Variance	Committee Percent Change
4025002 - FEDERAL MEDICIAD PAYMENTS	\$15,448,633	\$18,089,593	\$18,591,200	\$18,591,200	\$0	2.77%
4040 - PRIVATE GRANT FUND -FPR						
4040002 - PRIVATE GRANT FUND	\$9,575,459	\$0	\$0	\$0	\$0	NA
4045001 - PRIVATE DONATIONS	\$884	\$0	\$0	\$0	\$0	NA
TOTAL GROSS FUNDS	\$913,492,126	\$854,944,310	\$862,442,793	\$873,459,932	\$11,017,138	2.17%
GRAND TOTAL	\$1,842,613,434	\$1,305,715,971	\$1,226,882,835	\$1,243,561,489	\$16,678,654	(4.76%)

C. EXPLANATION OF DISTRICT INTEGRATED FINANCIAL SYSTEM
BUDGET ATTRIBUTES AND CROSSWALK

(Attached)

D. RECOMMENDED LEGISLATIVE LANGUAGE FOR THE MAYOR'S PROPOSED
BUDGET SUPPORT ACT SUBTITLES UNDER THE COMMITTEE'S PURVIEW

Committee on Housing
Fiscal Year 2025 Budget Support Act of 2024
Proposed Subtitles with Recommended Modifications

TITLE II. ECONOMIC DEVELOPMENT AND REGULATION

SUBTITLE C. LOCAL RENT SUPPLEMENT PROGRAM ACCOUNTS

Sec. 2021. Short title.

This subtitle may be cited as the “Local Rent Supplement Program Accounts Amendment Act of 2024”.

Sec. 2022. The District of Columbia Housing Authority Act of 1999, effective May 9, 2000 (D.C. Law 13-105; D.C. Official Code § 6-201 *et seq.*), is amended as follows:

(a) Section 2(7B) (D.C. Official Code § 6-201(7B)) is repealed.

(b) Section 3 (D.C. Official Code § 6-202) is amended as follows:

(1) Subsection (c-1) is amended as follows:

(A) ~~Paragraphs (1), (2), (3), (4), and (5) are~~ **Paragraph (2)(C) is** repealed.

(B) Paragraph (6) is amended as follows:

(i) Subparagraph (A-i) is amended by striking the phrase “prior year as a result of R&M Fund investments” and inserting the phrase “prior year” in its place.

(ii) Subparagraph (B) is amended by striking the phrase “The Authority’s planned use of money in the R&M Fund for the succeeding fiscal year, identifying” and inserting the phrase “Identification of” in its place.

~~(2) Subsection (d) is amended by striking the phrase “At the end of each fiscal year, except as provided in subsection (e-1)(2)(C) of this section,” and inserting the phrase “At the end of each fiscal year,” in its place.~~

(c) Section 26a**(b)** (D.C. Official Code § 6-226**(b)**) is amended as follows:

22 ~~(1) Subsection (a) is amended by striking the phrase “The Authority shall” and~~
23 ~~inserting the phrase “Except as otherwise provided in this act, the Authority shall” in its place.~~

24 ~~(2) Subsection (b) is amended as follows:~~

25 ~~(A) Paragraph (1) is amended by striking the phrase “sponsor-based voucher~~
26 ~~assistance and capital-based assistance” and inserting the phrase “sponsor-based voucher~~
27 ~~assistance” in its place.~~

28 (1) Paragraph (1) is amended to read as follows:

29 “(1) Except as otherwise provided in this act, the Authority shall award the funds
30 appropriated for the program’s sponsor-based voucher assistance.”.

31 ~~(B)(2)~~ Paragraph (4) is amended by striking the phrase “including funds appropriated to
32 the Department of Human Services as described in section 26a-1(c)(5), to the extent that such funds are
33 transferred to the Housing Authority Rent Supplement Program Fund pursuant to section 26a-1(c)(4)”
34 and inserting the phrase “including funds transferred by the Department of Human Services to the
35 District of Columbia Housing Authority for the purposes of ~~provided~~ providing tenant-based voucher
36 assistance” in its place.

37 (d) Section 26a-1 (D.C. Official Code § 6-226.01) is repealed.

38 (e) Section 26b (D.C. Official Code § 6-227) is amended as follows:

39 (1) Subsection (b-1) is amended as follows:

40 (A) Paragraph (3) is repealed

41 (B) Paragraph (4)(B) is amended by striking the phrase “and shall include the
42 transfer by the Department of Housing and Community Development of funds to the Housing Authority
43 Rent Supplement Program Fund established by Section 26a-1(a)” and inserting the phrase “and shall
44 include any relevant terms and conditions regarding any transfer by the Department of Housing and
45 Community Development of funds to the District of Columbia Housing Authority for the purposes of
46 paying for costs of the Long-Term Subsidy Contract” in its place.

47 (2) Subsection (d) is amended by striking the phrase “given funding resources available
48 in the Housing Authority Rent Supplement Program Fund” and inserting the phrase “given funding
49 resources available” in its place.

50 (f) Section 26d (D.C. Official Code § 6-229) is repealed.

51 (g) Section 26d-1 (D.C. Official Code § 6-229.01) is amended as follows:

52 (1) Subsection (b) is amended as follows:

53 (A) The lead-in language is amended by striking the phrase “the Housing
54 Authority Rent Supplement Program Fund” and inserting the phrase “local revenues of the District
55 allocated to the Housing Authority through the Housing Authority Payment Account or a successor
56 account (the “account”)” in its place

57 (B) Paragraphs (1) through (6) are amended by striking the phrase “the fund”
58 wherever it appears and inserting the phrase “the account” in its place.

59 (2) Subsection ~~(d)~~(f) is repealed.

60 (h) Section 26d-2~~(b)~~ (D.C. Official Code § 6-229.02~~(b)~~) is amended as follows:

61 **(1) The section title is amended to read as follows:**

62 **“Sec. 26d-2. Project-Based Rent Supplement Program quarterly reporting.”.**

63 **(2) Subsection (b) is amended as follows:**

64 ~~(1)~~(A) The lead-in language is amended by striking the phrase “following
65 information with respect to the Rent Supplement Program Project-Based Allocation Fund” and inserting
66 the phrase “following information” in its place.

67 ~~(2)~~(B) Paragraph (1) is repealed.

68 ~~(3)~~(C) Paragraph (2) is amended by striking the phrase “The amount of money in
69 the fund” and inserting the phrase “The amount of money” in its place.

70 ~~(4)~~(D) Paragraph (3) is amended by striking the phrase “The amount of money in
71 the fund” and inserting the phrase “The amount of money” in its place.

72 ~~(5)-(E)~~ Paragraph (5) is amended by striking the phrase “expended from the fund
73 during the reporting period on administrative costs” and inserting the phrase “expended by the
74 Department of Housing and Community Development during the reporting period on administrative
75 costs related to the Project-Based Rent Supplement Program” in its place.
76 on administrative costs related to the Tenant-Based Rent Supplement Program” in its place.

77 (i) Section 26d-3~~(b)~~ (D.C. Official Code § 6-229.03~~(b)~~) is amended as follows:

78 **(1) The section title is amended to read as follows:**

79 **“Sec. 26d-3. Tenant-Based Rent Supplement Program quarterly reporting.”.**

80 **(2) Subsection (a) is amended by striking the phrase “Rent Supplement Program**
81 **Tenant-Based Allocation Fund report.” and inserting the phrase “report on the tenant-based rent**
82 **supplement program.” in its place.**

83 **(3) Subsection (b) is amended as follows:**

84 ~~(1)-(A)~~ The lead-in language is amended by striking the phrase “following
85 information with respect to the Rent Supplement Program Project-Based Allocation Fund” and inserting
86 the phrase “following information” in its place.

87 ~~(2)-(B)~~ Paragraph (1) is repealed.

88 ~~(3)-(C)~~ Paragraph (2) is amended by striking the phrase “The amount of money in
89 the fund” and inserting the phrase “The amount of money” in its place.

90 ~~(4)-(D)~~ Paragraph (3) is repealed.

91 ~~(5)-(E)~~ Paragraph (5) is amended by striking the phrase “expended from the fund
92 during the reporting period on administrative costs” and inserting the phrase “expended by the
93 Department of Human Services during the reporting period on administrative costs related to the Tenant-
94 Based Rent Supplement Program” in its place.

95 (j) Section 26f (D.C. Official Code § 6-231) is repealed.

96 Sec. 2023. Section 401(a)(2)(C) of the Rental Housing Act of 1985, effective July 17, 1985
97 (D.C. Law 6-10; D.C. Official Code § 42-3504.01(a)(2)(C)), is amended to read as follows:

98 “(C) The remainder shall be deposited into the unrestricted balance of the General
99 Fund of the District of Columbia.”.

100 SUBTITLE E. EMERGENCY RENTAL ASSISTANCE PROGRAM REPORTS

101 Sec. 2041. Short title.

102 This subtitle may be cited as the “Emergency Rental Assistance Program Reports ~~Sunset~~
103 Amendment Act of 2024”.

104 Sec. 2042. Section 8f(c-1) of the Homeless Services Reform Act of 2005, effective March 10,
105 2023 (D.C. Law 24-287; D.C. Official Code § 4-753.08(c-1)), is amended as follows ~~repealed.:~~

106 **(a) Paragraph (1) is amended as follows:**

107 **(1) The lead-in language is amended by striking the phrase “every month” and**
108 **inserting the phrase “every quarter”.**

109 **(2) Subparagraph (B)(iii) is amended by striking the phrase “; and” and inserting a**
110 **period in its place.**

111 **(3) Subparagraph (C) is repealed.**

112 **(b) Paragraph (3) is repealed.**

113 **(c) Paragraph (4) is amended by striking the phrase “When the application portal for**
114 **Emergency Rental Assistance funds closes due to projected funding exhaustion” and inserting the**
115 **phrase “When funds for emergency rental assistance are exhausted for the fiscal year” in its place.**

116 **(d) A new paragraph (5) is added to read as follows:**

117 **“(5) Within 30 days of the effective date of the Emergency Rental Assistance**
118 **Program Reports Amendment Act of 2024, as introduced on April 3, 2024 (Bill 25-784), the**
119 **Department shall transmit recommendations to the Council for amendments to this section that:**

120 **“(A) Provide for equitable access for emergency rental assistance funds for**
121 **residents experiencing emergencies, including residents without access to technology; and**

122 **“(B) Protect the program from any potential waste, fraud, or abuse.”.**

123 SUBTITLE F. DOWNTOWN ACTIVATION PROGRAM

124 Sec. 2051. Short title.

125 This subtitle may be cited as the “Downtown Activation Program Amendment Act of 2024”.

126 Sec. 2052. Chapter 8 of Title 47 of the District of Columbia Official Code is amended as

127 follows:

128 (a) The table of contents is amended by adding new section designations to read as follows:

129 “47-870. Downtown activation projects— temporary tax freeze.

130 “47-870.01. Downtown activation projects— temporary tax freeze – rules.”.

131 (b) New sections 47-~~861~~70 and 47-~~867~~1.01 are added to read as follows:

132 “§ 47-870. Downtown activation projects—temporary tax freeze.

133 “(a) The amount of the real property tax imposed by this chapter on a property in the downtown
134 area shall not be increased for a period of 15 real property tax years starting in the real property tax year
135 after the base year, as defined in subsection (c) of this section, if:

136 “(1) The property is undergoing or planning to undergo a repositioning, as determined by
137 the Mayor;

138 “(2) The property meets any other eligibility requirements established by the Mayor by
139 rules or through a selection process established by the Mayor pursuant to subsection (b) of this section;

140 “(3) The property is selected by the Mayor through a selection process; and

141 “(4) The property is certified by the Mayor to receive the temporary tax freeze provided
142 by this section.

143 “(b) The Mayor may establish a selection process pursuant to which properties shall apply to be
144 certified to receive the temporary tax freeze under this section. The characteristics of the selection

145 process shall be determined by the Mayor and may include competitive scoring, time-limited application
146 periods, selection priority based on the date on which a complete application is received, a limitation to
147 only certain types of repositionings, a limitation to a specific portion of the downtown area, a limitation
148 on the number of projects that may be certified, a limitation based on the expected dollar amount of the
149 tax freezes associated with the properties selected for certification, and such other factor as the Mayor
150 deems appropriate.

151 “(c) The base year for the purposes of subsection (a) of this section shall be the real property tax
152 year in which the tax incentive is certified by the Mayor.

153 “(d) For the purposes of this section, the term:

154 “(1) “Eligible area” shall have the same meaning as set forth in § 47-860.01(2)(A).

155 “(2) “Repositioning” means a construction, reconstruction, alteration, or renovation to a
156 property with a minimum of 50,000 square feet that results in the conversion of the property from a
157 primarily office use to a different use ~~that is not residential~~ or in an upgrade in the class of the office
158 space to class A from a class below class A.

159 “(3) “Residential” shall have the same meaning as set forth in 11-B DCMR § 200.2(aa).

160 “(d)(1) The dollar amount of temporary tax freezes the Mayor may certify for a real property tax
161 year pursuant to this section shall be capped at the following amounts:

162 “(A) For real property tax years 2025 and 2026, \$0;

163 “(B) For real property tax year 2027, \$6 million;

164 “(C) For real property tax year 2028, \$7 million;

165 “(D) For real property tax year 2029, \$8 million; and

166 “(E) For real property tax year 2030, \$20 million;

167 “(F) For real property tax year 2031 and each subsequent real property tax year,
168 104% of the prior year’s cap.

169 “(2) For the purposes of this section, the dollar amount of the temporary tax freeze that

170 the Mayor has certified for a property in a real property tax year shall be the estimated amount by which
171 the real property tax imposed on the property would have increased between the base year and the
172 relevant real property tax year absent the temporary tax freeze provided by this section.”.

173 “§ 47-870.01. Downtown activation projects— temporary tax freeze — rules.

174 “The Mayor may, pursuant to Subchapter I of Chapter 5 of Title 2, issue rules to implement § 47-
175 870.”.

176 SUBTITLE H. HOUSING SUBSIDY CONTRACT EXTENSIONS

177 Sec. 2071. Short title.

178 This subtitle may be cited as the “Housing Subsidy Contracts Extensions Amendment Act of
179 2024”.

180 Sec. 2072. Section 413 of the Procurement Practices Reform Act of 2010, effective April 8, 2011
181 (D.C. Law 18-371; D.C. Official Code § 2-354.13), is amended as follows:

182 (a) Paragraph (16) is amended by striking the semicolon at the end and inserting the phrase “;
183 and” in its place.

184 (b) Paragraph (17) is amended by striking the phrase “; and” inserting a period in its place.

185 (c) Paragraph (18) is repealed.

186 Sec. 2073. Section 26b of the District of Columbia Housing Authority Act of 1999, effective
187 March 2, 2007 (D.C. Law 16-192; D.C. Official Code § 6-227), is amended to read as follows:

188 (a) Subsection (b-1)(4)(A) is amended by striking the phrase “for the initial term” and inserting
189 the phrase “for the initial term or extension” in its place.

190 (b) Subsection (f)(2) is amended to read as follows:

191 “(2) An existing Long-Term Subsidy Contract using funds awarded under this section
192 and approved by the Council pursuant to section 451 of the District of Columbia Home Rule Act,
193 approved December 24, 1973 (87 Stat. 803; D.C. Official Code § 1-204.51), may be awarded funds for
194 an extension of the contract, without the need for competition, if the proposed contractor is the same as

195 the contractor for the existing Long-Term Subsidy Contract or is the existing contractor’s successor-in-
196 interest for the affordable housing units created or maintained under the existing Long-Term Subsidy
197 Contract.”.

198 TITLE V. HUMAN SUPPORT SERVICES

199 ~~SUBTITLE G. RAPID RE HOUSING~~

200 ~~Sec. 5061. Short title.~~

201 ~~This subtitle may be cited as the “Rapid Re-Housing Program Amendment Act of 2024”.~~

202 ~~Sec. 5062. The Homeless Services Reform Act of 2005, effective October 22, 2005 (D.C. Law~~
203 ~~16-35; D.C. Official Code § 4-751.01 et seq.), is amended as follows:~~

204 ~~(a) Section 7(b)(4)(B) (D.C. Official Code § 4-753.01(b)(4)(B)) is amended to read as~~
205 ~~follows:~~

206 ~~“(B) Rapid Re-Housing programs for the purpose of providing housing~~
207 ~~relocation and stabilization services and time-limited rental assistance to help a homeless~~
208 ~~individual or family move as quickly as possible into permanent housing and achieve stability in~~
209 ~~permanent housing.”.~~

210 ~~(b) Section 9(a)(18) (D.C. Official Code § 4-754.11(a)(18)) is amended to read as follows:~~

211 ~~“(18) Continuation of shelter or housing services provided within the Continuum of~~
212 ~~Care without change, other than a transfer pursuant to section 20, an emergency transfer,~~
213 ~~suspension, or termination pursuant to section 24, or a program exit from a Rapid Re-Housing~~
214 ~~due to a statutory or regulatory time limit on the duration of services provided by the Rapid Re-~~
215 ~~Housing program, pending the outcome of any fair hearing requested within 15 calendar days of~~
216 ~~receipt of written notice of a suspension, termination, or program exit;”.~~

217 ~~(c) Section 22b (D.C. Official Code § 4-754.36b) is amended as follows:~~

218 ~~(1) Subsection (a)(1) is amended to read as follows:~~

219 ~~“(1) The housing program is provided on a time-limited basis, and the client’s time~~
220 ~~period for receiving services has run out; or”.~~

221 ~~(2) Subsection (c) is amended as follows:~~

222 ~~(A) The existing text is designated as paragraph (1).~~

223 ~~(B) A new paragraph (2) is added to read as follows:~~

224 ~~“(2) Paragraph (1) of this subsection shall not apply to a program exit from a Rapid~~
225 ~~Re-Housing program if the program exit is due to the client reaching a statutory or regulatory~~
226 ~~time limit on the duration of services provided by the Rapid Re-Housing program.”~~

227 ~~(d) Section 26(d) (D.C. Official Code § 4-754.41(d) is amended by striking the phrase~~
228 ~~“pursuant to section 24” and inserting the phrase “pursuant to section 24 or in the case of a~~
229 ~~program exit from a Rapid Re-Housing program due to a statutory or regulatory time limit on the~~
230 ~~duration of services provided by the Family Re-Housing and Stabilization Program.”.~~

231 ~~(e) Section 27(d) (D.C. Official Code § 4-754.42(d)) is amended by adding a new paragraph~~
232 ~~(3) to read as follows:~~

233 ~~“(3) Notwithstanding paragraphs (1) and (2) of this subsection, the administrative~~
234 ~~review may be conducted on the papers and without an in-person review if the purpose of the~~
235 ~~administrative review is to ascertain the validity of a decision to exit a client from a Rapid Re-~~
236 ~~Housing program because the client’s time period for receiving services has run out due to a~~
237 ~~statutory or regulatory time limit on the duration of services provided by the Rapid Re-Housing~~
238 ~~program.”.~~

239 ~~Sec. 5063. Applicability.~~

240 ~~This subtitle shall apply as of the effective date of the Fiscal Year 2024 Revised Local~~
241 ~~Budget Emergency Act of 2024.~~

242 ~~SUBTITLE J. CAREER MOBILITY ACTION PLAN PROGRAM~~

243 ~~Sec. 5091. Short title.~~

244 ~~This subtitle may be cited as the “Career Mobility Action Plan Program Amendment Act~~
245 ~~of 2024”.~~

246 ~~Sec. 5092. Section 202(a) of the Emergency Rental Assistance Reform and Career Mobility~~
247 ~~Action Plan Program Establishment Amendment Act of 2022, effective March 10, 2023 (D.C. Law~~
248 ~~24-287; D.C. Official Code § 4-281.02(a)), is amended by striking the phrase “The Department~~
249 ~~shall” and inserting the phrase “The Department may” in its place.~~

250 **SUBTITLE K. FLEXIBLE RENT SUBSIDY PROGRAM**

251 ~~Sec. 5101. Short title.~~

252 ~~This subtitle may be cited as the “Flexible Rent Subsidy Pilot Program Amendment Act of~~
253 ~~2024”.~~

254 ~~Sec. 5102. Section 31e(e) of the Homeless Services Reform Act of 2005, effective October 8,~~
255 ~~2016 (D.C. Law 21-160; D.C. Official Code § 4-756.05(e)), is amended by striking the phrase~~
256 ~~“September 30, 2026.” and inserting the phrase “September 30, 2026, and the Department may~~
257 ~~restrict new individuals and families from entering the program before that date.” in its place.~~

258 **TITLE VII. FINANCE AND REVENUE.**

259 **SUBTITLE C. DEPOSIT OF DEED RECORDATION AND TRANSFER TAXES**

260 ~~Sec. 7021. Short title.~~

261 ~~This subtitle may be cited as the “Deposit of Deed Recordation and Transfer Taxes Amendment~~
262 ~~Act of 2024”.~~

263 ~~Sec. 7022. Section 322 of the District of Columbia Real Estate Deed Recordation Tax Act,~~
264 ~~approved March 2, 1962 (76 Stat. 11; D.C. Official Code ~~§ 42-1101 et seq.~~ § 42-1122), is amended as~~
265 ~~follows:~~

266 (a) The lead-in text of subsection (b) is amended by striking the phrase ~~“Fiscal Years 2024,~~
267 ~~2025, 2026, and 2027”~~ and inserting the phrase ~~“Fiscal Year 2024 and each fiscal year thereafter~~
268 ~~2026, 2027, and 2028”~~ in its place.

269 (b) Subsection (c) is ~~repealed~~ **amended by striking the number “2027” and inserting the**
270 **number “2028” in its place.**

271 Sec. 7023. Section 47-919 of the District of Columbia Official Code is amended as follows:

272 (a) The lead-in text of subsection (b) is amended by striking the phrase “~~Fiscal Years 2024,~~
273 ~~2025,~~2026, and 2027” and inserting the phrase “~~Fiscal Year 2024 and each fiscal year thereafter~~
274 **2026, 2027, and 2028**” in its place.

275 (b) Subsection (c) is ~~repealed~~ **amended by striking the number “2027” and inserting the**
276 **number “2028” in its place.**

**E. RECOMMENDED LEGISLATIVE LANGUAGE FOR THE COMMITTEE-PROPOSED
BUDGET SUPPORT ACT SUBTITLES UNDER THE COMMITTEE’S PURVIEW**

**Committee on Housing
Fiscal Year 2025 Budget Support Act of 2024
Recommended Additional Subtitles**

1 SUBTITLE X. ADVISORY NEIGHBORHOOD COMMISSIONS FUNDING FLEXIBILITY

2 Sec. xxx1. Short title.

3 This subtitle may be cited as the “Advisory Neighborhood Commissions Funding Flexibility
4 Amendment Act of 2024”.

5 Sec. xx2. The Advisory Neighborhood Councils Act of 1975, effective October 10, 1975 (D.C.
6 Law 1-21; D.C. Official Code § 1-309.01 *et seq.*), is amended as follows:

7 (a) Section 14(b) (D.C. Official Code § 1-309.11(b)) is amended as follows:

8 (1) Paragraph (1A) is repealed.

9 (2) A new paragraph (1C) is added to read as follows:

10 “(1C) Notwithstanding any other provision of law, an Advisory Neighborhood
11 Commissioner may call a meeting, be counted for determination of a quorum, remotely participate, and
12 vote on matters before the Commission without being physically present if the Commissioner
13 participates through teleconference or other digital means identified by the Commission for this
14 purpose.”.

15 (b) Section 16 (D.C. Official Code § 1-309.13) is amended as follows:

16 (1) A new subsection (b-2) is added to read as follows:

17 “(b-2)(1) Each Commission may expend funds by Electronic Funds Transfer (“EFT”), including
18 through Automated Clearing House (“ACH”) payments.

19 “(2) Each Commission expending funds by EFT or ACH payments shall do so pursuant
20 to a procedure determined by the OANC that limits monthly EFT or ACH expenditures relative to the
21 Commission's quarterly allotment.

22 “(3) Numbers assigned to EFT or ACH payments shall not be considered check numbers
23 for purposes of subsection (f)(2)(A)(iii) of this section.”.

24 (2) Subsection (c) is amended to read as follows:

25 “(c) The treasurer of each Commission shall file with the OANC, within 30 days of assuming the
26 office of treasurer or within 30 days of any change in the requested information, on a form provided by
27 the OANC, a statement that includes the treasurer’s name, home and business address and telephone
28 number, the location of books and records of the Commission and the name and location of any
29 depository of the Commission’s funds, including account numbers. The bylaws adopted by each
30 Commission shall include a provision for filling in a timely manner a vacancy in the office of treasurer
31 from among the remaining Commissioners. No expenditure shall be made by a Commission during a
32 vacancy in the office of treasurer.”.

33 (3) Subsection (f) is amended as follows:

34 (A) Paragraph (2A) is amended as follows:

35 (i) Subparagraph (A) is amended as follows:

36 (I) The lead-in language is amended by striking the phrase “by
37 debit card” and inserting the phrase “by debit card or ACH” in its place.

38 (II) Sub-subparagraph (ii) is amended by striking the phrase
39 “officers of the Commission” and inserting the phrase “officers of the Commission on a form provided
40 by the OANC” in its place.

41 (ii) A new subparagraph (C) is added to read as follows:

42 “(C) A record or signature by an officer of an ANC who has authority to sign on
43 behalf of the ANC may be in electronic form.”.

44 (B) A new paragraph (2B) is added to read as follows:

45 “(2B) Upon the request of a Commission, the OANC may upon one occasion per
46 treasurer, waive a requirement of paragraphs (2) and (2A) of this subsection when:

47 “(A) The OANC has reviewed the financial reports of the Commission and no
48 evidence of fraud or abuse is uncovered;

49 “(B) The relevant expenditure was approved in the annual budget or meeting
50 minutes of the Commission;

51 “(C) Training is provided to the treasurer of the Commission receiving the waiver
52 on areas of noncompliance; and

53 “(D) The OANC provides a written notice of its determination to the Commission
54 and the Office of the District of Columbia Auditor within ten business days of the waiver.”.

55 (4) Subsection (l)(1) is amended as follows by striking the phrase “shall be a purpose that
56 benefits the community as a whole” and inserting the phrase “shall be a purpose that includes a
57 significant benefit for the community” in its place.

58 (5) Subsection (m)(2)(C) is amended by striking the word “The total cost” and inserting
59 the phrase “An expected budget for the total cost” in its place.

60 (c) Section 17 (D.C. Official Code § 1-309.14) is amended as follows:

61 (1) Subsection (b) is amended by striking the phrase “by the Trustees.” and inserting the
62 phrase “by the Trustees; provided, that no new security fund applications will be accepted after
63 November 15, 2024.”.

64 (2) New subsections (g) and (h) are added to read as follows:

65 “(g)(1) By January 15, 2025, any remaining balance held in the Fund shall be withdrawn by the
66 Trustees and transferred to the District’s general fund.

67 “(2) After the transfer required by paragraph (1) of this subsection has occurred, the
68 Board of Trustees established by subsection (a) of this section shall be dissolved and its remaining
69 authority under this section shall transfer to the OANC pursuant to paragraph (3) of this subsection.

70 “(3) To the extent of available funding, the OANC may provide reimbursement to a
71 Commission participating in the Fund prior to January 1, 2025, for losses incurred due to unauthorized

72 expenditures or loss of funds not resulting from an expenditure authorized by a vote of the Commission;
73 provided, that the Commission requesting reimbursement submit a written application form to OANC
74 prior to December 31, 2025.

75 “(h) This section shall expire on December 31, 2025.”.

76 SUBTITLE X. RELIEF FOR RIVER EAST AT GRANDVIEW CONDOMINIUM OWNERS

77 Sec. XXX1. Short title.

78 This subtitle may be cited as the “Relief for River East at Grandview Condominium Owners Act
79 of 2024”.

80 Sec. XXX2. Definitions.

81 For the purposes of this chapter, the term:

82 (a) “ADU” means affordable dwelling unit, which is a for-sale or for-rent housing unit that is
83 locally restricted, but not federally restricted, for occupancy to a household whose income falls within a
84 certain range and that is generally produced in exchange for zoning relief, tax incentives, public
85 financing, the right to purchase or lease District-owned land, or other relief, as described in Mayor's
86 Order 2009-112.

87 (b) “CA” means the River East at Grandview Condominium Association.

88 (c) “DHCD” means the District of Columbia Department of Housing and Community
89 Development.

90 (d) “HPAP” means Home Purchase Assistance Program.

91 (e) “HUD” means the U.S. Department of Housing and Urban Development.

92 (f) “Inclusionary Development” shall have the same meaning as provided in section 101(2) of the
93 Inclusionary Zoning Implementation Amendment Act of 2006, effective March 14, 2007 (D.C. Law 16-
94 275; D.C. Official Code § 6-1041.01(2)).

95 (g) “Inclusionary unit” shall have the same meaning as provided in section 101(3) of the
96 Inclusionary Zoning Implementation Amendment Act of 2006, effective March 14, 2007 (D.C. Law 16-
97 275; D.C. Official Code § 6–1041.01(3)).

98 (h) “IZ” means the Inclusionary Zoning Program.

99 (i) “NACA” means the Neighborhood Assistance Corporation of America and its subsidiaries
100 and affiliates, including the Neighborhood Stabilization Corporation.

101 (j) “OTR” means the Office of Tax and Revenue.

102 (k) "Property” means the River East at Grandview Condominiums located at 1262 Talbert Street,
103 S.E., Washington, DC, 20020, known for tax and assessment purposes as Lots 2047 through 2092 in
104 Square 5807, which may also be known as River East at Grandview, Grandview Estate, Grandview
105 Estates, Grandview Estates II, Gardenview, River East, RiverEast, River East at Anacostia, River East at
106 Anacostia Metro Station, River East at Grandview, and Talbert Street.

107 (l) “Property Owner” means an individual who owns one of the 46 condominium units at the
108 Property.

109 Sec. XXX3. DHCD grant authority.

110 (a) Notwithstanding the Grant Administration Act of 2013, effective December 24, 2013 (D.C.
111 Law 20-61; D.C. Official Code § 1-328.11 *et seq.*), or its implementing rules under 1 DCMR § 5000 *et*
112 *seq.*, DHCD is authorized to enter into a grant agreement with NACA to provide financial relief for
113 Property Owners seeking to obtain permanent housing.

114 (b) The grant agreement may include that NACA:

115 (1) Provide housing counseling services to Property Owners, including assessing
116 Property Owners’ permanent housing options and working with Property Owners to meet NACA’s
117 mortgage eligibility criteria;

118 (2) Provide recommendations to the Mayor about the financial need for gap financing
119 based on the assessments of the Property Owners;

120 (3) Alongside the Mayor, seek relief for Property Owners' existing mortgages on the
121 Property;

122 (4) Provide affordable mortgage options to eligible Property Owners;

123 (5) Waive any requirements against a Property Owner having an existing mortgage;
124 provided, the existing mortgage is on the Property; and

125 (6) Not use credit score as the deciding factor for approving a Property Owner's
126 mortgage.

127 Sec. XXX4. Additional relief.

128 (a) Notwithstanding Chapter 9 of Title 47 of the District of Columbia Official Code and the
129 District of Columbia Real Estate Deed Recordation Tax Act, approved March 2, 1962 (76 Stat. 11; D.C.
130 Official Code § 42-1001 *et seq.*), or its implementing rules under 9 DCMR § 500 *et seq.*, OTR shall:

131 (1) Not assess or charge any taxes against a Property Owner related to the Property
132 Owner's first purchase of real property following a Property Owner's purchase of the Property,
133 including transfer taxes and deed recordation taxes, so long as the purchase is made by December 31,
134 2028; and

135 (2) Forgive all real property taxes, including interest, penalties, fees, and other related
136 charges, assessed against the Property from October 1, 2020, to September 30, 2025, and provide a
137 refund of all real property taxes paid from October 1, 2020, to September 30, 2025, pursuant to D.C.
138 Official Code § 47-811.02; provided, that D.C. Official Code § 47-811.02(b) shall not apply.

139 (b) Notwithstanding the Housing Production Trust Fund Act of 1989, effective March 10, 2015
140 (D.C. Law 20-190; D.C. Official Code § 42-2802.02 *et seq.*):

141 (1) The Mayor shall:

142 (A) Waive the requirements of section 3b of the Housing Production Trust Fund
143 Act of 1989, effective March 10, 2015 (D.C. Law 20-190; D.C. Official Code § 42-2802.02) or its
144 implementing rules under 10 DCMR § B4100 *et seq.*; and

145 (B) Forgive all outstanding debt secured by a Property Owner pursuant to a
146 Housing Production Trust Fund loan that financed development costs of the Property.

147 (2) Any forgiveness of debt under paragraph (1) of this subsection shall not include any
148 outstanding indebtedness of River East At Anacostia, LLC, or Stanton View Development, LLC
149 incurred in connection with the development of the Property.

150 (c) Notwithstanding any provisions of the Home Purchase Assistance Fund Act of 1978,
151 effective September 12, 1978; (D.C. Law 2-103; D.C. Official Code § 45-2601 *et seq.*), or its
152 implementing rules under 14 DCMR § 2500 *et seq.*:

153 (1) The Mayor shall forgive the balance of any HPAP loan provided to a Property Owner
154 to support the purchase of a Property condominium unit;

155 (2) A Property Owner shall be eligible for HPAP assistance of at least \$70,000, subject to
156 available funds through DHCD; and

157 (3) DHCD shall waive the HPAP income requirements if the Property Owner's income
158 no longer meets the affordability criteria; provided, the Property Owner would have qualified for HPAP
159 on the date that DHCD certified the Property Owner to purchase a Property condominium unit.

160 (d) Any debt or loans forgiven pursuant to subsections (b) and (c) shall not be considered income
161 for tax purposes in the District.

162 (e) By May 15, 2024, DHCD shall provide written notice to each Property Owner that includes
163 whether the Mayor will forgive Housing Production Trust Fund loans and Home Purchase Assistance
164 Program loans, and, if so, the amount of each loan that will be forgiven and the date by when the loans
165 will be forgiven.

166 (f) Notwithstanding the Inclusionary Zoning Implementation Amendment Act of 2006, effective
167 March 14, 2007 (D.C. Law 16-275; D.C. Official Code § 6-1041.01 *et seq.*), or its implementing rules
168 under 14 DCMR § 2200 *et seq.*, or any Inclusionary Development or affordable housing covenant, a

169 Property Owner who meets the criteria for a compliant inclusionary unit or ADU shall have access to an
170 inclusionary unit or ADU set aside for non-lottery sale or rental on a first-come, first-served basis.

171 (1) Property Owners are exempt from attending the IZ orientation and from completing
172 the 8-hour homebuyer class as part of the IZ program.

173 (2) DHCD shall waive the household size and income requirements for an inclusionary
174 unit, pursuant to 14 DCMR § 2225, or ADU if the Property Owner’s income no longer meets the
175 affordability criteria; provided, the Property Owner would have qualified for an inclusionary rental or
176 for-sale unit or an ADU on the date that DHCD certified the Property Owner to purchase a Property
177 condominium unit.

178 (g) DHCD shall prioritize Property Owners on waitlists or encourage the owners of properties
179 whose waitlists DHCD does not manage to prioritize Property Owners on their waitlists for DHCD
180 funded properties and other Low Income Housing Tax Credit properties; provided, that selections shall
181 be made pursuant to the HUD Handbook 4350.3 REV-1 Ch. 3.

182 (h) DHCD shall update the grant agreement executed between the CA and the District, by and
183 through DHCD, with an effective date of May 22, 2023, through September 30, 2023, to provide up to
184 \$150,000 to the CA to cover operations and expenses.

185 (i) The Mayor shall create a program for providing Property Owners who choose to rent or who
186 do not qualify for homeownership with a rental option that provides up to 6 months of rental assistance
187 that can be used for security deposit, first and last months’ rent, or advanced rent. DHCD shall provide
188 written notice to each Property Owner of the details of the rental option program by May 1, 2024.

189 (j) The Mayor shall allocate \$300,000 to Property Owners for moving expenses and shall
190 distribute the funding in equal amounts among the Property Owners.

191 SUBTITLE X. HOME PURCHASE ASSISTANCE ACCESS

192 Sec. XXX1. Short title.

193 This subtitle may be cited as the “Home Purchase Assistance Access Amendment Act of

194 2024”.

195 Sec. XXX2. The Home Purchase Assistance Fund Act of 1978, effective Sept. 12, 1978 (D.C.
196 Law 2-103; D.C. Official Code § 42-2601 *et seq.*), is amended as follows:

197 (a) A new section 2a is added to read as follows:

198 “Sec. 2a. Definitions.

199 “For the purposes of this act, the term:

200 “(a) “Dashboard” means a public-facing webpage that provides consistent and regular updates
201 on the amount of funding left in the Program.

202 “(b) “DHCD” means the Department of Housing and Community Development.

203 “(c) “Loan-to-value ratio” means the amount of Program money offered to a participant
204 compared to the cost of the housing unit the qualifying applicant would like to purchase.

205 “(d) “Program” means the Home Purchase Assistance Program.

206 “(e) “Qualifying applicant” means an applicant who has been approved to receive financial
207 assistance through the Program for purposes of a down payment or a mortgage rate buydown.”.

208 (b) Section 3a (D.C. Official Code § 42-2602.01), is amended as follows:

209 (1) A new paragraph (d)(3) is added to read as follows:

210 “(d)(3) The Mayor shall include details about the grant program in communications to a
211 qualifying applicant at the time the Mayor confirms a qualifying applicant is approved for the
212 Program.”

213 (2) A new subparagraph (e)(1)(D) is added to read as follows:

214 “(e)(1)(D) By September 15, 2024, DHCD shall submit to the Council a plan to create a
215 centralized portal for Program document collection and approval that is accessible to Program
216 stakeholders, including grantees, qualifying applicants and their representatives, and sellers and their
217 representatives.”.

218 (3) Subsection (g) is repealed.

219 (b) Section 4 (D.C. Official Code § 42-2603) is amended as follows:

220 (1) The existing text is designated as subsection (a).

221 (2) New subsections (b) and (c) are added to read as follows:

222 “(b)(1) DHCD shall maintain and publish a Program dashboard, which shall include, at a
223 minimum, the total Program funding available, excluding administrative costs, as of the date of
224 updating the dashboard.

225 “(2) DHCD shall update the dashboard every 5 business days when the level of
226 available Program funding is at \$5 million or above and every 2 business days when the level of
227 available Program funding is below \$5 million.

228 “(c) If Program funding is depleted before the end of the fiscal year in which an applicant
229 receives a notice of eligibility, the notice of eligibility shall be valid through at least the end of the
230 following fiscal year.”.

231 (c) Section 5(b) (D.C. Official Code § 42-2604) is amended by adding a new subparagraph
232 (1B) to read as follows:

233 “(1B) The Mayor shall not use loan-to-value ratio nor the amount of a participant’s first trust
234 mortgage on a housing unit to decide whether a participant will receive Program funding.”

235 Sec. XXX3. Section 2(4B) of the Government Employer-Assisted Housing Amendment Act of
236 1999, effective May 9, 2000 (D.C. Law 13-96; D.C. Official Code § 42-2501(4B)), is amended by
237 striking the phrase “or emergency medical technician” both times it appears and inserting the phrase
238 “emergency medical technician, or 911 or 311 call-taker or dispatcher” in its place.

239 SUBTITLE X. FEDERAL CITY SHELTER AND CCNV REDEVELOPMENT PLANNING

240 Sec. XXX1. Short title.

241 This subtitle may be cited as the “Federal City Shelter and CCNV Redevelopment Planning
242 Amendment Act of 2024”.

243 Sec. XXX2. Section 2(a) of the Plan for Comprehensive Services for Homeless Individuals at

244 425 2nd Street, N.W., Act of 2014, effective March 11, 2015 (D.C. Law 20-206; 62 DCR 4477), is
245 amended by striking the phrase “The Mayor shall develop” and inserting the phrase “By February 1,
246 2025, the Mayor shall develop and submit to the Council” in its place.

247 SUBTITLE X. SUBJECT TO APPROPRIATIONS REPEALS AND MODIFICATIONS

248 Sec. XXX1. Short title.

249 This subtitle may be cited as the “Subject to Appropriations Repeals and Modifications
250 Amendment Act of 2024”.

251 Sec. XXX2. Section 6 of the Limited Equity Cooperative Advisory Council Act of 2022,
252 effective Feb. 23, 2023 (Law 24-243), is repealed.