

(DB0) DEPT. OF HOUSING AND COMM. DEVELOPMENT

MISSION

The mission of the Department of Housing and Community Development (DHCD) is to create and preserve opportunities for affordable housing, promotes economic development, and revitalizes underserved communities in the District of Columbia.

BACKGROUND

The DHCD Property Acquisition and Disposition Division (PADD) uses capital funding to transform vacant and abandoned residential properties in targeted neighborhoods into economic development and affordable housing opportunities. In FY 2010, the division created or rehabbed 45 affordable housing units, of which 35 were affordable housing units, through the remediation of vacant properties. PADD acquired 37 properties at an average cost of \$57,771 per property, which is a low cost that included mostly tax foreclosures and recaptures from non-performing developers. PADD executed 37 disposition agreements for the redeveloped properties.

DHCD also enables the funding of street and public infrastructure improvements associated with its production of affordable housing and community developments. These infrastructure improvements are vital investments in the creation of over 500 new affordable units throughout the District. DHCD's capital budget provides gap financing to the DC Housing Authority (DCHA) to complete large-scale HOPE VI redevelopment projects. These projects will create more than 600 affordable units to replace the District's most severely distressed public housing.

CAPITAL PROGRAM OBJECTIVES

1. Preserve and increase the supply of quality affordable housing.
2. Revitalize neighborhoods, promote community development, and provide economic opportunities.

RECENT ACCOMPLISHMENTS

- PADD acquired 37 properties in FY 2010, including 12 in the targeted neighborhoods of Ivy City/Trinidad, Historic Anacostia, and Washington Highlands, and executed 37 disposition agreements District-wide.
- PADD created or rehabbed 45 total housing units through the remediation of vacant properties in FY 2010, including 35 affordable housing units.
- PADD collected \$52,410 from the sale of 11 properties, as well as \$610,637 in the recapture of properties and the closure of Homestead escrow accounts, as well as default proceeds from two of the auctioned properties.
- Demolished blighted and vacant apartment buildings in the Bellevue neighborhood to allow for the development of a 119-unit town home project and completed the design for infrastructure improvements, including lighting and signage, along South Capitol Street from MLK to Galveston Street, SW.
- Initiated the demolition of two mid-rise apartment buildings in FY 2010 as part of the Capital Gateway HOPE VI project, which will offer a greater number of affordable housing units once redeveloped.
- Continued site infrastructure construction associated with development of 99 affordable rental and homeownership units in the Arthur Capper/Carrollburg HOPE VI project.

Elements on this page of the Agency Summary include:

- **Funding Tables:** Past budget allotments show the allotment balance, calculated as allotments received to date less all obligations (the sum of expenditures, encumbrances, intra-District advances and pre-encumbrances). Agencies are allowed to encumber and pre-encumber funds up to the limit of a capital project's budget authority, which might be higher than allotments received to date. For this reason, a negative balance on a project sheet does not necessarily indicate overspending or an anti-deficiency violation. A negative balance is permitted in this calculation of remaining allotment authority.
- **Additional Appropriations Data (\$000):** Provides a summary of the budget authority over the life of the project. The table can be read as follows:
 - **Original 6-Year Budget Authority:** Represents the authority from the fiscal year in which budget was first appropriated through the next 5 years.
 - **Budget Authority Thru FY 2016 :** Represents the lifetime budget authority, including the 6 year budget authority for FY 2011 through 2016 .
 - **FY 2011 Budget Authority Revisions:** Represents the changes to the budget authority as a result of reprogramming, redirections and rescissions (also reflected in Appendix F) for the current fiscal year.
 - **6-Year Budget Authority Thru 2016 :** This is the total 6-year authority for FY 2011 through FY 2016 including changes from the current fiscal year.
 - **Budget Authority Request for 2012 Through 2017:** Represents the 6 year budget authority for 2012 Through 2017.
 - **Increase (Decrease) to Total Authority:** This is the change in 6 year budget authority requested for FY 2012 - FY 2017. (also reflected in Appendix A).
- **Estimated Operating Impact:** If a project has operating impacts that the agency has quantified, the effects are summarized in the respective year of impact
- **FTE Data (Total budget in FTE Table might differ from actual budget due to rounding):** Provides the number for Full Time Equivalent (FTE) employees approved as eligible to be charged to capital projects by, or on behalf of, the agency. Additionally it provides the total budget for these employees (Personal Services), the non personnel portion of the budget in the agency's capital plan and, the percentage of the agency CIP budget from either expense category.
- **Facility Location Map:** For those agencies with facilities projects, a map reflecting projects and their geographic location within the District of Columbia.

(Dollars in Thousands)

Funding By Phase - Prior Funding						Proposed Funding						
Phase	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Yr Total
(01) Design	2,545	1,617	294	0	633	0	0	0	0	0	0	0
(02) SITE	16,747	13,776	2,708	2,672	-2,409	0	0	0	0	2,000	0	2,000
(03) Project Management	1,862	1,312	0	0	550	0	0	0	0	0	0	0
(04) Construction	52,736	43,159	3,675	0	5,903	0	0	0	0	0	0	0
TOTALS	73,890	59,864	6,677	2,672	4,677	0	0	0	0	2,000	0	2,000

Funding By Source - Prior Funding						Proposed Funding						
Source	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Yr Total
GO Bonds - New (0300)	70,890	57,273	6,383	2,672	4,562	0	0	0	0	0	0	0
Pay Go (0301)	2,500	2,500	0	0	0	0	0	0	0	2,000	0	2,000
Equipment Lease (0302)	500	91	294	0	115	0	0	0	0	0	0	0
TOTALS	73,890	59,864	6,677	2,672	4,677	0	0	0	0	2,000	0	2,000

Additional Appropriation Data	
First Appropriation FY	1998
Original 6-Year Budget Authority	73,825
Budget Authority Thru FY 2011	85,790
FY 2011 Budget Authority Changes	0
Current FY 2011 Budget Authority	85,790
Budget Authority Request for FY 2012	78,166
Increase (Decrease) to Total Authority	-7,624

Estimated Operating Impact Summary							
Expenditure (+) or Cost Reduction (-)	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Year Total
No estimated operating impact							

Full Time Equivalent Data			
Object	FTE	FY2012 Budget	% of Project
Personal Services	0.0	0	0.0
Non Personal Services	0.0	0	0.0

DB0-04002-PROPERTY ACQUISITION & DISPOSITION

Agency: DEPT. OF HOUSING AND COMM. DEVELOPMENT (DB0)
Implementing Agency: DEPT. OF HOUSING AND COMM. DEVELOPMENT (DB0)
Project No: 04002
Ward:
Location: VARIOUS
Facility Name or Identifier: VARIOUS
Status: Ongoing Subprojects
Useful Life of the Project: 30
Estimated Full Funding Cost: \$23,093,000

Description:

The goals of the PADD are to encourage property owners to rehabilitate and occupy their properties, to acquire, dispose of, and rehabilitate properties when owners fail to maintain them, and to facilitate the development of affordable housing. The subproject consists of acquisition, assemblage, site preparations, and demolition and stabilization of property to promote housing, affordable housing, and economic development opportunities. Projects for acquisition are identified in areas where the District can make an investment to enhance and complement development projects being undertaken by the private or non-profit sectors, as well as neighborhoods with substantial concentrations of vacant and abandoned property. Acquisition methods include friendly sales, tax foreclosures, and eminent domain. Included are technical studies, appraisals, environmental assessments, title reviews, and other acquisition expenses, in addition to the actual cost of acquisition of real property. Also included are costs of demolition, site improvements and other site preparation costs associated with acquisitions of real property. Finally, once the property is owned by the District, this project pays for costs related to the rehabilitation and the stabilization of the real property, including but not limited to engineering and/or architectural reports and drawings, as well as the development of solicitation for offers. Disposition methods include solicitations for offers, auctions of scattered sites, a combination solicitation and lottery for developers and homebuyers, as well as negotiated sales. Future budget allotment will be paygo capital budget. The program will work closely with DCRA project for the abatement of vacant and blighted property.

Justification:

The project is needed to transform vacant and abandoned residential properties into homeownership opportunities for residents at all income levels.

Progress Assessment:

The project is progressing as planned.

Related Projects:

Department of Consumer and Regulatory Affairs project EB301 - Property Inspection and Abatement.

Milestone Data	Projected	Actual
Environmental Approvals		
Design Start (FY)		
Design Complete (FY)		
Construction Start (FY)		
Construction Complete (FY)		
Closeout (FY)		

(Dollars in Thousands)

Funding By Phase - Prior Funding						Proposed Funding						
Phase	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Yr Total
(02) SITE	11,915	10,088	2,314	2,672	-3,159	0	0	0	0	2,000	0	2,000
(04) Construction	6,902	3,701	25	0	3,176	0	0	0	0	0	0	0
TOTALS	18,817	13,790	2,339	2,672	17	0	0	0	0	2,000	0	2,000

Funding By Source - Prior Funding						Proposed Funding						
Source	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Yr Total
GO Bonds - New (0300)	18,817	13,790	2,339	2,672	17	0	0	0	0	0	0	0
Pay Go (0301)	0	0	0	0	0	0	0	0	0	2,000	0	2,000
TOTALS	18,817	13,790	2,339	2,672	17	0	0	0	0	2,000	0	2,000

Additional Appropriation Data

First Appropriation FY	2001
Original 6-Year Budget Authority	20,000
Budget Authority Thru FY 2011	30,442
FY 2011 Budget Authority Changes	0
Current FY 2011 Budget Authority	30,442
Budget Authority Request for FY 2012	23,093
Increase (Decrease) to Total Authority	-7,349

Estimated Operating Impact Summary

Expenditure (+) or Cost Reduction (-)	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Year Total
No estimated operating impact							

Full Time Equivalent Data

Object	FTE	FY2012 Budget	% of Project
Personal Services	0.0	0	0.0
Non Personal Services	0.0	0	0.0