



Report and Recommendations of the DC Council
Committee on Housing
on the Fiscal Year 2026 Budget for Agencies Under Its Purview

June 24, 2025

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

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: June 24, 2025

Re: Report and Recommendations of the Committee on Housing
on the Fiscal Year 2026 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 2026 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 2026 Budget Support Act of 2025*, 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.

Amid the challenging fiscal environment, the Committee was guided by the following principles in the Fiscal Year 2026 budget:

- Affordability—lowering costs to maintain affordability for tenants.
- Efficiency—using taxpayer dollars efficiently to maximize return on investment.
- Measurable Impact—carefully evaluating program performance and investing in programs that work.
- Equity—making programs work for the residents and communities who need them the most.

Therefore, the Committee's recommended budget:

Centers Affordability and Housing Stability for Residents

- Maintains a \$100 million investment in the Housing Production Trust Fund (HPTF), ensuring continued production of deeply affordable housing for low- and moderate-income District residents.
- Dedicates at least 30% of HPTF funds to preservation, helping longtime residents remain in their homes and neighborhoods.
- Invests in the Small Buildings Program to help small landlords keep their buildings in a state of good repair.

Promotes Homeownership and Intergenerational Wealth

- Increases funding for the Home Purchase Assistance Program (HPAP) by \$2 million over the Mayor's proposal, giving more first-time homebuyers a path to ownership and long-term stability.

Protects Tenants Facing Displacement

- Adds \$200,000 to the Emergency Housing Assistance Program to provide timely help for tenants at risk of homelessness due to building closures or evictions.
- Redirects Office of the Tenant Advocate funding from equipment to tenant court filing fees, removing financial barriers to justice and making legal support more accessible.

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 Anita Bonds, Brianne Nadeau, Brooke Pinto, and Matthew Frumin.

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*
- District of Columbia Housing Authority*
- Housing Finance Agency*
- Housing Production Trust Fund*
- 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. Additionally, 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 table below lists the Committee’s performance oversight hearings in 2025:

Performance Oversight Hearings	
January 30	Office of the Tenant Advocate
	Board of Real Estate Appraisers
	Real Estate Commission
February 6	Office of Advisory Neighborhood Commissions
	Office on Returning Citizens Affairs
	Commission on Re-Entry and Returning Citizens Affairs
March 3	Department of Housing and Community Development
	Housing Production Trust Fund
	DC Housing Finance Agency
March 6	Rental Housing Commission
	DC Housing Authority

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 congressional budgetary interference and a last-minute, extended delay of the Mayor’s budget proposal submission. The Committee’s 2025 budget oversight hearings took place as follows:

Budget Oversight Hearings	
May 30	DC Housing Authority Office on Returning Citizen Affairs
June 4	Office of Advisory Neighborhood Commissions Office of the Tenant Advocate Rental Housing Commission
June 9	DC Housing Finance Agency Department of Housing and Community Development; Housing Production Trust Fund

Oversight questions and responses are available at <https://dccouncil.gov/housing-5/> and <https://dccouncil.gov/housing-6/>. 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; LINE-ITEM BUDGET AND REVENUE ADJUSTMENTS

The most comprehensive record of this Committee’s fiscal recommendations is **Attachment A**, a table showing all of the line-item changes to the proposed budget that this Committee is recommending to the Committee of the Whole pursuant to Council Rule 703. For committees recommending revenue adjustments, Attachment A would also reflect those adjustments; the Committee on Housing has not developed any revenue changes for inclusion in the Fiscal Year 2026 budget.

To help illustrate the cumulative effect of the Mayor’s proposal and the Committee’s recommended changes, this Part II also features a series of summary tables. Additional tables are included as attachments and described in greater detail throughout this Part II.

B. FISCAL YEAR 2026 SOURCES AND USES SUMMARY

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.

This table structures the Committee's recommendations into the funds available to be spent by the Committee, or "Sources," and how the Committee recommends that the District spend those funds, or "Uses." Sources appear as positive numbers, and the Uses of those funds appear as negative numbers. The "Overall Balance" of the table is the sum of the Sources and the Uses entries, and if all available Sources have been allocated to various Uses, the Overall Balance is \$0. A Committee cannot have a negative Overall Balance.

The Sources portion of each committee's Sources and Uses table includes any recommended policy changes generating revenue, as well as any transfer of funds into the committee from another committee. The Sources portion of the table also includes a line that combines all of the committee's recommended budget reductions, as reductions in an agency's budget are a Source of additional funds that can be used by the committee elsewhere. For example, a recommendation that agencies reduce their budgets by \$500,000 would appear as a positive entry on this table as that reduction is a new Source of funds that are now available to the Committee to be allocate to a various Uses. Please note that a disaggregated list of each individual reductions appears in Attachment A.

The Uses portion of the table details how the Committee would allocate funds from the Sources portion of the table. As the Uses are spending available Sources, the entries are negative, thus, a recommendation that an agency receive an additional \$500,000 will appear as a negative entry on this table because the enhancement is a Use that is reducing the Sources of funds available to the Committee.

Fiscal Year 2026 SOURCES AND USES - Committee on Housing					
	FY 25	FY 26	FY 27	FY 28	FY 29
SOURCES					
Budget Reductions	\$4,328,017	\$18,010,000	\$18,000,000	\$18,000,000	\$18,000,000
Fund Balance Conversion					
Fund Balance Use	\$(4,328,017)	\$4,328,017			
Special Fund Sweeps					
Transfers In (See Note 1 - Transfers In)					
TOTAL SOURCES	\$0-	\$22,338,017	\$18,000,000	\$18,000,000	\$18,000,000
USES - REVENUE EXPENDITURES	FY 25	FY 26	FY 27	FY 28	FY 29
Transfers Out (See Note 2 - Transfers Out)		\$(300,000)			
TOTAL USES - REVENUE EXPENDITURES	\$-	\$(300,000)	\$-	\$-	\$-
USES - BUDGET EXPENDITURES	FY 25	FY 26	FY 27	FY 28	FY 29

Department of Housing and Community Development					
Increase funding for Home Purchase Assistance		\$(1,828,017)			
Fund Housing Preservation in FY26		\$(1,000,000)			
Fund Small Housing Provider Grants for repairs to affordable housing of five to twenty units		\$(1,000,000)			
Housing Production Trust Fund					
Reallocate 30% of HPTF budget to housing preservation		\$(18,000,000)	\$(18,000,000)	\$(18,000,000)	\$(18,000,000)
Office of the Tenant Advocate					
Increase funding for Emergency Housing		\$(200,000)			
Reallocate computer and laptop budget to fund court filing fees.		\$(10,000)			
TOTAL USES - BUDGET EXPENDITURES	\$-	\$(22,038,017)	\$(18,000,000)	\$(18,000,000)	\$(18,000,000)
OVERALL BALANCE	\$-	\$-	\$-	\$-	\$-
NOTE 1 - TRANSFERS IN	FY 25	FY 26	FY 27	FY 28	FY 29
TOTAL TRANSFERS IN	\$-	\$-	\$-	\$-	\$-
NOTE 2 - TRANSFERS OUT	FY 25	FY 26	FY 27	FY 28	FY 29
Transfer to Committee on Human Services for transgender youth workforce grants budgeted in JA0 program 700211 - TRANSITIONAL HOUSING YOUTH		\$(300,000)			
TOTAL TRANSFERS OUT	\$-	\$(300,000)	\$-	\$-	\$-

C. FISCAL YEAR 2026 AGENCY OPERATING BUDGETS BY PROGRAM PARENT LEVEL 1

The tables below show each agency's operating budget broken down by cost program parent level 1.

Agency Operating Budget by Program Parent L1 and Program						
Program	FY 2024 Actuals	FY 2025 Approved	Mayor's FY 2026 Proposed	CoHo Variance	CoHo FY 2026 Rec.	CoHo % Change
Advisory Neighborhood Commissions						
TOTAL AGENCY FUNDS	\$2,198,432	\$2,532,071	\$2,532,071	\$0	\$2,532,071	0.00%

Program	FY 2024 Actuals	FY 2025 Approved	Mayor's FY 2026 Proposed	CoHo Variance	CoHo FY 2026 Rec.	CoHo % Change
Department of Housing and Community Development						
R01901 - DEVELOPMENT FINANCING						
300062 - DEVELOPMENT FINANCING	\$9,014,118	\$23,921,696	\$50,428,326	\$0	\$50,428,326	110.81%
300206 - REENTRY HOUSING AND SERVICES PILOT	\$0	\$1,440,000	\$1,700,000	\$0	\$1,700,000	18.06%
300213 - LOCAL RENT SUPPLMENT PROGRAM	\$0	\$0	\$5,987,948	\$0	\$5,987,948	n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$9,014,118	\$25,361,696	\$58,116,274	\$0	\$58,116,274	129.15%
R01902 - RENTAL ASSISTANCE						
300063 - RENTAL ASSISTANCE	\$1,159,213	\$0	\$0	\$0	\$0	n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$1,159,213	\$0	\$0	\$0	\$0	n/a
R01903 - VACANT AND BLIGHTED						
300064 - VACANT AND BLIGHTED	\$452,102	\$1,342,566	\$0	\$0	\$0	(100.00%)
TOTAL PROGRAM PARENT L1 FUNDS	\$452,102	\$1,342,566	\$0	\$0	\$0	(100.00%)
R01904 - COMMON INTEREST COMMUNITIES						
300215 - COMMON INTEREST COMMUNITIES	\$0	\$0	\$167,982	\$0	\$167,982	n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$0	\$0	\$167,982	\$0	\$167,982	n/a
R02002 - HOME OWNERSHIP						
300066 - EMPLOYER ASSISTED HOUSING PROGRAM (EAHP)	\$2,500,000	\$5,000,000	\$2,599,387	\$0	\$2,599,387	(48.01%)
300068 - HOME PURCHASE ASSISTANCE (HPAP)	\$23,482,381	\$31,222,822	\$27,427,036	\$1,828,017	\$29,255,053	(6.30%)

300070 - NEGOTIATED EMPLOYER ASSISTED HOUSING PROGRAM (NEAHP)	\$112,000	\$0	\$0	\$0	\$0	n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$26,094,381	\$36,222,822	\$30,026,422	\$1,828,017	\$31,854,439	(12.06%)
R02003 - FAÇADE IMPROVEMENT						
300067 - FAÇADE IMPROVEMENT	\$0	\$0	\$0	\$0	\$0	n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$0	\$0	\$0	\$0	\$0	n/a
R02004 - HOUSING COUNSELING						
300069 - HOUSING COUNSELING	\$29,414,757	\$10,324,319	\$9,422,302	\$0	\$9,422,302	(8.74%)
300216 - HEIRS PROPERTY	\$0	\$0	\$1,000,000	\$0	\$1,000,000	n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$29,414,757	\$10,324,319	\$10,422,302	\$0	\$10,422,302	0.95%
R02006 - SMALL BUSINESS TECHNICAL ASSISTANCE						
300072 - SMALL BUSINESS TECHNICAL ASSISTANCE	\$4,021,923	\$4,132,481	\$4,131,481	\$0	\$4,131,481	(0.02%)
TOTAL PROGRAM PARENT L1 FUNDS	\$4,021,923	\$4,132,481	\$4,131,481	\$0	\$4,131,481	(0.02%)
R02102 - SINGLE FAMILY REHABILITATION						
300074 - SINGLE FAMILY REHABILITATION	\$1,202,506	\$2,000,000	\$2,678,985	\$0	\$2,678,985	33.95%
TOTAL PROGRAM PARENT L1 FUNDS	\$1,202,506	\$2,000,000	\$2,678,985	\$0	\$2,678,985	33.95%
R02103 - SMALL BUILDINGS PROGRAM						
300075 - SMALL BUILDINGS PROGRAM	\$472,902	\$853,429	\$763,477	\$0	\$763,477	(10.54%)
TOTAL PROGRAM PARENT L1 FUNDS	\$472,902	\$853,429	\$763,477	\$0	\$763,477	(10.54%)
R02104 - ACQUISITION/CRITICAL REPAIRS						
300076 - ACQUISITION/CRITICAL REPAIRS	\$3,250,920	\$4,584,381	\$0	\$2,000,000	\$2,000,000	(56.37%)
TOTAL PROGRAM PARENT L1 FUNDS	\$3,250,920	\$4,584,381	\$0	\$2,000,000	\$2,000,000	(56.37%)
R02201 - CONDOMINIUM CONVERSION						
300077 - CONDOMINIUM CONVERSION	\$956,921	\$930,913	\$947,031	\$0	\$947,031	1.73%
TOTAL PROGRAM PARENT L1 FUNDS	\$956,921	\$930,913	\$947,031	\$0	\$947,031	1.73%
R02202 - INCLUSIONARY ZONING						
300078 - INCLUSIONARY ZONING	\$1,025,239	\$1,126,604	\$1,147,180	\$0	\$1,147,180	1.83%
TOTAL PROGRAM PARENT L1 FUNDS	\$1,025,239	\$1,126,604	\$1,147,180	\$0	\$1,147,180	1.83%

R02203 - RENT CONTROL ADMINISTRATION						
300079 - RENT CONTROL ADMINISTRATION	\$1,636,394	\$1,494,147	\$1,521,278	\$0	\$1,521,278	1.82%
TOTAL PROGRAM PARENT L1 FUNDS	\$1,636,394	\$1,494,147	\$1,521,278	\$0	\$1,521,278	1.82%
R02204 - RENTAL PROPERTY REGISTRATION						
300080 - RENTAL PROPERTY REGISTRATION	\$24,796	\$1,340	\$0	\$0	\$0	(100.00%)
TOTAL PROGRAM PARENT L1 FUNDS	\$24,796	\$1,340	\$0	\$0	\$0	(100.00%)
TOTAL AGENCY FUNDS	\$88,863,280	\$99,764,738	\$127,687,052	\$3,828,017	\$131,515,069	31.83%

Program	FY 2024 Actuals	FY 2025 Approved	Mayor's FY 2026 Proposed	CoHo Variance	CoHo FY 2026 Rec.	CoHo % Change
Housing Authority Subsidy						
R03903 - PUBLIC SAFETY						
300125 - PUBLIC SAFETY	\$4,400,000	\$6,400,000	\$4,200,000	\$0	\$4,200,000	(34.38%)
TOTAL PROGRAM PARENT L1 FUNDS	\$4,400,000	\$6,400,000	\$4,200,000	\$0	\$4,200,000	(34.38%)
R03904 - AFFORDABLE HOUSING						
300117 - DCHA REHABILITATION AND MAINTENANCE	\$23,379,564	\$7,162,087	\$87	\$0	\$87	(100.00%)
TOTAL PROGRAM PARENT L1 FUNDS	\$23,379,564	\$7,162,087	\$87	\$0	\$87	(100.00%)
R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED						
300120 - PERMANENT SUPP. HOUSING - INDIVIDUAL	\$26,820,912	\$28,756,349	\$28,756,349	\$0	\$28,756,349	0.00%
300121 - TARGETED AFFORDABLE HOUSING -FAMILIES	\$21,489,953	\$21,932,231	\$21,932,231	\$0	\$21,932,231	0.00%
300122 - TARGETED AFFORDABLE HOUSING -INDIVIDUALS	\$6,146,994	\$6,473,387	\$6,473,388	\$0	\$6,473,388	0.00%
300123 - TENANT BASED VOUCHERS	\$73,382,081	\$36,826,323	\$36,826,323	\$0	\$36,826,323	0.00%
300201 - PROJECT BASED VOUCHERS	\$0	\$5,580,530	\$5,580,530	\$0	\$5,580,530	0.00%
300202 - SPONSOR BASED VOUCHERS	\$0	\$23,593,613	\$23,593,613	\$0	\$23,593,613	0.00%
300203 - PERMANENT SUPP. HOUSING - FAMILIES	\$0	\$28,230,160	\$28,230,160	\$0	\$28,230,160	0.00%
300204 - SECURITY DEPOSITS	\$0	\$986,260	\$986,260	\$0	\$986,260	0.00%
300205 - ADMIN FEES	\$0	\$11,389,886	\$11,389,886	\$0	\$11,389,886	0.00%
TOTAL PROGRAM PARENT L1 FUNDS	\$127,839,940	\$163,768,739	\$163,768,739	\$0	\$163,768,739	0.00%
R03906 - RENTAL ASSISTANCE SUPPORT						
300126 - RENTAL ASSISTANCE -DC LOCAL	\$9,749,708	\$9,623,884	\$9,623,884	\$0	\$9,623,884	0.00%

300127 - SHALLOW SUBSIDY - UNSUBSIDIZED SENIORS	\$549,863	\$815,338	\$815,338	\$0	\$815,338	0.00%
TOTAL PROGRAM PARENT L1 FUNDS	\$10,299,571	\$10,439,223	\$10,439,223	\$0	\$10,439,223	0.00%
R03907 - LOCAL RENT SUPPLEMENT - PROJECT & SPONSOR BASED						
300124 - PROJECT AND SPONSOR BASED VOUCHERS	\$29,847,659	\$0	\$0	\$0	\$0	n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$29,847,659	\$0	\$0	\$0	\$0	n/a
TOTAL AGENCY FUNDS	\$195,766,734	\$187,770,049	\$178,408,049	\$0	\$178,408,049	(4.99%)

Program	FY 2024 Actuals	FY 2025 Approved	Mayor's FY 2026 Proposed	CoHo Variance	CoHo FY 2026 Rec.	CoHo % Change
Housing Finance Agency						
R03701 - HOUSING FINANCE AGENCY						
300115 - HOUSING FINANCE AGENCY	\$0	\$16,943,792	\$18,355,000	\$0	\$18,355,000	8.33%
TOTAL PROGRAM PARENT L1 FUNDS	\$0	\$16,943,792	\$18,355,000	\$0	\$18,355,000	8.33%
TOTAL AGENCY FUNDS	\$0	\$16,943,792	\$18,355,000	\$0	\$18,355,000	8.33%
Housing Production Trust Fund						
AMP030 - EXECUTIVE ADMINISTRATION						
100151 - EXECUTIVE ADMINISTRATION	\$11,918,503	\$11,999,584	\$9,626,759	\$0	\$9,626,759	(19.77%)
TOTAL PROGRAM PARENT L1 FUNDS	\$11,918,503	\$11,999,584	\$9,626,759	\$0	\$9,626,759	(19.77%)
R05301 - MULTI-FAMILY DEVELOPMENT						
300172 - MULTI-FAMILY DEVELOPMENT	\$411,332,014	\$53,997,640	\$75,373,241	(\$18,000,000)	\$57,373,241	6.25%
TOTAL PROGRAM PARENT L1 FUNDS	\$411,332,014	\$53,997,640	\$75,373,241	(\$18,000,000)	\$57,373,241	6.25%
R05302 - VACANT AND BLIGHTED						
300173 - VACANT AND BLIGHTED	\$2,206,819	\$2,000,000	\$3,000,000	\$0	\$3,000,000	50.00%
TOTAL PROGRAM PARENT L1 FUNDS	\$2,206,819	\$2,000,000	\$3,000,000	\$0	\$3,000,000	50.00%
R05401 - SINGLE FAMILY REHABILITATION						
000000 - (no program selected)	\$0	\$0	\$0	\$0	\$0	n/a
300174 - SINGLE FAMILY REHABILITATION	\$1,281,127	\$2,000,000	\$2,000,000	\$3,000,000	\$5,000,000	150.00%
TOTAL PROGRAM PARENT L1 FUNDS	\$1,281,127	\$2,000,000	\$2,000,000	\$3,000,000	\$5,000,000	150.00%
R05402 - TOPA/CRITICAL REPAIRS (MULTI-FAMILY)						
300175 - TOPA/CRITICAL REPAIRS (MULTI-FAMILY)	\$584,032	\$10,000,000	\$10,000,000	\$15,000,000	\$25,000,000	150.00%
TOTAL PROGRAM PARENT L1 FUNDS	\$584,032	\$10,000,000	\$10,000,000	\$15,000,000	\$25,000,000	150.00%
TOTAL AGENCY FUNDS	\$427,322,493	\$79,997,224	\$100,000,000	\$0	\$100,000,000	25.00%

Program	FY 2024 Actuals	FY 2025 Approved	Mayor's FY 2026 Proposed	CoHo Variance	CoHo FY 2026 Rec.	CoHo % Change
Housing Production Trust Fund Subsidy						
R03801 - HOUSING PRODUCTION TRUST FUND SUBSIDY						
300116 - HOUSING PRODUCTION TRUST FUND SUBSIDY	\$191,288,633	\$21,000,000	\$40,743,000	\$0	\$40,743,000	94.01%
TOTAL PROGRAM PARENT L1 FUNDS	\$191,288,633	\$21,000,000	\$40,743,000	\$0	\$40,743,000	94.01%
TOTAL AGENCY FUNDS	\$191,288,633	\$21,000,000	\$40,743,000	\$0	\$40,743,000	94.01%
Office of the Tenant Advocate						
AFO003 - AGENCY BUDGETING AND FINANCIAL MANAGEMENT SERVICES						
150003 - AGENCY BUDGETING AND FINANCIAL MANAGEMENT SERVICES	\$7,453		\$50,000	\$0	\$0	\$0 (100.00%)
TOTAL PROGRAM PARENT L1 FUNDS	\$7,453		\$50,000	\$0	\$0	\$0 (100.00%)
AMP003 - COMMUNICATIONS						
100007 - LANGUAGE ACCESS	\$22,317		\$15,500	\$0	\$0	\$0 (100.00%)
TOTAL PROGRAM PARENT L1 FUNDS	\$22,317		\$15,500	\$0	\$0	\$0 (100.00%)
AMP012 - INFORMATION TECHNOLOGY SERVICES						
100071 - INFORMATION TECHNOLOGY SERVICES - GENERAL	\$119,371		\$0	\$0	\$0	\$0 n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$119,371		\$0	\$0	\$0	\$0 n/a
AMP016 - PERFORMANCE AND STRATEGIC MANAGEMENT						
100154 - PERFORMANCE AND STRATEGIC MANAGEMENT	\$611,187		\$650,215	\$683,431	\$0	\$683,431 5.11%
TOTAL PROGRAM PARENT L1 FUNDS	\$611,187		\$650,215	\$683,431	\$0	\$683,431 5.11%
R01101 - ACCOMMODATIONS						
300029 - ACCOMMODATIONS	\$967,652		\$570,000	\$570,000	\$200,000	\$770,000 35.09%
TOTAL PROGRAM PARENT L1 FUNDS	\$967,652		\$570,000	\$570,000	\$200,000	\$770,000 35.09%
R01201 - CASE MANAGEMENT						
300031 - CASE MANAGEMENT - CQ0	\$224,446		\$212,654	\$215,515	\$0	\$215,515 1.35%
TOTAL PROGRAM PARENT L1 FUNDS	\$224,446		\$212,654	\$215,515	\$0	\$215,515 1.35%
R01202 - COMMUNITY OUTREACH						

300032 - COMMUNITY OUTREACH	\$6,000	\$81,000	\$81,000	\$0	\$81,000	0.00%
TOTAL PROGRAM PARENT L1 FUNDS	\$6,000	\$81,000	\$81,000	\$0	\$81,000	0.00%
R01203 - EDUCATION						
300033 - EDUCATION	\$396,372	\$537,707	\$588,982	(\$10,000)	\$578,982	7.68%
TOTAL PROGRAM PARENT L1 FUNDS	\$396,372	\$537,707	\$588,982	(\$10,000)	\$578,982	7.68%
R01204 - LEGAL REPRESENTATION						
300034 - LEGAL REPRESENTATION	\$1,545,824	\$1,644,949	\$1,630,599	\$10,000	\$1,640,599	(0.26%)
TOTAL PROGRAM PARENT L1 FUNDS	\$1,545,824	\$1,644,949	\$1,630,599	\$10,000	\$1,640,599	(0.26%)
R01205 - POLICY ADVOCACY						
300035 - POLICY ADVOCACY	\$410,979	\$413,731	\$421,661	\$0	\$421,661	1.92%
TOTAL PROGRAM PARENT L1 FUNDS	\$410,979	\$413,731	\$421,661	\$0	\$421,661	1.92%
TOTAL AGENCY FUNDS	\$4,311,600	\$4,175,757	\$4,191,188	\$200,000	\$4,391,188	5.16%

Office on Returning Citizen Affairs						
AFO011 - P-CARD CLEARING						
150012 - P-CARD CLEARING	\$13,507	\$0	\$0	\$0	\$0	n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$13,507	\$0	\$0	\$0	\$0	n/a
P03501 - RETURNING CITIZEN AFFAIRS						
800184 - RETURNING CITIZEN AFFAIRS	\$2,171,263	\$2,917,137	\$0	\$0	\$0	(100.00%)
TOTAL PROGRAM PARENT L1 FUNDS	\$2,171,263	\$2,917,137	\$0	\$0	\$0	(100.00%)
PRG001 - NO PROGRAM						
000000 - NO PROGRAM	(\$13,507)	\$0	\$0	\$0	\$0	n/a
TOTAL PROGRAM PARENT L1 FUNDS	(\$13,507)	\$0	\$0	\$0	\$0	n/a
TOTAL AGENCY FUNDS	\$2,171,263	\$2,917,137	\$0	\$0	\$0	(100.00%)

Rental Housing Commission						
R02601 - RENTAL HOUSING REGULATION AND COMPLIANCE						
300092 - RENTAL HOUSING REGULATION AND COMPLIANCE	\$1,361,239	\$1,363,293	\$1,288,079	\$0	\$1,288,079	(5.52%)
TOTAL PROGRAM PARENT L1 FUNDS	\$1,361,239	\$1,363,293	\$1,288,079	\$0	\$1,288,079	(5.52%)
TOTAL AGENCY FUNDS	\$1,361,239	\$1,363,293	\$1,288,079	\$0	\$1,288,079	(5.52%)
GRAND TOTAL	\$913,283,674	\$416,464,061	\$473,204,438	\$4,028,017	\$477,232,455	14.59%

D. FISCAL YEAR 2026 AGENCY CAPITAL BUDGET CHANGES

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

III. AGENCY BUDGET RECOMMENDATIONS

The following section provides an overview of each agency within the Committee’s jurisdiction, including recommended changes to the agency’s budget and key policy priorities for the upcoming fiscal year. As in the prior year, the Chairman of the Committee on Housing, Councilmember Robert C. White, Jr., requested that each agency submit three SMART goals—goals that are Specific, Measurable, Achievable, Relevant, and Time-bound—to ensure a results-driven approach to agency oversight and performance.

Each agency chapter includes:

- An executive summary of the chapter;
- The agency’s mission and general overview;
- A description of the agency’s divisions (where applicable) and core responsibilities;
- The SMART goals the agency used during the past or current fiscal or calendar year and a status update on those goals;
- A new set of SMART goals the agency has committed to for the upcoming fiscal or calendar year;
- Policy recommendations developed by the Committee;
- A status update on the Committee’s previous policy recommendations (where available); and
- An operating budget analysis that evaluates the Mayor’s proposed budget and highlights the Committee’s recommended changes.

A summary of key agency data is presented in Part II of this report, and detailed attachments include a full list of the Committee’s proposed budget modifications

Executive Summary

This chapter provides an overview of the Rental Housing Commission’s (RHC) SMART goals, policy recommendations, and agency operations. The Commission’s recent work has focused on reducing its case backlog, improving transparency in decision-making, and strengthening coordination with housing agencies on regulatory updates.

Agency Mission & Overview

Mission: The Rental Housing Commission (RHC) is an independent, quasi-judicial body established under the Rental Housing Act of 1985. Its mission is to ensure the fair and consistent interpretation and enforcement of the District’s rent stabilization and tenant protection laws.

The Commission reviews appeals of rental housing cases decided by the Office of Administrative Hearings (OAH), issues binding legal decisions, and promulgates regulations that guide housing providers, tenants, and legal practitioners. The RHC plays a critical role in upholding tenant rights, providing legal clarity, and ensuring consistent application of rent control laws across the District.

While the RHC has existed in some form since the initial implementation of the Rental Housing Act, its designation as a standalone agency with its own budget chapter—separate from the Department of Housing and Community Development (DHCD)—began in Fiscal Year 2019. Although independent, RHC works in close coordination with DHCD, which is responsible for administering the rent stabilization program. Together, these entities support lawful housing practices and advance the District’s broader housing policy goals.

Leadership: The RHC is led by Chief Judge Adam Hunter.

RHC Divisions & Responsibilities

The RHC’s 3 administrative judges, also referred to as “Commissioners” in the Rental Housing Act, share responsibility for reviewing 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).

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. 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.

The RHC also employs a General Counsel, Program Support Assistant, Attorney Advisor, and Clerk of the Court. Until January 2025 they employed a Mediator, but the position was eliminated through a reduction in force due to lack of work.

Fiscal Year 2025 SMART Goals

The Rental Housing Commission identified the following SMART goals for Fiscal Year 2025:

SMART Goal 1: Accelerate Decision Issuance

- **Target:** 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.

Status of Goal 1: Not on track for completion.

- As of the March 3, 2025, performance oversight hearing, the Commission reported an average of 356 days, a higher average than when the goal was set. The 356-day average was also calculated without including two multi-year legacy cases that pulled up the average. The Commission is not on track to achieve the stated goal of 290 days.

SMART Goal 2: Accelerate Rulemaking Issuance

- **Target:** 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.

Status of Goal 2: On track for completion

- The RHC's first rulemaking for Fiscal Year 2025 pertained to legislation that was effective May 2nd, 2025. As of the budget oversight hearing on June 9th, 2025, the RHC said they had shared a draft with the Office of the Attorney General's legal counsel division and anticipated the rulemaking would be published in the DC Register before the end of the month, meaning they are on track to meet the 90-day timeline.

SMART Goal 3: Staff Professional Development

- **Target:** 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.

Status of Goal 3: On track for completion

- The RHC is on track to achieve 100% staff participation in training and professional development.

SMART Goal 4: Increase Language Access

- **Target:** 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.

Status of Goal 4: On track for completion

- The RHC is on track to publish these documents, though had not yet done so by the time of this writing.

Fiscal Year 2026 SMART Goals

The Rental Housing Commission identified the following new or updated SMART goals for Fiscal Year 2026:

SMART Goal 1:

- **Target:** By the end of Fiscal Year 2026, improve the timeliness of the appeals process so that the average time to issue decisions on appeals does not exceed 340 days, reducing delays in resolution for tenants and housing providers.

Notes:

- Since the RHC is not meeting the fiscal year goal of 290 days, the goal was adjusted to better reflect their current position.

SMART Goal 2:

- **Target:** By the end of Fiscal Year 2026, ensure that all new legislation referred to the RHC has proposed rules published within 90 days of its effective date, to provide clarity and avoid implementation delays.

SMART Goal 3:

- **Target:** By the end of Fiscal Year 2026, increase the efficiency of the appeals process by issuing 80% of non-hearing dispositive orders within 120 days of the filing of the appeal.

Notes:

- This goal is intended to capture the full time it takes to resolve all appeals, not just the time from hearing to decision that is captured by Goal #1. However, the RHC wanted to ensure that quick dismissals (e.g. untimely filing) did not skew results and so the focus was narrowed to just appeals resolved without a hearing (e.g. early settlement, mediation).

Policy Recommendations

1. ***The Committee recommends that the RHC assess the current backlogs in DC Superior Court and propose a way that the RHC can be helpful in reducing the backlogs and related delays.***
2. ***The Committee recommends that the RHC consider whether the time and resources used to provide interagency mediation services could be used to support internal mediation instead, rather than contracting internal mediation needs out.***

Status Update on Previous Committee Recommendations

Last year, the Committee on Housing offered several policy recommendations in its budget report. Please find updates for those recommendations below:

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

Status: The three judges have agreed to:

1. Hold pre- and post-hearing discussions on each case
2. Regularly circulate a hot list of pending cases and assigned judges/staff attorneys
3. Circulate draft decisions 120 days after a hearing
4. Target the 290-day SMART goal for all cases not already over it

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.

Status: Two people attended continuing legal education trainings that did not require travel; one all-staff training was held at a fix cost in-office, focusing on access to justice and working with pro se parties; the spending freeze went into effect right after that all-staff training.

3. To achieve its fourth goal, the RHC should consider using artificial intelligence (AI) technology to assist with the readability of plain language documents.

Status: The RHC stated that they used AI to help edit plain-language guidance they've been developing, and it was pretty good at simplifying language and identifying gaps in what's available online. We've also subscribed to the AI product for Lexis legal research; it's helpful on some things but we've also seen it make errors. So, we're cautiously moving forward with it.

Operating Budget Analysis

Description	FY 2023 Actual	FY 2024 Actual	FY 2025 Approved	FY 2026 Mayor's Proposed	FY 2026 Committee on Housing's Proposed	% Change from FY 2025
Operating Budget	\$1,453,703	\$1,361,239	\$1,363,293	\$1,288,079	\$1,288,079	-5.52
FTEs	9.0	8.0	8.0	7.0	7.0	-12.5
Capital Budget	\$0	\$0	\$0	\$0	N/A	
FTEs	0.0	0.0	0.0	0.0	N/A	N/A

The Committee has identified no need for significant changes to the RHC's budget for Fiscal Year 2026 as proposed by the Mayor.

The \$1.3 million budget proposal includes funding for 7 full-time-equivalent staff members (FTEs) for the 3 administrative judges and 4 support staff. The FY26 budget proposal is a 5.5% decrease from the Commission's FY25 approved budget, which includes the elimination of 1 FTE. That position, a mediator position, was eliminated through a reduction in force due to lack of work in January 2025. As of the RHC's performance oversight hearing in February 2025, the RHC had 7 open cases, 3 cases awaiting decision, and had rendered 4 opinions and 5 orders. Though the RHC's caseload is relatively low and commensurate with the FY24 caseload, the length of time to resolve cases post-hearing was still higher than last year, clocking in at 421 days on average. Even when discounting two outlier, legacy cases, the average was 356 days. Agency leadership attributes the slow pace of casework to the complexity of cases, especially the two outlier cases, and a broader trend of shorter timelines with newer cases. While certain factors, such as the legal complexity of the cases or rulemakings, are outside of the RHC's control, the Committee believes it is possible to reduce both timelines with deliberate planning.

The Committee is interested in exploring how the RHC's scope could be expanded to help address wider housing-related concerns. The District courts currently have major backlogs in eviction cases as well as significant judicial vacancies which are under federal jurisdiction. Given that, the Committee is looking for creative ways to address the court backlogs. While the RHC is not well-suited to hear eviction cases itself due to 7th amendment concerns, lack of a court registry equivalent, and other jurisdictional

concerns, the Committee is interested in whether there are other roles – such as mediation, compliance hearings, or fact-finding – that the RHC could play to help alleviate the burden.

The Mayor's proposed budget includes a one-time increase of \$52,048, of which \$30,000 will support the Case Management System and \$22,048 will support the Language Access program, as well as a one-time increase of \$15,000 to support an Information Technology refresh. At its budget oversight hearing, the RHC testified that it currently does not have a case management system and these upgrades will help create a centralized, accessible dashboard for all of its decisions, rulemakings, and resources. Creating the dashboard is responsive to the concern residents have raised about having difficulty finding the RHC resources. The Commission is also hopeful that providing this guidance will lead to more efficient cases with better informed parties. Also included in the Mayor's proposal is an increase of \$8,377 to support operational requirements, primarily in contractual services. The Commission had requested additional funding for interagency contract mediation services, necessary since the elimination of the Mediator position through a reduction in force in January. In FY25, the RHC entered a Memorandum of Understanding with the Office of Human Rights (OHR), which was operating with a vacancy, wherein RHC judges act as settlement judges in cases where there are conflicts with their administrative law judges. While admirable to support a sister agency, and understanding caseloads vary by agency, the Committee believes it is worth reviewing the structure of both providing mediation services to another agency and contracting out for mediation services for their own cases. The Mayor's budget proposal also includes a reduction of \$143,539 in personnel services costs which includes the elimination of the mediator position

Executive Summary

This chapter provides an overview of the DC Housing Authority's (DCHA) SMART goals, policy recommendations, and agency operations. DCHA is the District's largest affordable housing provider and is responsible for managing public housing and administering the Housing Choice Voucher Program. The agency's primary focus is on preserving and expanding affordable housing, improving resident services, and increasing operational efficiency.

Agency Mission & Overview

Mission: DCHA provides quality affordable housing to extremely low- through moderate-income households, fosters sustainable communities, and cultivates opportunities for residents to improve their lives. Established as an independent agency of the District government, DCHA is responsible for owning, managing, and operating public housing, as well as administering the Housing Choice Voucher Program (HCVP), which helps eligible residents access housing in the private market.

Beyond housing provision, DCHA implements programs to support resident stability, economic mobility, and community engagement. These include workforce development services, family self-sufficiency initiatives, and partnerships with service providers to meet the needs of households facing complex challenges.

In recent years, DCHA has focused on improving the management of its housing portfolio, addressing capital needs across aging properties, and strengthening internal operations. As housing costs continue to rise across the city, DCHA's ability to preserve and expand access to deeply affordable housing remains a vital component of the District's long-term housing strategy.

Leadership: DCHA is led by Executive Director Keith Pettigrew

DCHA Divisions & Responsibilities

- 1. Office of Financial Management (OFM)**
 - Manages agency finances and ensures compliance with accounting practices
 - Leads financial audits, reporting, and budget tracking
 - Implements staff training and vendor payment modernization
- 2. Human Resources Department (HR)**
 - Recruits and retains qualified staff
 - Oversees onboarding, staff development, and internal HR systems
 - Modernizes HR operations through SOPs and tech
- 3. Office of General Counsel (OGC)**
 - Provides legal representation and counsel to DCHA
 - Manages litigation, contracts, and agency compliance
 - Oversees legal staffing and case management systems
- 4. Office of Administrative Services (OAS)**
 - Manages procurement and contract administration
 - Supports timely vendor payments and performance standards
 - Expands local vendor and Section 3 business opportunities
- 5. Information Technology Department (IT)**
 - Oversees agency-wide IT systems and digital infrastructure
 - Leads tech project planning and implementation
 - Stabilizes and modernizes IT platforms, including Yardi modules

- 6. Office of Customer Engagement (OCE)**
 - Serves as main contact for tenants, landlords, and stakeholders
 - Manages the Call Center and Customer Service Centers
 - Enhances service quality through training, metrics, and FAQs
- 7. Property Management Operations Department (PMO)**
 - Oversees public housing management and maintenance
 - Reduces unit vacancies and work order backlogs
 - Improves performance through data reporting and training
- 8. Housing Choice Voucher Program Department (HCVP)**
 - Administers federal and local housing voucher programs
 - Implements compliance reforms and leasing plans
 - Resolves past HUD audit findings and updates Admin Plan
- 9. Office of Public Safety (OPS)**
 - Manages DCHA's police force and housing site security
 - Coordinates with MPD and enhances resident safety
 - Expands training, staffing, and security technology
- 10. Capital Construction & Design Department (CC&D)**
 - Designs and manages capital improvement projects
 - Uses local and federal funds to modernize properties
 - Establishes design standards and systems inventory
- 11. Development Department**
 - Repositions public housing and secures redevelopment deals
 - Increases affordable housing stock through partnerships
 - Exercises acquisition tools like the right of first refusal
- 12. Office of Asset Management (OAM)**
 - Manages performance of DCHA properties and partners
 - Develops financing tools and strategic asset tracking
 - Coordinates with other departments on repositioning goals
- 13. Office of Resident Services (ORS)**
 - Provides workforce training, youth programs, and FSS support
 - Leads homeownership education and financial literacy
 - Develops and tracks resident services strategy
- 14. Office of Audit and Compliance (OAC)**
 - Conducts audits, inspections, and investigations
 - Monitors internal controls and program compliance
 - Tracks fraud complaints and corrective actions

2024/2025 SMART Goals

DCHA identified the following SMART goals for 2024 and 2025:

SMART Goal 1: Increase the occupancy rate in the public housing program.

- **Target:** Achieve an occupancy rate of at least 83% by the end of calendar year 2024.

Status of Goal 1: Goal met.

- According to the February 2025 Board meeting update, the occupancy rate reached 84.73% in December 2024 and 83.18% in January 2025.

Notes:

- HUD measures occupancy as a percentage of units that are in DCHA's "Annual Contributions Contract" total and not approved for "offline" status.

- Our review of data from the Executive Director’s monthly Board book reports indicates that the number of actual inhabited units has not significantly increased, but rather, the number of total authorized units is driving the shift in the official occupancy percentage.

SMART Goal 2: Increase voucher utilization

- **Target:** Reach a utilization rate of at least 85% by the end of calendar year 2025.

Status of Goal 2: Goal met.

- The goal was surpassed ahead of schedule. According to the February 2025 Board meeting materials, the utilization rate was 88% in December 2024 and 89% in January 2025.

	Jan. '24	Feb. '24	Mar. '24	Apr. '24	May '24	June '24	July '24	Aug. '24	Sept. '24	Oct. '24	Nov. '24	Dec. '24	Jan. '25
Allocation	16,266	16,266	16,272	16,272	16,272	16,272	16,258	16,258	16,258	16,258	16,258	16,258	16,258
Capacity	12,500	12,696	12,696	13,676	13,676	13,676	13,676	13,676	13,676	13,676	13,676	13,676	13,676
Leased	11,599	11,583	11,516	11,530	11,547	11,615	11,684	11,723	11,757	11,806	11,908	12,021	12,156
Utilized	93%	91%	91%	84%	84%	85%	85%	86%	86%	86%	87%	88%	89%

Notes:

- DCHA’s Board meeting materials report voucher utilization as a percentage of “leasing capacity,” rather than based on the total number of vouchers allocated by the HUD.
- While tracking utilization is important for assessing agency performance and addressing resident needs, the data indicates that the specific 2024 goal lacked sufficient ambition.

SMART Goal 3: Decrease voucher lease-up timing.

- **Target:** Decrease the average time from voucher issuance to lease-up to 75 days by the end of calendar year 2025- Quarter 1

Status of Goal 3: Goal not met.

- In October 2024, voucher program staff indicated that “the average time for local voucher lease up” in FY24 was 77 days.
- Agency leadership has since indicated that the lease-up timeframe across all voucher programs is about 90-91days.

Fiscal Year 2025 SMART Goals

SMART Goal 1: Increase the occupancy rate in the public housing program

- **Target:** Increase occupancy to 87% by the end of calendar year 2025.

SMART Goal 2: Increase voucher utilization

- **Target:** Increase utilization in the Housing Choice Voucher Program to 90% by the end of calendar year 2025.

SMART Goal 3: Decrease voucher lease-up timing.

- **Target:** Reduce the average time from voucher issuance to lease-up to 75 days by the end of Q1 in calendar year 2025 (repeated goal from 2024).

Policy Recommendations

1. The Committee recommends that DCHA immediately prioritize a comprehensive public reporting system for the repair backlog across its entire portfolio, including occupied public housing units.

- Despite DCHA's recent operational improvements, the Committee remains concerned about the persistent lack of transparency regarding outstanding repair work orders. Public housing residents continue to report unsafe and unhealthy living conditions, and the agency has not provided consistent, detailed reporting on unresolved maintenance issues.
- To build public trust and enable oversight, DCHA should develop a real-time dashboard that tracks open, closed, and overdue work orders by property and unit type. The agency should also disaggregate data by ward, building, and repair category, and issue monthly reports to the Council and the public. This level of transparency is essential to improving accountability and service delivery.

2. The Committee recommends that DCHA commit to a public, measurable plan to reduce vacancy rates in its traditional public housing units.

- As of the performance oversight review, DCHA reported that more than 700 traditional public housing units remain offline, many of them vacant for extended periods. This is unacceptable amid a deepening affordable housing crisis in the District.
- The Committee urges the agency to adopt and publish a vacancy reduction plan with quarterly targets, timelines for unit rehabilitation, and transparent explanations for long-term vacancies. The plan should also clarify how the agency will prioritize leasing for families on the waiting list and what additional supports are needed from HUD, the District, or contractors to meet these targets.

3. The Committee recommends that DCHA significantly increase tenant engagement and participation in redevelopment planning.

- While the Committee recognizes that redevelopment of distressed properties is necessary, tenants have consistently expressed concerns that engagement has been inconsistent, delayed, or tokenistic.
- To remedy this, DCHA should establish clear standards for tenant consultation, including the right to timely notification, feedback integration, and access to technical assistance. The agency should publicly document how tenant input influences redevelopment plans and adopt enforceable mechanisms to ensure one-for-one replacement, right to return, and affordability commitments are honored.

4. The Committee recommends that DCHA adopt a formal racial equity framework to guide decision-making in redevelopment, maintenance, and tenant services.

- Public housing disproportionately serves Black and Latino residents, yet DCHA lacks a formalized approach to ensuring its policies and redevelopment plans are advancing racial equity.
- The Committee urges DCHA to develop a racial equity impact tool that applies to key agency actions, including property redevelopment, waitlist management, lease enforcement, and capital project prioritization. This framework should be developed with stakeholder input and integrated into all internal decision-making processes to ensure the agency's work does not exacerbate racial disparities in housing access and outcomes.

5. ***The Committee recommends that DCHA work with the Executive and Council to identify dedicated capital funding for critical infrastructure and safety upgrades in traditional public housing.***

- The agency has repeatedly cited capital constraints—particularly the limitations of federal funding under HUD—as a reason for delayed or incomplete repairs and deteriorating infrastructure in its public housing stock.
- To address this, DCHA should develop a list of high-priority capital needs by property and work with District officials to secure supplemental funding through the local capital budget, targeted grants, or public-private partnerships. Investments in electrical, HVAC, plumbing, and safety systems should be prioritized to preserve habitability and avoid displacement of tenants due to preventable system failures.

Status Update on Previous Committee Recommendations

Last year, the Committee on Housing offered several policy recommendations in its budget report. Please find updates for those recommendations below:

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.

Status: DCHA agreed.

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.

Status: DCHA stated they will.

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.

Status: DCHA noted this recommendation.

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.

Status: DCHA said updates to ACOP and Admin Plan, including time for public engagement are in process.

5. In the event of ambiguity as to the applicability of District law to scenarios addressed in DCHA's 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.

Status: DCHA noted this recommendation.

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.

Status: DCHA is considering stakeholder feedback and balancing program integrity, participant experience and program compliance.

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.

Status: DCHA is working closely with vendor to monitor rent reasonableness reviews to ensure active contracts are aligned with market rate rents.

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.

Status: DCHA completed its analysis and has taken steps to align rents with the market. Voucher participants are also being provided with assistance in housing search and matching with landlords with available units.

9. DCHA should develop additional strategies to combat source-of-income discrimination against people using vouchers.

Status: DCHA provides information on tenant rights at the time participants receive their vouchers and encourage participants to report any situations that they encounter to the Office of Human Rights.

10. As part of its Recovery Plan, DCHA should make clear which voucher process improvements are already implemented and when future improvements are scheduled.

Status: DCHA stated that the review of processes including forms are ongoing.

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.

Status: DCHA stated that form audits and updates are ongoing.

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.

Status: DCHA's Human Resources Dept. is working with program offices to review training needs and update offerings and resources accordingly.

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.

Status: The Customer Call Center has and continues to monitor performance metrics to improve customer service.

14. Upon receipt, DCHA should immediately deploy resources from this Committee to fund customer service staffing enhancements at DCHA.

Status: DCHA has recruited and filled the newly funded customer service positions. We also spent other DCHA funds on staffing enhancements, such as housing navigators, who assist participants to find units.

15. As part of its Recovery Plan, DCHA should provide a roadmap for further expanding economic opportunities for its housing program participants.

Status: DCHA is continuing to expand partnerships and programs to expand economic opportunities for residents. For example, we are providing apprenticeship trainings and certifications for skills that are in demand. Events like Rebuilding Our Communities connect residents, not just with community building activities, but also various types of service providers.

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.

Status: DCHA noted this recommendation.

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.

Status: DCHA stated that the HCVP team has several strategies for engaging with landlords to ensure they are aware of program rules as well as support connections between voucher holders and available units.

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.

Status: DCHA stated that they provide security services when and where appropriate.

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.

Status: DCHA stated that is continuing to engage with DMHHS and related human service agencies as they develop and adjust crisis intervention as well as long term services for qualified District residents. The role that DCHA plays in providing rental assistance is a vital component to long term stability for households.

20. DCHA should coordinate with partner agencies to assess the state of available mediation programs and develop proposals for additional supports.

Status: DCHA noted this recommendation.

21. DCHA should review its oldest open work order records and determine which issues, if any, are still actually unresolved.

Status: DCHA stated that for over the past year and a half, it has been engaged in deliberate efforts to make sure that old work orders are addressed and closed out.

22. DCHA should maintain its focus on closing out emergency and urgent work orders promptly.

Status: The Property Management Operations has taken steps to address all outstanding work orders.

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.

Status: The Property Management Operations leadership is working closely with the Human Resources Dept to identify, recruit and fill critical positions at all properties

24. DCHA should publicly share its thinking on hiring more public housing residents to assist with property management.

Status: DCHA runs an apprenticeship program for interested public housing residents to help develop skills for in demand opportunities including property management. Training opportunities for high demand skills like property management have been coordinated through the Office of Resident Services and its partners. DCHA is committed to hiring successful candidates for available opportunities.

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.

Status: The Office of Capital Programs is committed to informing and engaging with residents impacted by development and relocation. Periodic update meetings as well as notifications of changes or opportunities are being conducted.

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.

Status: DCHA is continuing to work closely with resident council leaders and providing support as appropriate.

Operating Budget Analysis

Description	FY 2023 Actual	FY 2024 Actual	FY 2025 Approved	FY 2026 Mayor's Proposed	FY 2026 Committee on Housing's Proposed	% Change from FY 2025
Operating Budget	\$175,108,554	\$195,766,734	\$187,770,049	\$178,408,049	\$178,408,049	0
FTEs	8.8	9.2	9.5	9.5	9.5	0
Capital Budget	\$37,148,164	\$27,899,611	\$50,774,439	\$26,203,000	\$26,203,000	-48.4
FTEs	0.0	0.0	0.0	0.0	N/A	N/A

The D.C. Housing Authority (DCHA) continues to rely heavily on federal dollars from the U.S. Department of Housing and Urban Development (HUD), but in recent years, the D.C. government has stepped up with hundreds of millions in local support. This local investment has helped fund housing vouchers for low-income residents, repair aging public housing buildings, and even sustain a dedicated police force for public housing communities. However, the Mayor's proposed Fiscal Year 2026 budget represents a sharp retreat from that local commitment—reducing or delaying key funding that public housing residents depend on.

Most notably, the budget eliminates a recurring \$7 million annual investment in public housing repairs and maintenance—funding that the Council had established just last year to address deteriorating living

conditions across DCHA properties. Without this operating support, DCHA will be forced to continue relying on inconsistent, delayed capital dollars, which are often restricted to longer-term development projects and can't address the urgent repair needs that residents face now.

In addition to pulling back on repairs, the Mayor's proposal keeps local voucher funding flat at \$163.7 million. While DCHA reports that it is on track to spend about \$156 million of that total this year, the modest 4.8% cushion does little to account for inflation or expanding demand. With more than 5,000 residents experiencing homelessness according to the latest data, and voucher utilization already high, a flat budget effectively limits DC's ability to house more people.

The capital budget also reflects a slowdown in investment. A previously planned \$50.7 million commitment for housing development and rehabilitation in FY26 is now being delayed, with about half—\$26 million—pushed to FY27. While DCHA has not yet obligated all of last year's capital dollars, the delay sends a troubling signal about the city's priorities at a time when the housing crisis demands urgent action.

Much of the hesitation to fund DCHA more aggressively stems from concerns within the Chief Financial Officer's office and the Executive branch. They argue that sending recurring operating funds to DCHA increases the risk that auditors and bond rating agencies will classify the Authority as a "component unit" of D.C. government. This could potentially hurt DC's financial standing, especially given DCHA's ongoing struggles with financial management and oversight. The D.C. Auditor, however, has already stated that DCHA essentially functions as a component unit in practice, suggesting that the District should focus on stabilizing the agency rather than distancing itself from it.

Meanwhile, the threat of federal cuts looms large. The President's most recent budget proposal includes a \$26.7 billion reduction in funding for rental assistance programs nationwide—cuts that could severely impact both vouchers and public housing support. If these federal reductions move forward, local funding will become even more critical.

In short, the proposed FY26 budget reflects a retreat from meaningful, recurring local investment in public housing. While the District has legitimate concerns about DCHA's financial practices, those concerns are now shaping decisions that affect thousands of residents—many of whom live in units that are aging, unsafe, or outright uninhabitable. In a moment where housing instability is surging, the decision to pull back rather than push forward on affordable housing investment raises serious questions about our priorities as a city.

Executive Summary

This chapter provides an overview of the Office of Advisory Neighborhood Commission's (OANC) budget priorities, including its SMART goals, policy recommendations, and agency operations. The primary focus is to support the efforts of Advisory Neighborhood Commissions, review Commission quarterly financial reports, and approve or disapprove the release of Commission quarterly allotments.

Agency Mission & Overview

Mission: The OANC's mission is to provide technical, administrative, and financial reporting assistance to the Advisory Neighborhood Commissions (ANCs). The agency ensures equitable support across the District's 46 Commissions by monitoring quarterly financial reports, providing training and operational resources, and facilitating communication between ANCs and other government bodies.

Leadership: The OANC is led by Director Kent Boese.

OANC Divisions & Responsibilities

The OANC's core responsibilities include:

- Reviewing and approving quarterly allotments for ANCs
- Providing centralized technology (Zoom licenses, hybrid kits, LMS)
- Offering group and individualized training for Commissioners
- Managing the Technical Support and Expert Assistance Fund
- Supporting FOIA compliance and ADA/language access services
- Collaborating on long-term strategic planning, equity, and transparency

Fiscal Year 2025 SMART Goals

The Office of Advisory Neighborhood Commission has identified the following SMART goals:

SMART Goal 1: Technology expansion

- Actual goal: 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

Status of Goal 1: On track

- 44 of 46 ANCs have Zoom accounts. The OANC website is in final testing and will launch shortly after the oversight hearing. No new hybrid kits have been deployed yet, but the agency is prepared to meet demand.

SMART Goal 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;

Status of Goal 2: On track

- Significant progress on this goal with regards to grant reviews. The OANC has also adopted its internal schedule for release of Allocation Release Memos, resulting in more timely receipt of outstanding ANC documents.

SMART Goal 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

Status of Goal 3: Met

- The OANC exceeded targets, producing 13 new on-demand courses. A Learning Management System (LMS) is being implemented to enable testing, certification, and data tracking.

Fiscal Year 2026 SMART Goals

The Office of Advisory Neighborhood Commissions identified the following new or updated SMART goals for Fiscal Year 2026:

SMART Goal 1: Improve the quality-of-service planning and responsiveness of the OANC.

- **Target:** Finalize the OANC Strategic Plan Goals and Objectives by January 2026
 - Finalize the OANC Strategic Plan Implementation Timeline by June 2026
 - Publish the OANC FY25 Annual Report by December 2025
 - Finalize the functional requirements for a new QFR Portal by August 2025 and finalize an MOU with OCTO to implement the next generation of a QFR Portal by November 2025

Notes:

SMART Goal 2: Enhance the quality, availability, and transparency of information and services for and about ANCs.

- **Target:** Enhance the OANC Website with new content, including:
 - Host 2 virtual townhalls with ANCs and work with OANC Advisory Board to gather feedback on the new OANC website and determine core features for new ANC websites
 - June 2026 Work with OCTO to create a page on the OANC website for ANC meeting recordings and transcripts by July 2026
 - Collaborate with OCTO to build out no fewer than 5 ANC websites by January 2026

Notes:

SMART Goal 3: Improve the timely distribution of funds to ANC by increasing compliance review of ANC submitted reports and ensuring allotment release memos are timely distributed to ANCs quarterly.

- **Target:** Decrease the ANC funds withheld due to non-compliance with the ANC Security Fund by 60% in FY25 and 100% in FY26
- Improve OANC quarterly allotment release memo compliance by increasing distribution compliance rate to ANCs/OFRM from 17.93% in FY24 to 50% in FY25 based on OANC's internal distribution schedule.
- Improve timely QFR review and feedback to ANCs by increasing internal compliance of Quarterly Allotment Release Memos with OANCs distribution schedule:
 - Q1 memo – Nov 15; Q2 memo – Feb 15;
 - Q3 memo – May 15; Q4 memo – Aug 15

Notes:

Policy Recommendations

The Committee recommends that the OANC take the following actions:

1. ***The Committee recommends that the OANC finalize and publicly release its Strategic Plan and implementation timeline by no later than June 2026.***
 - The Committee commends OANC for progress on its Strategic Plan but remains concerned about prolonged delays in formalizing and publishing the agency's long-term vision. The Strategic Plan is critical for ensuring transparency, setting performance expectations, and aligning with the Council's oversight priorities.
 - The Committee expects OANC to meet its internal target to finalize goals and objectives by January 2026 and the implementation timeline by June 2026. Delays beyond this point would hinder operational planning and the agency's ability to track progress toward its own performance benchmarks.
2. ***The Committee recommends that the OANC issue quarterly reports on the Technical Assistance Fund, Expert Assistance Fund, and General Counsel support requests, with breakdowns by ANC and use case.***
 - Although OANC has opted to publish this information in an annual report, the Committee believes quarterly reporting provides more timely insights into how funds are distributed, which ANCs are utilizing them, and for what purposes.
 - To ensure equitable access and improve oversight, the Committee requests that OANC publish quarterly summaries of fund balances, ANC requests, fulfillment status, and denials. These reports will allow the Committee to assess whether resource disparities exist and whether policy changes are needed to improve fund utilization.
3. ***The Committee recommends that the OANC expand Commissioner training participation by establishing an accountability mechanism for mandatory trainings and providing additional metrics to assess training effectiveness.***
 - While OANC has invested in training infrastructure (e.g., Absorb LMS) and continues to diversify training content and format, participation remains low. The agency notes that no penalties exist for Commissioners who fail to attend required trainings.
 - The Committee urges OANC to explore policy or procedural solutions, such as requiring completion of specific trainings prior to voting on financial matters, publicly posting completion rates by ANC, or incentivizing training participation through grant eligibility. Additionally, OANC should report annually on training attendance rates, course satisfaction, and content effectiveness.

4. ***The Committee recommends that the OANC proactively notify the Committee of non-participating Advisory Board members and establish a clear policy for resolving prolonged vacancies.***
 - OANC's Advisory Board plays a key role in shaping training, communications, and systems development. However, the agency reports ongoing issues with board member participation, including unclear thresholds for determining resignation due to non-attendance.
 - To ensure a fully functioning Advisory Board, OANC should adopt a transparent policy for replacing inactive members and communicate those changes to the Committee as they occur. This will support the agency's ability to benefit from diverse input while maintaining operational continuity.
5. ***The Committee recommends that the OANC collaborate with the Council and Executive to prevent sweeps of non-lapsing funds, especially for multi-year IT or contractual commitments.***
 - OANC highlighted that Mayor-held sweeps of non-lapsing funds delayed critical projects—such as ANC website development—and created planning uncertainties. While OANC had adequate funding for its OCTO contract, the possibility of fund sweeps undermines fiscal stability.
 - The Committee recommends that OANC work with the Office of Budget and Performance Management to establish safeguards against mid-year sweeps of approved projects. This may include advance encumbrance of funds, timeline-based disbursements, or special legislative protection for non-lapsing accounts tied to IT modernization or ANC service delivery.

Status Update on Previous Committee Recommendations

Last year, the Committee on Housing offered several policy recommendations in its budget report. Please find updates for those recommendations below:

1. The OANC should continue to prioritize completion and implementation of its Strategic Plan.

Status: This was addressed in their written testimony before the Committee on Housing.

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.

Status: The final make-up is posted on the OANC Website. In our three meetings to date, there are a few members who have not participated, and we are in discussions with the Board to determine best practices for determining when non-participation is deemed a resignation in order to fill those vacancies.

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.

Status: While the Committee requested quarterly balance reports, the OANC does not deem this to be meaningful. Instead, we have included this information in an Annual Report which will better represent the use of the funds, which ANCs are benefiting from the fund, and the purposes for which the funds have been expended.

Additionally, the OANC provided details to answer this recommendation in Questions 51 and 52 of the pre-hearing questions submitted to the Committee this year.¹

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.

Status: The OANC has procured the Absorb system which will allow us to provide the metrics that the Committee seeks. We currently have 6 additional training courses in draft mode being reviewed by the Advisory Board. This is in addition to the courses we identified in our pre-hearing answers to the Committee.

The above stated, we also need to point out that while the OANC is statutorily required to provide training and that Commissioners are similarly required to attend training, a majority of Commissioner do not attend training sessions and there is no recourse or penalty that applies to non-attendees. In short, the ANC requirement is moot.

We also provided detailed information relevant to this recommendation in our answer to Question No. 50 of the pre-hearing questions submitted to the Committee this year.

5. The OANC should refrain from entering into ongoing contracts in the future unless sufficient recurring funding is available to meet the anticipated expenses.

Status: The OANC has never entered into an ongoing contract without sufficient recurring funding available. The problem is that non-lapsing funds which we use in our decision-making process are often held indefinitely by the Mayor's office, which create unnecessary hardships.

As an example, our agreement with OCTO for ANC websites will require \$300,000 through FY26. However, OCTO can only use \$100,000 in FY25 and will need \$200,000 in FY26. While the OANC is fully funded for this project, should the Mayor attempt to sweep non-lapsing funds at the end of FY25, we will need to fight to release the funds.

In FY25, the Mayor held all of the non-lapsing funds until the OANC successfully argued for their release in May 2025. While we had alerted both the Committee and Councilmember's office about this problem, neither engaged nor assisted.

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.

Status: The OANC submitted recommendations for the BSA, which the Committee has acknowledged receiving. In conversations with the previous Committee staff, the OANC was asked to delay submitting non-BSA requests. We would welcome an opportunity to work with the Committee on these requests, especially if the Committee is now ready to receive them.

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.

¹ OANC Responses – "OANC Pre-Hearing Responses - revd 02.03.2025" p. 29-31 available at <https://lims.dccouncil.gov/Hearings/hearings/673>

Status: The OANC plans to do this as the new websites become available.

8. The OANC should consider alternative hybrid meeting options for ANC's, including existing hearing and meeting rooms around the city where other government agencies already have permanent technology that ANC's could use.

Status: The OANC has done this and now has an alternate Hybrid solution, as mentioned during our hearing.

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.

Status: The OANC provided a spreadsheet last year and provided a summary in this year's testimony as well as discussed this in during the hearing.

A breakdown of grants reviewed by the OANC is provided in Question No. 49 of the pre-hearing questions provided to the Committee this year.

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.

Status: No ANC's required Security Fund assistance during the transition period. This matter is [now] moot.

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

Status: The OANC does this, but also see answer to question No. 4, which highlights that for all intents and purposes there is no mechanism to force Commissioners to participate in schedule trainings.

Operating Budget Analysis

Description	FY 2023 Actual	FY 2024 Actual	FY 2025 Approved	FY 2026 Mayor's Proposed	FY 2026 Committee on Housing 's Proposed	% Change from FY 2025
Operating Budget	\$2,172,234	\$2,198,432	\$2,532,071	\$2,532,071	\$2,532,071	0
FTEs	8.8	9.2	9.5	9.5	9.5	0
Capital Budget	\$0	\$0	\$0	\$0	N/A	N/A
FTEs	0.0	0.0	0.0	0.0	N/A	N/A

The Mayor's Fiscal Year 2026 proposal does not make any changes to the gross operating budget. Specific account group level line items have been changed to reflect the OANC proposals. These changes include enhancements to technology facilitation, supply purchases, and fringe benefits to employees. The Committee does not recommend any changes to the budget proposal at this time. The Committee does not recommend any changes to OANC's operating budget.

Executive Summary

This chapter provides an overview of the Office on Returning Citizen Affairs' (ORCA) budget priorities, including its SMART goals, policy recommendations, and agency operations. The primary focus is on discussing how the proposed transfer of the office to a new agency structure will affect returning citizens—particularly with respect to service continuity, accountability, and access to reentry supports. The chapter also outlines opportunities to strengthen ORCA's capacity to deliver housing, employment, and wraparound services.

Agency Mission & Overview

Mission: The Office on Returning Citizen Affairs (ORCA) was established to support the successful reintegration of District residents returning from incarceration. Its mission is to remove barriers to reentry by connecting returning citizens to housing, employment, education, health care, and other essential services—while promoting policies that advance equity, dignity, and opportunity. The ORCA provides direct services and referrals, hosts community resource events, and works closely with government agencies, nonprofit partners, and employers to build a coordinated network of reentry supports. The office also engages in public education and policy advocacy to address systemic challenges faced by returning citizens. The ORCA operates as part of the Executive Office of the Mayor and is closely aligned with the Commission on Reentry and Returning Citizen Affairs, a statutory advisory body that elevates community input on reentry policy. The Commission is required to have 15 voting public members appointed by the Mayor and confirmed by the Council. Unfortunately, the Commission only has five active public members. 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. Together, they play a vital role in advancing the District's commitment to inclusive public safety and second-chance opportunities.

ORCA Leadership: The ORCA is led by Director Lamont Carey.

Commission on Re-Entry and Returning Citizen Affairs Leadership:

- James Berry, Jr., Public Member
- Clarence Johnson, Public Member
- Kenetta Calloway, Public Member
- James Dunn, Public Member
- Maurice Tyree, Public Member

Note: There are 11 vacant positions.

ORCA Divisions & Responsibilities

The core responsibilities of the ORCA include:

1. Acting as the District of Columbia's coordinating and advisory agency for reentry
 - Ensure previously incarcerated people are connected to essential programs and services in areas such as employment, health, education, housing assistance, and social services.
 - Provides programs assisting in CDL Class B training, family reunification, pathways to work, identification resources, and vital document fee waiver.

Fiscal Year 2025 SMART Goals

The Office on Returning Citizens has identified the following SMART goals:

SMART Goal 1: Partnership integration

- Enhance partnerships with governmental and community-based organizations, with a specific focus on improving access to transportation services, as well as food and clothing resources, throughout the third quarter.

Status of Goal 1: Complete

- The ORCA has been able to successfully complete this goal by adding fourteen new partners to our resource toolbox. In FY 24, the ORCA's workforce team partnered with the following entities for employment opportunities: Charlotte's Web, Office of Unified Communications, Department of Public Works, the District's Department of Transportation and DCHR. In FY 24, case management
- In FY 24, the ORCA's Outreach team collaborated with the following organizations for care packages and food assistance: the Father McKenna Center, SERVE DC, Purple Star, Dr. Carmelle and Dreamers and Achievers.
- In FY24, the Outreach team partnered with the following organizations for clothing assistance for returning citizens: Broken Chains and Women Giving Back.
- In FY 24, the ORCA's Workforce Development partnered with Securities and Exchange Commission to learn about stocks and bonds.
- In FY 24, the ORCA partnered with George Washington University, DC Clemency Board and the US Pardon Attorney's Office to support returning citizens in applying for clemency.

SMART Goal 2: Housing facilitation

- The ORCA aims to facilitate the housing of 30 returning citizens from semi to permanent housing arrangements in FY24

Status of Goal 2: Met

- The ORCA recommended 52 returning citizens for housing voucher consideration for the 27 allocated vouchers from the Department of Housing and Urban Development (DHA), resulting in 27 placements. The agency also assisted 2 additional clients in securing housing vouchers through their core mental health provider.

Notes:

- The ORCA did not receive any vouchers for FY25

SMART Goal 3: Training programs

- Facilitate the placement of 40 returning citizens into training programs and 40 into gainful employment.

Status of Goal 3: Met

- In Fiscal Year 2024, the ORCA successfully placed 81 Returning Citizens in jobs during Quarter 3 and 33 in Quarter 4. Additionally, the organization placed 136 individuals in job training programs in Quarter 3 and 94 in Quarter 4.

Policy Recommendations

- The Committee recommends that the ORCA take the following actions:

1. ***The Committee recommends that the ORCA create a dedicated staff position responsible for collecting, analyzing, and reporting key performance indicators related to reentry services.***
 - The role would support evidence-based decision-making and improve transparency and accountability across the ORCA's programs. Suggested metrics to track include:
 - Total number of returning citizens who have contacted or received services from the ORCA.
 - Number of returning citizens successfully placed into employment, disaggregated by partner organization.
 - Number and percentage of returning citizens who applied for and received housing vouchers versus those denied.
 - Recidivism rates for individuals served by the ORCA within 6-, 12-, and 24-month intervals.
 - Time from initial contact to receipt of core services (e.g., housing, ID, employment referral)
2. ***The Committee recommends that the ORCA should strengthen coordination with partner agencies and providers.***
 - Formalize data-sharing and coordination agreements with key partner agencies, including:
 - Department of Human Services (DHS)
 - Department of Employment Services (DOES)
 - Department of Behavioral Health (DBH)
 - Department of Corrections (DOC)

This will ensure continuity of care from pre-release through post-release and help reduce service duplication and gaps.
3. ***The Committee recommends that the ORCA should develop a reentry dashboard for public transparency.***
 - Launch a public-facing dashboard that tracks the ORCA's performance metrics and service outcomes. This tool would support community trust, demonstrate impact, and help stakeholders identify areas for improvement in real time.
4. ***The Committee recommends that the ORCA should expand post-incarceration housing navigation support.***
 - Work with the D.C. Housing Authority, DHCD, and nonprofit housing providers to improve navigation assistance for housing voucher access and supportive housing placements. Monitor denial reasons and remove administrative barriers to improve housing success rates.
5. ***The Committee recommends that the ORCA should establish an MOU with a community-based organization for outreach and engagement.***
 - Form a Memorandum of Understanding (MOU) or Agreement (MOA) with a trusted community-based organization—such as Free Minds Book Club or a similar peer-led reentry group—that specializes in proactive outreach to currently incarcerated residents. The agreement should outline coordinated efforts to:
 - Identify and connect with currently incarcerated residents and returning citizens immediately.
 - Offer resource navigation support (e.g., housing, ID, mental health services, employment).
 - Provide peer mentorship and community reentry programming.
 - Refer individuals to the ORCA for enrollment in core city services.

Status Update on Previous Committee Recommendations²

Last year, the Committee on Housing offered several policy recommendations in its budget report. Please find updates for those recommendations below:

1. The 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.

Status: In their Performance Oversight Responses, the ORCA stated that “the agency does not oversee the construction of the halfway house but provides information within our purview. We will defer to CORE to provide regular updates on their operations, including the construction of the halfway house.”

2. The ORCA should make the housing voucher selection criteria available on their website.

Status: In their Performance Oversight Responses, the ORCA stated that “the housing voucher process and criteria are already posted on the agency's website for public access.” As a note, at the time the recommendation was written, the process and criteria were not on the ORCA website.

3. The ORCA should expand its housing goal to reflect a more realistic amount that the ORCA can accomplish rather than an extremely low amount that they can easily surpass.

Status: In their Performance Oversight Responses, the ORCA stated that “We appreciate your feedback and will consider revising our housing goals. However, it's important to note that affordable housing is a challenge in major cities across the country, and ORCA does not have permanent housing resources. Our efforts are contingent on the availability of resources from both government and community-based organizations. Additionally, we did not receive any housing vouchers for FY 25, which will make it difficult to meet current goals.”

4. The ORCA should establish a data collection system to monitor the effectiveness of housing programs for returning citizens, including housing stability.

Status: In their Performance Oversight Responses, the ORCA stated that they are “interested in hearing more about your vision and the implementation of this initiative. Currently, we continue to explore and secure various housing options for returning citizens.”

5. The ORCA should advocate for the expansion of existing affordable housing programs, such as Housing Choice Vouchers.

Status: In their Performance Oversight Responses, the ORCA stated that “Housing is a key priority for the Executive, and the Mayor has prioritized funding for affordable housing initiatives. We look forward to continued collaboration with the Council regarding the potential expansion of the Housing Voucher Program.”

6. The 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).

² “ORCA Responses- MORCA Pre-hearing questions 2025 at pp. 16-19, available at <https://lims.dccouncil.gov/Hearings/hearings/673>

Status: In their Performance Oversight Responses, the ORCA stated that “MORCA will continue to focus on creating diverse opportunities for returning citizens to voice their needs and build strong community connections.”

7. The ORCA should provide how many individuals attend its job fairs and, out of the total number of attendees, how many were hired and how many were not hired. For those who were not hired, The ORCA should share with the Committee why they may not have been hired and what the ORCA does to support them, so those individuals do not remain unemployed.

Status: In their Performance Oversight Responses, the ORCA stated that they “can identify reasons why individuals were not hired if they are directly seeking employment through our office. We could also gather feedback from employers who partner with us for hiring events. However, when we do not facilitate large job fairs, we lack oversight of individual employer decisions. We can, nonetheless, provide feedback from employers we work closely with on why candidates may not have been hired.”

8. The ORCA should expand its employment goal to be more realistic to what the ORCA can accomplish and has accomplished.

Status: In their Performance Oversight Responses, the ORCA stated “Thank you for your continued support. MORCA is exploring ways to increase employment opportunities for returning citizens and aims to set more achievable goals moving forward.”

9. The ORCA should establish its memorandum of understanding with the Department of Employment Services for the Georgetown paralegal program as soon as possible. In addition, the ORCA should explore how to get more justice-involved residents into the program. Because the program did not successfully employ all 12 graduates, the 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.

Status: In their Performance Oversight Responses, the ORCA stated “MORCA is in ongoing discussions with Georgetown University to improve employment outcomes for graduates. Each year, we work to address barriers identified during the program, and we are committed to enhancing the overall success of the program.”

10. The 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, the ORCA in partnership with the Commission should track unemployment rates for returning citizens in the District and determine how to expand the Access to Jobs or another program to meet the unemployment needs of returning residents.

Status: In their Performance Oversight Responses, the ORCA stated “the Access to Jobs program can support up to 10 participants financially. Tracking unemployment rates for returning citizens presents challenges, as there is no direct database for this population in the District.”

11. The 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.

Status: In their Performance Oversight Responses, the ORCA stated they are “actively working to develop a data collection system that will track the engagement of clients with our office and monitor employment outcomes.”

12. The 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.

Status: In their Performance Oversight Responses, the ORCA stated they “implemented in-house hiring fairs with employers we have established relationships with, where we emphasize the value that returning citizens bring to the workforce.”

13. The ORCA should explore technological training opportunities available for returning citizens upon release.

Status: In their Performance Oversight Responses, the ORCA stated they stated they are “currently implementing a digital literacy program for returning citizens, particularly older individuals, and is working with partners to host digital literacy sessions.”

14. In order to maximize voter registration, the ORCA should collaborate with the Board of Elections to conduct voter registration events so that the goal of registering citizens is reached in an effective manner.

Status: In their Performance Oversight Responses, the ORCA stated they stated they “engaged with many of the community groups you mentioned and is exploring ways to strengthen collaborations to connect with returning citizens who have children.”

15. The 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, the 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.

Status: In their Performance Oversight Responses, the ORCA stated they have “engaged with many of the community groups you mentioned and is exploring ways to strengthen collaborations to connect with returning citizens who have children.”

16. The Commission and the ORCA should continue to work with the Mayor’s Office of Talent and Appointments to fill the Commission’s remaining positions.

Status: In their Performance Oversight Responses, the ORCA stated they are “actively working with the Mayor’s Office of Talent and Appointments to fill the remaining positions on the Commission.”

17. The ORCA should finalize its memorandum of understanding with the Federal Bureau of Prisons as soon as possible.

Status: In their Performance Oversight Responses, the ORCA stated they “recently inquired about the status of the MOU and was informed that it is currently under review by leadership.”

Operating Budget Analysis

Description	FY 2023 Actual	FY 2024 Actual	FY 2025 Approved	FY 2026 Mayor’s Proposed	FY 2026 Committee on Housing’s Proposed	% Change from FY 2025
Operating Budget	\$2,473,957	\$2,171,263	\$2,917,137	\$0	\$2,917,137	-100.0
FTEs	17.1	16.4	19.0	0.0	19.0	-100.0
Capital Budget	\$0	\$0	\$0	\$0	N/A	N/A
FTEs	0.0	0.0	0.0	0.0	N/A	N/A

The Mayor's FY2026 budget eliminates all funding and staffing for ORCA, transferring its full \$2.9 million budget and 19 full-time positions to the Executive Office of the Mayor. This move dissolves ORCA as an independent office and folds its functions into the broader mayoral administration.

The proposed budget includes a \$1.86 million transfer in personnel services and a \$597,747 transfer in non-personnel services to the Executive Office of the Mayor. However, the proposal also cuts an additional \$371,772 from non-personnel services, bringing the total reduction to \$969,519. The budget does not explain how this \$371,772 cut will be used or whether it will continue to support returning citizens in any form.

The Committee on Housing opposes this consolidation. ORCA functions as a front-facing, community-centered office that provides returning citizens with direct access to housing, employment, legal aid, and other essential services. Eliminating it as a standalone entity reduces accountability, limits visibility, and threatens the accessibility of reentry support across the District.

At a time when the demand for reentry services remains high, the District should invest in stronger, more transparent systems—not weaken them.

The Committee recommends restoring ORCA's full FY2025 funding and staffing to preserve its independence, ensure direct access to services, and maintain oversight of one of DC's most vulnerable populations.

Executive Summary

The Office of the Tenant Advocate (OTA) was created in 2005 and serves as a voice for the tenant community across all branches of the government. The OTA provides proactive services like education and policy advocacy, as well as urgent, responsive support including legal representation, emergency housing, and relocation assistance. This chapter provides an overview of the OTA's budget priorities and requests, SMART goals, policy recommendations, and agency operations.

Agency Mission & Overview

Mission: The OTA's mission is to protect the legal rights of District tenants. The OTA's primary roles include:

- 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, the OTA can “represent tenants... in Federal, District, or administrative proceedings.”
- Educating tenants about their rights and rental housing matters through resources including, but not limited to, educational tenant-rights documents, community events, the Tenant Hotline.
- 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.

Leadership: Chief Tenant Advocate Joanna Shreve has been in her role since the inception of the OTA in fiscal year 2006.

OTA Divisions & Responsibilities

The Office of the Tenant Advocate operates through the following 3 programs:

1. Emergency Housing

- Provides short-term housing assistance (usually hotel stays) to temporarily housing tenants displaced by fires, floods, government closures, and other appropriate circumstances. The OTA also provides assistance to tenants for packing, moving, or storage needs.
- Coordinates with other District agencies and community-based organizations to ensure that displaced tenants are connected with appropriate services.

2. Tenant Support

- Provides legal representation to tenants in federal or District judicial or administrative proceedings. Also provides related case management such as technical assistance, legal advice, filing tenant petitions, and monitoring rental housing case hearings.
- Provides community outreach and educational programs regarding tenant rights and rental housing matters including “rapid response” letters in certain circumstances to apprise tenants of their rights and the OTA's availability to assist.
- Represents the interests of tenants and tenant organizations in legislative, executive, and judicial issues by advocating for changes in laws and rules. Develops legislative, rulemaking, and other policy recommendations, and advises stakeholders on rental housing laws. The policy advocacy team also provides support to community-based programs that inform tenants regarding their legislative and regulatory legal protections.

3. Agency Management

- Provides administrative support and facilitates Agency operations.

Fiscal Year 2025 SMART Goals

The Office of the Tenant Advocate has identified the following SMART goals:

SMART Goal 1: Exercise Lien Authority

- **Target:** 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 FY25.

Status of Goal 1: Revised

- The OTA determined that a case-by-case approach to data sharing would be more effective, which mooted the goal of an MOA regarding comprehensive data-sharing. Accordingly, the OTA revised the goal to that of finalizing a Notice of Assessment (NOA) template and securing OAG's approval and use in a particular case. The goal as revised was achieved in April 2025 when OAG did in fact green light the agency's draft NOA in the 1433 Columbia Rd case.

SMART Goal 2: Increased Outreach

- **Target:** 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 FY25.

Status of Goal 2: Revised and on track for completion

- In response to Committee feedback, the OTA adjusted this goal to citywide clinics rather than limiting to college campuses. As of June 2, 2025, the OTA reported they have held 4 clinics so far that met the attendance goal and anticipated holding 2 more by the end of the fiscal year.

SMART Goal 3: Propose Utility Billing Legislation

- **Target:** Identify and propose a legislative solution regarding the increasing number of tenant complaints relating to hidden and unfair utility costs in FY24.

Status of Goal 3: Met

- In May 2025, the OTA submitted to the Committee a set of legislative proposals to address unfair utility billing. The Committee is reviewing the legislation and consulting with other Council offices and the OTA is still consulting with the Office of the People's Counsel to improve the legislation and move forward with the most urgent solutions.

Fiscal Year 2026 SMART Goals

OTA has identified the following SMART goals for Fiscal Year 2026:

SMART Goal 1: Facilitate Use of Rent Registry

- **Target:** The OTA originally set a goal involving in-person outreach to buildings with high concentrations of elderly and/or disabled tenants and assisting tenants in creating Rent Registry accounts. However, after the goal was set, the registration requirements for the Rent Registry evolved in ways that narrowed the need for this goal. For example, housing providers do not need an email account for each and every tenant in order to complete their own re-registration process.

The OTA anticipates helping tenants – especially tenants who do not have email accounts – newly register their elderly/disability status but through fewer events and on an ad hoc basis. The Committee is working with the OTA to create a new Goal.

SMART Goal 2:

- **Target:** Complete a collaborative update of the Tenant Bill of Rights – including legal, tenant, and housing provider review – and lead a citywide education and distribution campaign to ensure the updated document and required lease addendum are accessible and widely circulated. Dissemination will occur through at least 10 high-impact channels (e.g. the OTA’s website, listservs of partners such as DCAR and AOBA, public libraries, etc.) by Q3 FY26.

SMART Goal 3:

- **Target:** To strengthen enforcement against negligent housing providers and protect public resources, the OTA will develop and publish in the DC Register a rulemaking by the end of FY26 setting forth the process for exercising its billing and lien authority under the Emergency Housing Assistance Program; and (building on last year’s goal regarding the template) issuing at least one NOA in a case where a housing provider is found liable, if such a case arises during the year.

Policy Recommendations

The Committee recommends that OTA take the following actions:

1. ***The Committee recommends that the OTA implement a standardized process for public reporting on building conditions and repair complaint patterns, with a focus on identifying chronic violators.***
 - The OTA has noted an increase in tenant complaints related to building security, broken utilities, and unsafe conditions—now emerging even in newly constructed, higher-rent buildings. These issues not only persist but are expanding citywide. However, there is no systematic public reporting mechanism to aggregate and analyze these complaints across properties or landlords.
 - To better inform enforcement and policymaking, OTA should publish quarterly reports summarizing repair-related intake trends, flagged buildings, and outcomes. These reports should be coordinated with DHCD’s Housing Regulation Administration and DCRA’s inspections division to improve accountability for landlords who repeatedly violate tenant protections.
2. ***The Committee recommends that the OTA increase outreach to underserved tenant populations by expanding its partnerships beyond government service centers to include trusted community-based institutions and informal tenant hubs.***
 - While OTA has broadened its outreach by partnering with DHS and the Safe Commercial Corridor Hubs, tenant education and support remain uneven—especially for immigrant tenants, limited-English speakers, and residents in non-traditional rental arrangements.
 - OTA should deepen partnerships with legal clinics, tenant associations, ANC commissioners, and ethnic- and faith-based organizations. Additionally, the agency should develop multilingual outreach materials and regularly evaluate which communities and wards remain underrepresented in their outreach and intake numbers.
3. ***The Committee recommends that the OTA publish annual performance data and program metrics for its Emergency Housing Assistance Program (EHAP), including demographics, reasons for displacement, and repayment outcomes.***
 - EHAP has consistently exceeded its annual appropriations, requiring mid-year budget transfers. Yet little public data exists on who the program serves, which landlords are most often involved, or how often repayments are recouped under OTA’s statutory lien authority.
 - To promote transparency and strengthen Council oversight, OTA should release an annual EHAP report disaggregating assistance by ward, race, age, displacement cause, and recovery

action status. This data will help target funding and identify patterns of landlord negligence that lead to displacements.

4. ***The Committee recommends that the OTA finalize and submit its long-awaited legislative proposal addressing utility billing practices in multifamily rentals.***

- OTA's intake data increasingly includes complaints about mysterious, excessive, or unpredictable utility charges—especially in buildings where tenants are not directly metered. The agency identified this issue as a SMART goal for 2024 and committed to proposing legislation.
- Given the growing burden of utility costs on rent-burdened tenants, OTA should finalize this proposal and submit it for Council consideration without further delay. The legislation should clarify tenant rights, landlord obligations, and enforcement mechanisms related to utility billing in rental housing.

5. ***The Committee recommends that the OTA formalize its policy consultation and amicus strategy to ensure consistent tenant representation in administrative and judicial forums.***

- OTA has played a valuable role in supporting pro se tenants at the Rental Housing Commission and occasionally files amicus briefs or consults on litigation. However, this work remains ad hoc and often under-resourced.
- OTA should create a formal policy that outlines criteria for litigation involvement, establishes a standing advisory group to help select impact cases, and dedicates staff capacity to proactively pursue legal strategies aligned with tenant protection goals.

Status Update on Previous Committee Recommendations

Last year, the Committee on Housing offered several policy recommendations in its budget report. Please find updates for those recommendations below:

1. The OTA should determine alternatives to the implementation of the Memorandum of Agreement (MOA) 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.

Status: See update for SMART Goal #1; the OTA determined the need for the MOA was mooted.

2. The OTA should expand the tenant clinic program to be more accessible to non-college students.

Status: Achieved, see update for SMART Goal #2.

3. The Committee suggests that the OTA track the number of intakes related to illegal lease provision issues in order to get a better sense of how many individuals are impacted.

Status: The OTA submits monthly KPI data to the Committee that include details on intake calls and "Lease Issue" is consistently the most common. The Committee does not receive information on illegal lease provisions specifically.

4. The OTA should evaluate whether data supports prioritizing a legislative remedy that would address hidden and unfair utility costs.

Status: Achieved; see update for SMART Goal #3.

Operating Budget Analysis

Description	FY 2023 Actual	FY 2024 Actual	FY 2025 Approved	FY 2026 Mayor's Proposed	FY 2026 Committee on Housing's Proposed	% Change from FY 2025
Operating Budget	\$4,060,005	\$4,311,600	\$4,175,757	\$4,191,188	\$4,391,188	0.4
FTEs	26.8	24.2	25.3	25.0	25.0	-1.2
Capital Budget	\$0	\$0	\$0	\$0		N/A
FTEs	0.0	0.0	0.0	0.0		N/A

The Mayor's proposal includes a 0.4% change in OTA's operating budget.

Last year, the Committee secured funding for an additional attorney at the request of the agency. That position, and one other due to a recent retirement, are vacant and cannot be filled until the District lifts the current hiring freeze brought on by Congress cutting DC's FY25 budget as part of a Continuing Resolution. Both positions were swept as part of the Mayor's FY25 Supplemental Budget but reinstated in the FY26 proposal, though the salary and fringe associated with the newly created position is reduced.

The OTA did not identify any major concerns with the Mayor's proposed budget, but did request two adjustments at the agency's budget oversight hearing.

First, the Mayor's proposal includes \$10,000 for the purchase of computers and laptops and \$2,000 to support court filing fees. At the budget oversight hearing, Chief Tenant Advocate Shreve requested the \$10,000 be transferred to supplement the court filing fees. CTA Shreve testified that the agency does not need updated laptops and expects more litigation activity and higher demand for court fees with the addition of the two currently vacant attorney positions. *The Committee made that adjustment.

Second, the Mayor's proposal funds the Emergency Housing Assistance Program (EHAP) at \$570,000, the same amount as FY25. CTA Shreve testified that OTA consistently exceeds the budgeted EHAP funding every year and needs to request supplemental funds. CTA Shreve requested the Committee fund EHAP at \$760,000 to curtail the need for mid-year supplemental requests. The Committee made that adjustment.

Policy Priorities

Utility Billing

The OTA has noticed a recent increase in reports of hidden, unfair, or surprise utility bills. To address this, the OTA produced a set of legislative solutions and presented them to the Committee in May 2025. The proposals include, but are not limited to, disclosure requirements, lease provisions promoting transparency, prohibiting housing providers from billing tenants for certain utility usages such as consumption in common areas or vacant units. The OTA is also considering ways to make it easier for tenants to (a) pay a bill for a utility that landlord has failed to pay and is thus subject to disconnection, and (b) then deduct that amount from the rent. The latter

proposal was prompted by recent water shutoffs in the District, which highlighted the need for a clear mechanism that allows tenants to cover unpaid utility bills and avoid disconnection. The Committee intends to collaborate with the OTA and other Council offices to pursue the most urgent and effective of these proposals.

Housing Conditions

Since 2008, the OTA's annual reporting has identified housing conditions as one of the top two most frequently reported rental housing issues. In fact, housing conditions are the subject of more than 25% of all tenant complaints received by the OTA. The most frequently reported violations are lack of heat or hot water, lack of air conditioning, broken appliances, leaks or water damage, and rodent or pest infestations. These concerns are echoed consistently in the feedback the Committee receives from constituents. The Committee looks forward to working with the OTA to identify solutions to substandard housing conditions such as targeted preservation investments, improved code enforcement or fine collection, and stronger protections to ensure safe and dignified living conditions for tenants.

Executive Summary

This chapter provides an overview of the DC Housing Finance Agency (DCHFA) budget priorities, including its SMART goals, policy recommendations, and agency operations. The primary focus is on affordable housing production, preservation, and neighborhood stabilization.

Agency Mission & Overview

Mission: The DCHFA continues to be a key driver of affordable housing development and preservation in the District. In FY24 and FY25, the HFA expanded its bond issuance and multifamily lending capacity, enhanced the Housing Investment Platform (HIP), and deepened engagement with residents through homebuyer education and outreach. Through strategic partnerships and innovative tools, the HFA supports the production, acquisition, and refinancing of affordable housing, while helping DC residents achieve housing stability and homeownership.

To advance the District of Columbia's housing priorities, the Agency invests in affordable housing and neighborhood development, which provides pathways for DC residents to transform their lives. We achieve this by delivering the most efficient and effective sources of capital available in the market to finance rental housing and to create homeownership opportunities.

Leadership: The DCHFA is led by Executive Director Christopher Donald

DCHFA Divisions & Responsibilities

1. **Multifamily Lending and Underwriting:**
 - Provides financing for the construction, rehabilitation, and preservation of affordable rental housing
2. **Single Family Programs:**
 - Manages home purchase assistance programs including DC Open Doors
3. **Capital Markets:**
 - Oversees bond issuance and financial structuring for agency projects
4. **Housing Investment Platform (HIP):**
 - Facilitates equity investment in affordable housing development and preservation
5. **Homeownership and Community Engagement:**
 - Conducts financial education, counseling, and outreach initiatives
6. **Compliance & Asset Management:**
 - Ensures long-term property performance and affordability standards

Fiscal Year 2025 SMART Goals

The DCHFA has outlined three primary SMART goals for Fiscal Year 2025

SMART Goal 1: Mobilize Capital for Affordable Housing Development

- Close \$200M of bond capital by Q4 in Fiscal Year 2025.

Status of Goal 1: On Track

- On track.

Notes:

- Target was revised in Q1 FY25 to reflect updated market conditions and agency capacity.
- The agency has encountered headwinds in bringing transactions to closing, including:
 - Persistent challenges in syndicating Low-Income Housing Tax Credits (LIHTC).
 - Limited market liquidity.
 - Higher interest rates affecting project feasibility.
- Despite these obstacles, the agency remains on pace to meet its revised year-end goal.

SMART Goal 2: Complete Single Family Strategic Plan

- Finalize a strategic plan for the Single Family Lending programs, including recommendations for best practice-aligned products and enhancements to home purchase assistance.

Status of Goal 2: Met

- Complete.

Notes:

- The timeline was revised to allow for finalization in Quarter 2 Fiscal Year 2025.
- The completed plan provides a roadmap for improving access to homeownership in the District, particularly for first-time and historically underserved borrowers.
- The strategy includes analysis of program utilization and recommendations for modernization and alignment with market needs.

SMART Goal 3:

- Establish a Mentorship Program for Emerging Developers and Launch Pre-Development Fund by Quarter 2 in Fiscal Year 2025

Status of Goal 3: Met

- Complete.

Notes:

- The goal was refined to focus on practical implementation by replacing the general mentorship concept with a more targeted *project support program* for emerging developers.
- The agency successfully launched both the tailored support program and the Pre-Development Fund within the revised timeline.
- These initiatives are intended to reduce early-stage barriers for local developers, particularly those from underrepresented communities, and to strengthen the District's development pipeline.

Policy Recommendations

The Committee recommends that the DCHFA take the following actions:

1. ***The Committee recommends that the DCHFA formalize and scale its support for emerging developers of color by establishing a permanent funding stream and clear program metrics for the Hagans Multifamily and HIP initiatives.***
 - The Committee commends DCHFA for launching the Hagans Multifamily Fund and rebranding the Housing Investment Platform (HIP) to better support Black and brown developers. However, these efforts currently lack dedicated, sustained funding and publicly reported outcomes.

- To deepen the agency’s impact on equity in the development sector, DCHFA should establish permanent financing—through either legislated appropriations, revolving fund mechanisms, or bond allocations—and publish annual metrics on participation, project delivery, and racial demographics of beneficiaries. This will ensure the agency’s racial equity goals are durable, measurable, and transparent.
2. **The Committee recommends that the DCHFA institutionalize the Portfolio Stabilization Grant Program (PSG) as a permanent tool in its affordable housing preservation strategy.**
 - DCHFA’s one-time \$10 million PSG helped stabilize properties impacted by rent delinquencies and rising costs. However, the factors driving these challenges—such as post-pandemic rent arrears and high operating expenses—are ongoing and structural in nature.
 - To ensure long-term financial health of its affordable housing portfolio, the agency should formalize PSG as a standing program with clear eligibility criteria, annual reporting, and targeted outreach to deeply affordable properties at highest risk of financial distress. Stabilizing vulnerable projects now will prevent deeper affordability loss and costly capital interventions later.
 3. **The Committee recommends that the DCHFA improve transparency and oversight regarding Board member recusals and potential conflicts of interest.**
 - The Committee has observed that several multifamily projects financed during the oversight period involved entities with connections to members of DCHFA’s Board of Directors. While recusals were documented, there is currently no requirement for the agency to report these conflicts to the Council or the public.
 - To protect the agency’s credibility and maintain public trust, DCHFA should submit an annual disclosure to the Council detailing board recusals, affiliated entities, and related project outcomes. The agency should also consider publishing this information as part of its Annual Report or on its website for public accountability.
 4. **The Committee recommends that the DCHFA strengthen racial equity evaluation across all homeownership and development programs.**
 - While the agency has initiated commendable equity-branded programs such as the Baldwin DuBois Series, its core offerings lack consistent mechanisms for evaluating equity impact.
 - To align with the District’s broader racial equity goals, DCHFA should incorporate racial equity impact statements into all new initiatives and major program changes. These statements should assess access barriers, anticipated demographic reach, and potential unintended consequences. Standardizing this practice will allow the agency to more proactively advance racial justice across its portfolio.
 5. **The Committee recommends that the DCHFA assess the viability of reinstating the Mortgage Credit Certificate (MCC) program or identify alternative mechanisms to deliver similar benefits to first-time homebuyers.**
 - DCHFA previously suspended its MCC program due to bond cap limitations. However, MCCs are a critical tool for long-term affordability, particularly for low-income, first-time buyers.
 - The Committee urges the agency to explore pathways to reinstate this program—either through renewed bond authority, revenue reallocations, or a District-funded alternative that replicates the benefit. Ensuring these supports remain available is essential to expanding sustainable homeownership in the District.

Status Update on Previous Committee Recommendations

Last year, the Committee on Housing offered several policy recommendations in its budget report. Please find updates for those recommendations below:

1. The 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.

- **Status:** The DCHFA Re-launched ReMIT in August 2024 and have distributed most of the remaining funds (200K from the original pilot) to eligible homeowners. Awaiting notification from CM White's office regarding whether funding for the permanent program will be included in the FY 26 BSA.
2. The 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.
 - **Status:** There isn't a timeline for reinstating the MCC program as the volume cap utilized for the program was redirected in FY22 to bonds for multifamily development.
 2. The DCHFA should analyze where the delays are in the Home Purchase Assistance Program process and collaborate with DHCD to address the delays. In addition, the DCHFA should analyze through their strategic plan how this program can meet the goal of increasing Black homeownership
 - **Status:** The DCHFA has reviewed the delays for the portion of the HPAP where we are responsible. That review has resulted in several process improvements. The DCHFA works with DHCD as one of the HPAP co-administrators. While the product assessment for the strategic plan included a review of HPAP, DHCD is responsible for program oversight and policy making.
 3. The DCHFA should continue to review the rental delinquency situation and keep the Committee apprised of potential solutions.
 - **Status:** The DCHFA provided updated delinquency and default information to the Committee at the performance and budget hearings in 2024 and 2025 and the Committee's hearing on four housing related bills on May 28th.
 4. The DCHFA should keep the Committee apprised of the status of the pre-development fund

Status: Accepted as Goal 3 of the FY 25 SMART Goals.

Operating Budget Analysis

Description	FY 2023 Actual	FY 2024 Actual	FY 2025 Approved	FY 2026 Mayor's Proposed	FY 2026 Committee on Housing's Proposed	% Change from FY 2025
Operating Budget	\$0	\$0	\$16,943,792	\$18,355,000	\$18,355,000	8.3
FTEs	0.0	0.0	0.0	0.0	0.0	N/A
Capital Budget	\$0	\$0	\$0	\$0	\$0	N/A
FTEs	0.0	0.0	0.0	0.0	0.0	N/A

Executive Summary

This chapter provides an overview of the Department of Housing and Community Development's (DHCD) budget priorities, including its SMART goals, policy recommendations, and agency operations. The primary focus is on affordable housing production, preservation, and neighborhood stabilization.

Agency Mission & Overview

Mission: The 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". The DHCD focuses on three strategic objectives:

1. producing and preserving the supply of quality affordable housing;
2. increasing homeownership opportunities;
3. and revitalizing neighborhoods, promoting community development, and providing economic opportunities.

Leadership: The DHCD is led by Director Colleen Green and administers the Housing Production Trust Fund (HPTF), which is discussed further in the Housing Production Trust Fund and Housing Production Trust Fund Subsidy chapters.

DHCD Divisions & Responsibilities

1. Development Finance Division (DFD)

- Manages housing production and preservation, including HPTF spending.
- Issues Requests for Proposals (RFPs) for rental, ownership, and community facility development.
- Provides debt service payments for HUD Section 108 loans.
- Incentivizes homeowners to create Accessory Dwelling Units (ADUs).
- Allocates project-based Local Rent Supplement subsidies.

2. Residential and Community Services Division (RCSD)

- Funds housing counseling services and small business assistance programs.
- Administers down payment and closing cost assistance through:
 - Home Purchase Assistance Program (HPAP).
 - Employer Assistance Housing Program (EAHP).
- Provides home repair loans via the Single Family Residential Rehabilitation Program (SFRRP).

3. Property Acquisition and Disposition Division (PADD)

- Encourages rehabilitation of vacant and abandoned properties.
- Acquires and disposes of properties for affordable and market-rate housing.

4. Portfolio and Asset Management Division (PAMD)

- Manages the DHCD's loan portfolio and compliance.
- Oversees the Low Income Housing Tax Credit (LIHTC) Program.

5. Program Monitoring Division (PMD)

- Conducts oversight of the DHCD projects and funding recipients.
- Ensures compliance with HOME Investments Partnership Program (HOME) and Community Development Block Grant Program (CDBG) funding.

6. Housing Regulation Administration (HRA)

- Oversees residential housing regulations and rent control.
- Administers the Tenant Opportunity to Purchase Act (TOPA).
- Regulates condominium and cooperative conversions.
- Manages the Housing Resource Center.
- Monitors compliance with Inclusionary Zoning (IZ) regulations.
- Administers the District's Rent Stabilization Program, including:
 - Rental property registration and licensing.
 - Rent adjustment procedures and dispute resolution.

7. Agency Management Division

- Provides administrative support for the DHCD operations.

8. Agency Financial Operations Division

- Handles financial management and budgeting for the DHCD.

Fiscal Year 2024/25 SMART Goals

The DHCD has identified the following key SMART goals for budget oversight:

SMART Goal 1: More Affordable Housing Production by 2025

- Deliver 1,500 new affordable units by the end of calendar year 2025 to contribute to the Mayor's goal of 12,000 net new affordable units by 2025.

Status of Goal 1: On track

- The DHCD noted³ that it is on track to deliver 2,113 affordable units:
 - In Fiscal Year 2024, the DHCD delivered 856 affordable housing units
 - In Fiscal Year 2025, the DHCD is projected to deliver 1,257 affordable housing units

Notes:

- Given the difficult housing market, the Committee asked how the DHCD was on track to deliver on this goal. Director Green noted at the March 2, 2025, performance oversight hearing that most of the deals for these projects closed before the housing market worsened.
- The DHCD noted in its follow up responses to the March 3, 2025, performance oversight hearing that they will keep the same goals for FY 2025.

SMART Goal 2: Preserving Existing Homes (Fiscal Year 2024)

- Preserve 735 units of affordable housing through:
 - 450 units: Extending existing covenants using HPTF or other long-term capital sources.
 - 60 units: Repairs and rehabilitation via the Small Buildings Program.
 - 100 units: Affordable housing acquisition.
 - 25 units: Vacant property disposition.
 - 100 units: Repairs via the Single Family Residential Rehabilitation Program.

Status of Goal 2:

³ "DHCD Responses- FY24-25 Performance Oversight-2.24.25.pdf" at p. 4, available at <https://lims.dccouncil.gov/Hearings/hearings/674>

- In its pre-hearing responses⁴. The DHCD noted that within Fiscal Year 2024, the DHCD preserved 431 units of affordable housing through:
 - 111 units: Extending existing covenants using HPTF or other long-term capital sources.
 - 60 units: Repairs and rehabilitations via the Small Buildings Program.
 - 49 units: Affordable housing acquisitions.
 - 101 units: Vacant property dispositions.
 - 110 units: Repairs via the Single- Family Residential Rehabilitation Program
- At the March 3, 2025, performance oversight hearing, Director Green was asked why the DHCD failed to meet its affordable housing preservation goal. She responded that some preserved units had not been counted but could not fully explain why the overall goal was missed. The Committee requested a follow-up analysis.
- On April 14, 2025, the DHCD provided updated data and the following explanation:
 - In FY24, the DHCD preserved 546 units of affordable housing through:
 - 226 units: Covenant extensions using HPTF or other long-term capital sources
 - 60 units: Repairs and rehabilitation under the Small Buildings Program
 - 49 units: Affordable housing acquisitions
 - 101 units: Vacant property dispositions
 - 110 units: Repairs through the Single-Family Residential Rehabilitation Program
- The DHCD noted that while they exceeded targets in several areas, the overall goal was not met due to several challenges:
 - Rising housing production costs not matched by HPTF funding levels
 - Legislative constraints that limit the agency’s ability to acquire properties
 - Difficulty identifying affordable units in need of preservation that are not already funded by the DHCD
- The agency indicated it is working to address these challenges moving forward.

Notes:

- The DHCD noted in its follow up responses to the March 3, 2025, performance oversight hearing that they will keep the same goals for FY 2025.

SMART Goal 3: Stabilizing Neighborhoods by Preventing Displacement & Supporting Small Businesses (Fiscal Year 2024)

- Prevent 50 evictions or foreclosures through housing counseling.
- Support 100 small businesses with technical assistance.
- Help 7% of supported small businesses secure financing.
- Create 250 jobs through small business support programs.

Status of Goal 3:

- Within Fiscal Year 2024⁵, the DHCD promoted neighborhood stabilization by:
 - Preventing 1,494 evictions or foreclosures via housing counseling.
 - Supporting 4,025 small business clients with technical assistance.
 - Supporting 7% of those small businesses in securing financing and creating 5,680 jobs.

Notes:

⁴ “DHCD Responses- “FY24-25 Performance Oversight-2.24.25.pdf” at p. 4, available at <https://lims.dccouncil.gov/Hearings/hearings/674>

⁵ “DHCD Responses- “FY24-25 Performance Oversight-2.24.25.pdf” at p. 4, available at <https://lims.dccouncil.gov/Hearings/hearings/674>

- DHCD noted in its follow up responses to the March 3, 2025 performance oversight hearing that they will keep the same goals for FY 2025.

Policy Recommendations

The Committee recommends that the DHCD take the following actions:

1. ***The Committee recommends that the DHCD evaluate potential barriers in the application process and take immediate steps to ensure the program is equitably serving Black residents.***
 - Recent trends in HPAP disbursements raise significant concerns about the program’s effectiveness in meeting its stated goal of expanding Black homeownership. Although the DHCD has described HPAP as its primary tool for advancing this goal, the proportion of Black recipients has declined—from 75% in FY24 to 71% in FY25. At last year’s the DHCD performance oversight hearing and in subsequent meetings, the Committee expressed concern about an overall 10% drop in Black homeowner participation. Both the DHCD and DCHFA acknowledged the decline but suggested it was not yet alarming, stating that a 20% decrease would be more concerning.
2. ***The Committee recommends that the Mayor fulfill the legal requirement to submit the required annuals reports to the Council in a timely manner. The Committee also recommends that the DHCD implement internal safeguards to ensure all statutorily mandated reports—particularly the Housing Production Trust Fund (HPTF) Annual Report and the Inclusionary Zoning Annual Report—are submitted to the Council on time.***
 - While the agency noted that some reports are under executive review, delays in fulfilling legal reporting obligations reduce transparency and hinder effective oversight. The Committee urges the DHCD to establish clear internal deadlines that account for executive review time and ensure that final reports are publicly released and transmitted to the Council by the statutory due dates.
3. ***The Committee recommends improving Rent Registry implementation through stakeholder collaboration and accessibility support.***
 - The Committee recommends that the DHCD work closely with housing providers, tenants, the Office of the Tenant Advocate, and community organizations to ensure the Rent Registry is accessible, functional, and equitable. In response to concerns raised by housing providers, the Council extended the data entry deadline from 90 to 180 days to reduce the compliance burden. The DHCD should prioritize outreach and support for residents who are elderly, non-English speakers, have disabilities, or face technological barriers. Additionally, the Committee encourages the DHCD to collaborate with the Council to explore expanding the Rent Registry into a more comprehensive tool that supports enforcement and transparency of District housing laws—such as tracking Inclusionary Zoning units, Tenant Opportunity to Purchase Act (TOPA) activity, and other key housing data that can inform policy and strengthen tenant protections.
4. ***The Committee recommends improving program transparency and communication for all homeowner assistance initiatives.***
 - The Committee urges the DHCD to adopt clear, consistent, and public-facing protocols for program administration—particularly for time-sensitive assistance programs like the

Homeowner Assistance Fund (HAF) and the Home Purchase Assistance Program (HPAP). The HAF rollout was plagued by delays, shifting guidance, and lack of clarity around application outcomes and final payments, which left many 2022 applicants in limbo and caused unnecessary hardship for residents at risk of foreclosure. Similarly, HPAP's abrupt shift to a lottery system—without advance notice or sufficient explanation—left applicants scrambling and undermined public trust. To avoid these failures in the future, the DHCD should ensure timely, transparent updates to applicants, publish real-time program data, and work closely with legal aid providers and housing counselors to maintain public accountability and prevent misinformation.

5. *The Committee recommends DHCD, in coordination with Mayor's Office of Talent and Appointments (MOTA), should provide regular updates to the Council on the status of vacancies on the Housing Production Trust Fund (HPTF) Advisory Board, including projected timelines for appointments and reappointments.*

- The Committee urges the DHCD to do so because the HPTF Advisory Board plays a critical role in advising the Mayor on affordable housing priorities and ensuring transparency in the use of public funds. Prolonged vacancies limit the board's effectiveness and reduce public oversight. Timely updates would improve accountability and support a fully functioning advisory body.

6. *DHCD should conduct a comprehensive review of the 9% Low-Income Housing Tax Credit (LIHTC) application, award, and underwriting process to identify the root causes behind the return of \$3.1 million in federal credits, and provide a report with corrective actions.*

- Returning awarded 9% LIHTC credits undermines affordable housing production and signals systemic inefficiencies in project selection, readiness, or underwriting. A full analysis will help prevent future forfeitures, strengthen application oversight, and ensure that D.C. maximizes use of its competitive federal resources.

Status Update on Previous Committee Recommendations

Last year, the Committee on Housing offered several policy recommendations in its budget report. Please find updates for those recommendations below:

1. The DHCD should continue assessing and improving its communication and planning around its public events and hearings to maximize public engagement.

Status: No response received. The agency did not provide a status update despite a request from the Committee.

2. The DHCD should provide the Committee with periodic updates on the rent control database in anticipation of a fall 2024 launch.

Status: The RentRegistry – Rent Control Database launched June 2, 2025.⁶

⁶ District of Columbia Dept. of Housing & Cmty. Dev., *RentRegistry – Rent Control Database*, <https://dhcd.dc.gov/page/rentregistry-rent-control-database> (last visited June 14, 2025).

3. The DHCD should establish consistent internal feedback mechanisms and encourage professional development opportunities, including trainings on management and managing up, to improve staff retention.

Status: No response received. The agency did not provide a status update despite a request from the Committee.

4. The 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.

Status: No response received. The agency did not provide a status update despite a request from the Committee.

5. The DHCD should immediately create a clear and transparent method of winding down the Homeowner Assistance Fund program.

Status: No response received. The agency did not provide a status update despite a request from the Committee. DHCD did not provide a status update despite a direct request from the Committee. Additionally, the Committee continues to receive constituent inquiries expressing confusion about the status of their HAF applications. Based on the lack of communication and ongoing public uncertainty, the Committee does not consider the program to have been closed out in a clear or transparent manner.

6. The 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.

Status: No response received. The agency did not provide a status update despite a request from the Committee.

7. The DHCD should continue to support efforts to preserve affordable housing through funding sources other than just the Housing Production Trust Fund.

Status: No response received. The agency did not provide a status update despite a request from the Committee.

8. The DHCD should maintain and strengthen the support it provides through its community-based organization network and its Housing Resource Center.

Status: No response received. The agency did not provide a status update despite a request from the Committee.

9. The DHCD should implement the proposed updates to the Home Purchase Assistance Program in the Budget Support Act to improve transparency for first time homebuyers.

Status: No response received. The agency did not provide a status update despite a request from the Committee.

10. The DHCD should provide the Committee with updates on job creation progress during performance oversight for Fiscal Year 2024 to determine the efficacy of the 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.

Status: No response received. The agency did not provide a status update despite a request from the Committee.

Operating Budget Analysis

Description	FY 2023 Actual	FY 2024 Actual	FY 2025 Approved	FY 2026 Mayor's Proposed	FY 2026 Committee on Housing's Proposed	% Change from FY 2025
Operating Budget	\$215,375,456	\$88,863,280	\$99,764,738	\$127,687,052	\$131,515,069	28.0
FTEs	100.8	97.4	100.6	111.1	111.1	10.4
Capital Budget	\$0	\$0	\$0	\$0		N/A
FTEs	0.0	0.0	0.0	0.0		N/A

The Committee's FY26 budget recommendations for the Department of Housing and Community Development reflect a strong commitment to protecting existing affordable housing, expanding homeownership access, and ensuring that public resources respond to community needs.

The FY26 proposed operating budget for the Department of Housing and Community Development (DHCD) reflects a 28% increase over FY25, primarily driven by a \$30.9 million boost in federal grant funds. However, this topline growth masks a 5% decrease in local funding, which affects critical programs such as the Home Purchase Assistance Program (HPAP) and housing preservation initiatives. HPAP funding was reduced despite rising home costs and declining Black homeownership rates, while the housing preservation division saw a 54% cut, including the elimination of the Acquisition and Critical Repairs Fund.

The Mayor's budget allows the Housing Preservation Fund to lapse at the end of FY25, with no new funding in FY26. The Committee strongly disagrees with this decision and recommends restoring \$1 million to the fund in FY26 by reallocating unspent local dollars. These investments support urgent repairs and acquisitions that keep tenants stably housed and preserve at-risk properties.

To ensure the DHCD can meet its mission of preserving and expanding affordable housing, the Committee recommends restoring the \$3.8 million cut to HPAP and reversing cuts to preservation programs. Additionally, the Committee urges the Council to strike Subtitle 7111 of the BSA to prevent \$6.8 million in the Housing Preservation Fund from lapsing, preserving these resources for FY26 use.

Executive Summary

This chapter provides an overview of the District of Columbia's Housing Production Trust Fund (HPTF), one of the city's most important tools for addressing the affordable housing crisis. The HPTF is designed to support the creation, preservation, and rehabilitation of housing that is affordable to low- and moderate-income residents, with a strong emphasis on neighborhood stabilization and long-term affordability.

Mission & Overview

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.

Operating Budget Analysis

Description	FY 2023 Actual	FY 2024 Actual	FY 2025 Approved	FY 2026 Mayor's Proposed	FY 2026 Committee on Housing's Proposed	% Change from FY 2025
Operating Budget	\$175,733,801	\$427,322,493	\$79,997,224	\$100,000,000	\$100,000,000	25.0
FTEs	63.4	54.3	67.9	52.9		-22.2
Capital Budget	\$0	\$0	\$0	\$0		N/A
FTEs	0.0	0.0	0.0	0.0		N/A

In the Fiscal Year 2026 budget, the Mayor proposes restoring the Housing Production Trust Fund (HPTF) to its historical baseline of \$100 million, following a significant cut in Fiscal Year 2025. To reach this level, the budget includes a \$40,743,000 transfer from Local Funds to supplement deed recordation and deed transfer tax revenues, which have not fully recovered to pre-pandemic levels.

This proposal reflects a renewed commitment to affordable housing production, after Fiscal Year 2025 marked the lowest investment in the HPTF since the early 2010s. The \$40.7 million local contribution serves as a strategic backfill to ensure that total funding for the HPTF meets the statutory goal, despite volatility in dedicated tax revenue collections.

However, while this restoration is welcome, past performance issues remain. As noted in oversight hearings and audit findings, the DHCD has historically struggled to meet the statutory requirement that 50% of HPTF project funding go toward units for households at 30% of the Area Median Income (AMI)

or below. A return to \$100 million in funding must be paired with stronger accountability measures, deeper targeting, and timely disbursement of funds to maximize impact.

HOUSING PRODUCTION TRUST FUND SUBSIDY (HPO)

Executive Summary

This chapter provides an overview of the District of Columbia’s Housing Production Trust Fund (HPTF), one of the city’s most important tools for addressing the affordable housing crisis. The HPTF is designed to support the creation, preservation, and rehabilitation of housing that is affordable to low- and moderate-income residents, with a strong emphasis on neighborhood stabilization and long-term affordability.

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.

Mission & Overview

The HPTF Subsidy is not a standalone agency nor a separate legal entity. The District created the HPTF Subsidy account in Fiscal Year 2007 to show the transfer of dedicated deed recordation and deed transfer taxes from the General Fund to the HPTF. Beginning in Fiscal Year 2013, these tax revenues were deposited directly into the HPTF. The HPTF Subsidy budget chapter now reflects only additional Local or other funds transferred to the HPTF, on top of the annual routine transfer of dedicated tax revenues.

Operating Budget Analysis

Description	FY 2023 Actual	FY 2024 Actual	FY 2025 Approved	FY 2026 Mayor’s Proposed	FY 2026 Committee on Housing’s Proposed	% Change from FY 2025
Operating Budget	\$354,197,301	\$191,288,633	\$21,000,000	\$40,743,000	\$40,743,000	94.0
FTEs	0.0	0.0	0.0	0.0		N/A
Capital Budget	\$0	\$0	\$0	\$0		N/A
FTEs	0.0	0.0	0.0	0.0		N/A

In total, the Mayor proposed \$40,743,000 for the HPTF subsidy for Fiscal Year 2026.

IV. BUDGET SUPPORT ACT RECOMMENDATIONS

A. RECOMMENDATIONS ON MAYOR'S PROPOSED SUBTITLES

On June 2, 2025, Chairman Phil Mendelson introduced, on behalf of the Mayor, B26-265, the *Fiscal Year 2026 Budget Support Act of 2025* (BSA). The Chairman referred one subtitle exclusively to this Committee for comments:

- Title II. Subtitle V. RENTAL Act

The Chairman referred another one subtitle jointly to this Committee and the Committee on Business and Economic Development:

- Title II. Subtitle M. Housing in Downtown Program

This chapter contains the Committee's analyses and recommendations on 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 V. RENTAL Act

Purpose, Effect, and Impact on Existing Law

The RENTAL Act contains a suite of reforms aimed at loosening regulations that developers and landlords allege are limiting investment in the District's affordable housing market.

Committee Reasoning

The Committee recommends striking this subtitle from the Budget Support Act to allow the RENTAL Act to proceed through the Council's regular legislative process. While the subtitle addresses important housing issues, the Committee believes the scope and complexity of the proposed reforms merit full and independent legislative consideration, including public hearings, robust stakeholder engagement, and opportunities for amendment based on testimony and agency feedback.

Significant aspects of the RENTAL Act—including changes to the rent control framework, TOPA updates, and enhanced enforcement—have not been fully vetted by the Council or the public. Proceeding via the BSA process, which limits public input and does not require hearings, is not appropriate for reforms of this magnitude.

Accordingly, the Committee recommends that the RENTAL Act be withdrawn from the FY26 Budget Support Act and move as standalone legislation to ensure it receives the deliberation it deserves. The Committee intends to take up portions of this legislation through the ordinary legislative process imminently. Incorporation into the BSA would serve no purpose other than to inhibit future legislative research.

Fiscal Impact

Striking this provision from the BSA will have no fiscal impact.

2. Title II. Subtitle M. Housing in Downtown Program

Purpose, Effect, and Impact on Existing Law

The purpose of this subtitle is to expand and adjust the scope and funding of the Housing in Downtown Program, which incentivizes the conversion of underused commercial properties—particularly office buildings—into residential housing. The changes aim to broaden geographic eligibility and adjust the financial parameters of the program to better target areas with high vacancy and conversion potential.

1. Geographic Expansion:

- The bill repeals the original, more limited geographic definitions in § 47-860.01(2)(A) and (B) and **replaces them** with broader and more flexible area definitions:
 - **Central Washington Area** (with a 1,750-foot buffer zone),
 - **Georgetown BID**,
 - **Dupont Circle BID**, and
 - **Any other area** with high commercial vacancy, as **designated by the Mayor**.
- This dramatically **expands the eligibility** footprint of the program to more parts of the city that may be facing office underutilization.

2. Program Funding Cap Change:

- The maximum amount of support available under § 47-860.03(b)(2) is **reduced** from **\$6.8 million to \$5 million**.

Committee Reasoning

This subtitle positions the Housing in Downtown Program to be a more flexible urban revitalization tool in the face of persistent commercial vacancies—especially post-pandemic—and encourages residential development in historically commercial corridors. It balances this expansion with modest cost containment by lowering the program's funding cap.

The Committee is informed that the Deputy Mayor for Planning and Economic Development would support additional adjustments to the abatement eligibility area. The Committee did not have an opportunity to evaluate the ideal geographic area for this program prior to markup but does not oppose adjustments prior to passage of the BSA.

Section-by-Section Analysis

Sec. 2122 – Amendments to Title 47 of the D.C. Official Code

Subsection (a): Expansion of Eligible Areas

- **Amends:**
§ 47-860.01(2)

- **What it does:**
Repeals existing subparagraphs (A) and (B), replacing them with new subparagraphs (C) through (F), expanding the list of areas eligible for participation in the Housing in Downtown Program.
- **Newly Eligible Areas:**
 - **(C):** Central Washington Area plus 1,750 linear feet beyond its boundaries, as defined by the 2021 Comprehensive Plan.
 - **(D):** Georgetown Business Improvement District (BID).
 - **(E):** Dupont Circle BID.
 - **(F):** Any area designated by the Mayor with a high concentration of commercial office property and high vacancy rates.
- **Effect:**
Significantly increases the geographic scope of the program, making it available in more commercial corridors and BID areas beyond the central business district.
- **Policy rationale:**
Supports downtown revitalization by allowing office-to-residential conversions in areas struggling with high commercial vacancy post-pandemic.

Subsection (b): Reduction in Program Funding Cap

- **Amends:**
§ 47–860.03(b)(2)
- **What it does:**
Reduces the maximum funding available for the Housing in Downtown Program from **\$6.8 million** to **\$5 million** per fiscal year.
- **Effect:**
Tightens the budget available for incentives or support provided through the program.
- **Policy rationale:**
Reflects fiscal constraints or reallocation of resources, while maintaining core program support.

Fiscal Impact

The subtitle will reduce allowable real property tax abatements in fiscal year 2027 by \$1.8 million, increasing available property tax revenue by that amount. The change in the eligible area does not affect the maximum amount of tax abatements that can be granted.

Housing in Downtown Program Amendment Act of 2025 Fiscal Year 2026 – Fiscal Year 2029 (\$ thousands)					
	FY 2026	FY 2027	FY 2028	FY 2029	Total
Increased real property revenue	\$0	\$1,800	\$0	\$0	\$1,800

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. HPTF Preservation of Affordable Rental Housing

Purpose, Effect, and Impact on Existing Law

The subtitle aims to **strengthen the preservation of existing affordable rental housing** by mandating that a **minimum of 30% of Housing Production Trust Fund (HPTF) project funds** each fiscal year be used to support **preservation** efforts—specifically repair and rehabilitation that ensures continued habitability and structural soundness.

This amendment **adds a preservation spending floor** to a section of existing law that already guides how HPTF funds must be allocated. Specifically:

- It **formalizes a minimum investment** in preservation, where no explicit percentage previously existed.
- It **increases transparency and accountability** by requiring a formal waiver process through the Council.
- It **balances flexibility with enforcement**, allowing waivers only if the city lacks enough viable preservation proposals—subject to Council oversight.

Committee Reasoning

This subtitle embeds a **30% preservation mandate** into the HPTF's annual funding obligations. It shifts a portion of the fund's focus from new construction to **protecting and maintaining existing affordable housing stock**, ensuring long-term habitability and affordability for residents, while including safeguards for flexibility if demand is low.

Preservation is a smart, cost-effective use of affordable housing funds because it protects existing homes that are already serving low- and moderate-income residents. Compared to new construction, preservation:

- **Costs less** per unit and delivers results faster;
- **Keeps residents in place**, preventing displacement and community disruption;
- **Extends the lifespan** of aging affordable housing, maintaining livable conditions and structural safety;
- **Reduces environmental impact** by reusing existing infrastructure;
- **Prevents the loss of affordable housing**, which can quietly disappear as buildings deteriorate or convert to market-rate units.

The District is currently facing an enormous financial shortfall and significant difficulties in the rental market. By investing in preservation, the District can **maximize limited housing dollars** and ensure long-term stability for vulnerable residents.

Section-by-Section Analysis

This legislation **amends subsection (b-1)** of the Housing Production Trust Fund Act of 1989 (D.C. Official Code § 42–2802(b-1)) by:

- **Adding a new paragraph (4)** requiring that:
 - **At least 30%** of all new project funds obligated in a fiscal year go toward the **preservation** of existing affordable rental housing.
 - **Preservation activities** are defined to include **repair and rehabilitation** that improve the **structural integrity and habitability** of the housing.
- **Creating a waiver mechanism:**
 - If not enough viable proposals are received by the end of Q3, the **Mayor may request a waiver** of the 30% requirement.
 - The **Council has 30 days to act** via resolution—if no action is taken, the request is automatically **disapproved**.

Fiscal Impact

ORA has confirmed that there is no fiscal impact.

2. Home Purchase Assistance Restoration and Reform

Purpose, Effect, and Impact on Existing Law

The Committee proposes the addition of a new subtitle, the *Home Purchase Assistance Restoration and Reform Amendment Act of 2024*, which would amend the *Home Purchase Assistance Fund Act of 1978* and the *Government Employer-Assisted Housing Amendment Act of 1999*.

Substantively the legislation would:

- (1) Expand public reporting of the program timelines for each HPAP administrator and DHCD to enhance oversight and improve transparency for potential home purchasers;
- (2) Ensure HPAP applicants have at least two years after completing housing counseling to complete the purchase of a home to avoid duplicative processes;
- (3) Restore the HPAP program to its prior practice of distributing funding on a rolling basis to streamline the application process and avoid unnecessary uncertainty for home purchasers;
- (4) Add public transit employees, including employees of the Washington Metropolitan Area Transit Authority, as eligible recipients for the Government Employer-Assisted Housing Program; and
- (5) Consolidate existing program requirements for HPAP in the DC Code to avoid confusion.

Committee Reasoning

As described in the District's Comprehensive Plan:

Homeownership gives individuals a stake in the community and a chance to share in its growing prosperity. It can help foster civic pride and engagement, improve financial stability, and enhance support for local schools and services. Importantly, homeownership provides a long-term asset to build long-term personal wealth.⁷

In addition to the intangible value of homeownership to individuals and the community, expanding homeownership is also an economic engine. In fact, the total economic impact of a single home sale in the District of Columbia has been reported to exceed \$200,000.⁸ Despite the importance of homeownership, the homeownership rate in the District of Columbia is one of the lowest in the country and had fallen to 42% in 2017.⁹

To advance these goals, the District created the Home Purchase Assistance Program (HPAP) in 1978 to provide interest-free loans and closing cost assistance to first-time homebuyers whose income does not exceed 110% of the Median Family Income (MFI).

Over the last several years this Committee has worked to strengthen the HPAP program through expanded investment, improved transparency, and procedural reform. Unfortunately, last year's administration of the program demonstrated the need for further reform. Specifically, residents seeking to purchase a home were caught off guard by the sudden and unanticipated implementation of a lottery system last year, which resulted in extreme uncertainty and financial losses for many residents relying on HPAP. In addition, extended and unclear timelines to process applications and unclear guidelines for loan underwriting resulting in unnecessary burdens on home purchasers. These administrative challenges are unique to HPAP and not found in similar programs within the District and in neighboring jurisdictions.

To build on this Committee's work last year and to address these continuing concerns, this subtitle would make four changes to HPAP. First, the subtitle would expand public reporting on the performance of each HPAP administrator and DHCD to provide transparency on the time it takes to purchase a home through the program and to focus further oversight on areas for improvement. Second, the subtitle would avoid duplicative requirements by ensuring residents have at least two years after completing housing counseling to receive HPAP assistance. Third, the subtitle would halt the disruption caused by the implementation of a lottery for benefits and restore the program to its earlier process of releasing funding on a rolling basis to eligible applicants. Finally, the subtitle consolidates program requirements in the Code to improve transparency and consistency after several iterations of reform.

In addition to HPAP, the Employer-Assisted housing Program (EAHP) provides additional home purchase assistance to certain public employees. Earlier this year, Councilmember Brianne Nadeau introduced legislation that rectifies the exclusion of public transit employees from eligibility for this additional assistance. Expanding eligibility for the program to these employees would

⁷ The Comprehensive Plan for the National Capital (District of Columbia, Office of Planning, 2021), 5-55, available at https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/05_Housing.pdf.

⁸ Real Estate's Impact on the Economy by the Numbers: A State-by-State Analysis (National Association of REALTORS®, May 1, 2024), available at <https://www.nar.realtor/blogs/economists-outlook/real-estates-impact-on-the-economy-by-the-numbers-a-state-by-state-analysis>.

⁹ The Comprehensive Plan for the National Capital, 5-55.

support homeownership for public transit employees, strengthen recruitment and retention for transit workers, and ensure resilience of the Metro to disruptions by encouraging District residency. The Committee has substantively incorporated the language of the bill into this subtitle.

Section-by-Section Analysis

Sec. XXX1. States the short title.

Sec. XXX2. Amends the *Home Purchase Assistance Fund Act of 1978* to require additional reporting on program timelines, ensure applicants for funding have at least two years to purchase a home after receiving housing counseling, and restore the program to the prior practice of distributing funding on a rolling basis to eligible applicants.

Sec. XXX3. Amends the *Government Employer-Assisted Housing Amendment Act of 1999* to include public transit employees as eligible recipients for the Government Employer-Assisted Housing Program.

Fiscal Impact

ORA has advised that this subtitle should carry no fiscal impact but the final ruling is pending further analysis.

3. Advisory Neighborhood Commissions Funding Flexibility Clarification

Purpose, Effect, and Impact on Existing Law

The purpose of this subtitle is to **modernize, clarify, and expand the financial and operational flexibility** of Advisory Neighborhood Commissions (ANCs) and the Office of Advisory Neighborhood Commissions (OANC), while ensuring **transparency, oversight, and alignment with District services**. It addresses longstanding procedural ambiguities, outdated limitations, and administrative hurdles.

This legislation makes several key changes to the **Advisory Neighborhood Councils Act of 1975**:

1. Bank Reporting Requirements:

- Financial institutions holding ANC accounts must now provide **regular bank statements** or online access to the Office of the Chief Financial Officer (OCFO).

2. OANC Reporting Inclusion:

- Reports submitted to the Council must also be sent to the **OANC**, ensuring better coordination and oversight.

3. Electronic Record-Keeping:

- Allows **ANC officers to use electronic signatures**, modernizing authorization processes.

4. Repeals Outdated or Redundant Sections:

- Removes subsections no longer needed or relevant (e.g., § 1-309.13(f)(2A)(C), (h), (l)(3)).

5. Expanded Eligible Expenditures:

- Clarifies that **transportation costs** (e.g., rideshare, taxis) are eligible ANC expenses.
- Adds a safeguard that services funded by ANCs must **not duplicate** those already performed by the District government.

6. Clarified Fund Control Language:

- Shifts from discretionary language ("may seek to reprogram") to mandatory language ("shall provide") regarding fund use—strengthening accountability.

7. OANC Authority to Use Funds for Events:

- Authorizes OANC to spend funds on **refreshments for public-facing and internal events**, supporting ANC education, training, and community engagement.

This amendment updates and clarifies multiple provisions within the **Advisory Neighborhood Councils Act** to:

- **Streamline operations** with the allowance of electronic documentation and signatures.
- **Improve transparency and oversight** of ANC finances by requiring direct reporting to OCFO.
- **Expand the permissible use of funds** to support Commissioner engagement and operations, particularly through modern modes of transport and refreshments at sanctioned events.
- **Prevent service duplication** between ANCs and the District government, reinforcing fiscal responsibility.
- **Enhance the authority and functionality** of the OANC to better support local governance.

Committee Reasoning

This subtitle brings ANCs and the OANC into better alignment with current administrative practices, enhances financial transparency, and provides thoughtful flexibility for Commissioners to effectively serve their neighborhoods while maintaining accountability.

Section-by-Section Analysis

Sec. xxx2 – Amendments to the Advisory Neighborhood Councils Act of 1975

(a)(1) – Bank Statement Reporting

- **Requires banks and credit unions** holding ANC accounts to provide **monthly or quarterly statements** (or online access) to the **Office of the Chief Financial Officer (OCFO)**.
- Improves **transparency and financial oversight** of ANC expenditures.

(a)(2) – Report Sharing

- Adds the **Office of ANC's (OANC)** as a recipient of certain ANC reports, in addition to the Council.
- Enhances **interagency coordination** and record-keeping.

(a)(3) – Repeal of Subsection (f)(2A)(C)

- **Eliminates a specific restriction or requirement** (likely outdated or redundant, though not specified in this bill).
- Streamlines statutory language.

(a)(4) – Electronic Signatures

- Authorizes ANC officers to **sign official records electronically**.
- Modernizes processes and supports remote or digital operations.

(a)(5) & (6) – Repeal of Subsections (h) and (l)(3)

- **Removes additional outdated provisions**, likely no longer needed or practical.
- Cleans up the statutory framework.

(a)(7) – Rideshare and Taxi Eligibility

- Amends ANC expenditure rules to **explicitly allow spending on transportation**, including **rideshare and taxicabs**.
- Provides **clarity and flexibility** for Commissioners' travel needs.

(a)(8) – Prohibition on Duplication of District Services

- Requires that **ANC-funded services** not duplicate services already performed by District government.
- Ensures **efficient use of ANC funds** and avoids redundancy.

(a)(9) – Clarified Language on Reprogramming

- Changes language from “may seek to reprogram” to “shall provide.”
- Makes the **fund allocation process more definitive and enforceable**.

Fiscal Impact

ORA has confirmed that this subtitle does not have a fiscal impact.

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 Anita Bonds, Brianne K. Nadeau, Brooke Pinto, and Matthew Frumin, 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 Howard, 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.: Jaya Pillai, Legislative/Committee Director; Sean Cuddihy, Deputy Committee Director; Christian Wiskur, Deputy Legislative Director; Francesca Bryce, Legislative Counsel; Kate Conquest, Legislative Assistant; Maurice Cates, Legislative Assistant; and Jakaila Davis, Legislative Clerk. Finally, Chairperson White’s personal office staff have provided all manner of invaluable support throughout the performance oversight, budget formulation, and report drafting processes: Sukhprita Piekara, Chief of Staff; Shanel Wilson, Deputy Chief of Staff; Whitney Sweetwine, Communications Director; and Jasmine Joyner, Executive Assistant/Constituent Services Coordinator. The Committee would also like to thank past legislative staff members Shawn Hilgendorf, Katie Whitehouse, and Caitlin Cocilova for their invaluable service and work this past year.

VI. COMMITTEE ACTION AND VOTE

On June 24, 2025, the Committee on Housing held a Committee Meeting to consider the Report and Recommendations of the Committee on Housing on the Fiscal Year 2026 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)

2025-2026 Proposed Budget Changes																								
#NAME?	Scenario	Committee	Cluster	Agency 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	DIFS Project	Proposed Change in FTEs	Resources/Budget	Adjustment	Recurring or One-Time Change	FY25	FY26	FY27	FY28	FY29	Comments	
Office of the Tenant Advocate	Committee Recommendation	Committee on Housing	Economic Development and Regulation	CQ0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R01203 - EDUCATION	300033 - EDUCATION	R7201 - EDUCATION AND OUTREACH BRANCH	30048 - EDUCATION AND OUTREACH BRANCH	717100C - PURCHASES EQUIPMENT & MACHINERY	7171003 - PURCHASES EQUIPMENT & MACHINERY	000000 - 0	0.00	Budget	Reduction	One Time		(\$10,000)					Reallocate computer and laptop budget to fund court filing fees.
Office of the Tenant Advocate	Committee Recommendation	Committee on Housing	Economic Development and Regulation	CQ0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R01204 - LEGAL REPRESENTATION	300034 - LEGAL REPRESENTATION	R7301 - LEGAL BRANCH	30049 - LEGAL BRANCH	713100C - OTHER SERVICES & CHARGES	7131009 - PROFESSIONAL SERVICE FEES & CONTRACTS	000000 - 0	0.00	Budget	Enhance	One Time		\$10,000					Reallocate computer and laptop budget to fund court filing fees.
Housing Production Trust Fund	Committee Recommendation	Committee on Housing	Enterprise and Other Funds	UZ0	4361 - ENTERPRISE AND OTHER FUNDS-DEDICATED TAX - HPTF	4361003 - HOUSING PRODUCTION TRUST FUND - HPTF	R05301 - MULTIFAMILY DEVELOPMENT	300172 - MULTIFAMILY DEVELOPMENT	R9501 - AFFORDABLE HOUSING PAPER AGENCY	30216 - AFFORDABLE HOUSING PAPER AGENCY	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141021 - LOAN DISBURSEMENTS	000000 - 0	0.00	Budget	Reduction	Recurring		(\$18,000,000)	(\$18,000,000)	(\$18,000,000)	(\$18,000,000)	(\$18,000,000)	Reallocate 30% of HPTF budget to housing preservation
Housing Production Trust Fund	Committee Recommendation	Committee on Housing	Enterprise and Other Funds	UZ0	4361 - ENTERPRISE AND OTHER FUNDS-DEDICATED TAX - HPTF	4361003 - HOUSING PRODUCTION TRUST FUND - HPTF	R05402 - TOPA/CRITICAL REPAIRS (MULTIFAMILY)	300175 - TOPA/CRITICAL REPAIRS (MULTIFAMILY)	R9501 - AFFORDABLE HOUSING PAPER AGENCY	30216 - AFFORDABLE HOUSING PAPER AGENCY	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141021 - LOAN DISBURSEMENTS	000000 - 0	0.00	Budget	Enhance	Recurring		\$15,000,000	\$15,000,000	\$15,000,000	\$15,000,000	\$15,000,000	Reallocate 30% of HPTF budget to housing preservation
Housing Production Trust Fund	Committee Recommendation	Committee on Housing	Enterprise and Other Funds	UZ0	4361 - ENTERPRISE AND OTHER FUNDS-DEDICATED TAX - HPTF	4361003 - HOUSING PRODUCTION TRUST FUND - HPTF	R05401 - SINGLE FAMILY REHABILITATION	300174 - SINGLE FAMILY REHABILITATION	R9501 - AFFORDABLE HOUSING PAPER AGENCY	30216 - AFFORDABLE HOUSING PAPER AGENCY	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141007 - GRANTS & GRATUITIES	000000 - 0	0.00	Budget	Enhance	Recurring		\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	Reallocate 30% of HPTF budget to housing preservation
Department of Housing and Community Development	Committee Recommendation	Committee on Housing	Economic Development and Regulation	DB0	1010 - LOCAL FUND	1010218 - RENT SUPPLEMENT PROGRAM PROJECT BASED ALLOCATION FUND	R01901 - DEVELOPMENT FINANCING	300062 - DEVELOPMENT FINANCING	R2301 - OFFICE OF COMMUNITY BUILDING	30081 - DEVELOPMENT FINANCE DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141021 - LOAN DISBURSEMENTS	000000 - 0	0.00	Budget	Reduction	One Time	(\$843,642)						Repurpose available LRSP funding
Department of Housing and Community Development	Committee Recommendation	Committee on Housing	Economic Development and Regulation	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	000000 - 0	0.00	Budget	Reduction	One Time	(\$3,484,375)						Repurpose available Housing Preservation funding and allocate \$1M to FY26
Department of Housing and Community	Committee Recommendation	Committee on Housing	Economic Development and Regulation	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	000000 - 0	0.00	Budget	Enhance	One Time		\$1,000,000					Fund Housing Preservation in FY26

Development																				
Department of Housing and Community Development	Committee Recommendation	Committee on Housing	Economic Development and Regulation	DB0	1010 - LOCAL FUND	1010001 - LOCAL FUNDS	R02104 - ACQUISITION/CRITICAL REPAIRS	300076 - ACQUISITION/CRITICAL REPAIRS	R2201 - HOUSING PRESERVATION OFFICE	30078 - PRESERVATION FINANCING DIVISION	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141007 - GRANTS & GRATUITIES	NEW - SMALL HOUSING PROVIDER GRANTS	0.00	Budget	Enhance	One Time		\$1,000,000	Fund Small Housing Provider Grants for repairs to affordable housing of five to twenty units
Department of Housing and Community Development	Committee Recommendation	Committee on Housing	Economic Development and Regulation	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	000000 - 0	0.00	Budget	Enhance	One Time		\$1,828,017	Increase funding for Home Purchase Assistance
Office of the Tenant Advocate	Committee Recommendation	Committee on Housing	Economic Development and Regulation	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	000000 - 0	0.00	Budget	Enhance	One Time		\$200,000	Increase funding for Emergency Housing
Housing Production Trust Fund	Committee Recommendation	Committee on Housing	Enterprise and Other Funds	UZ0	4362 - ENTERPRISE AND OTHER FUNDS - HPTF	4362001 - HPTF - OTHER REVENUE	R05401 - SINGLE FAMILY REHABILITATION	300174 - SINGLE FAMILY REHABILITATION	R9501 - AFFORDABLE HOUSING PAPER AGENCY	30216 - AFFORDABLE HOUSING PAPER AGENCY	714100C - GOVERNMENT SUBSIDIES & GRANTS	7141007 - GRANTS & GRATUITIES	000000 - 0		Budget	Enhance	Recurring			
	Committee Recommendation	Committee on Housing			1010 - LOCAL FUND	1010016 - HOUSING PRESERVATION FUND							000000 - 0		Resources	Fund Balance Shift	One Time	(\$3,484,375)	\$3,484,375	Align FY budget with spending capacity
	Committee Recommendation	Committee on Housing			1010 - LOCAL FUND	1010016 - HOUSING PRESERVATION FUND							000000 - 0		Resources	Fund Balance Conversion	One Time		(\$2,484,375)	Convert Housing Preservation Fund balance to local
	Committee Recommendation	Committee on Housing			1010 - LOCAL FUND	1010001 - LOCAL FUNDS							000000 - 0		Resources	Fund Balance Conversion	One Time		\$2,484,375	Convert Housing Preservation Fund balance to local
	Committee Recommendation	Committee on Housing			1010 - LOCAL FUND	1010001 - LOCAL FUNDS							000000 - 0		Resources	Fund Balance Shift	One Time	(\$843,642)	\$843,642	Align FY budget with spending capacity
	Committee Recommendation	Committee on Housing			1010 - LOCAL FUND	1010001 - LOCAL FUNDS							000000 - 0		Resources	Transfer out	One Time		(\$300,000)	Transfer to Committee on Human Services for transgender youth workforce grants budgeted

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

(Attached)

Program	FY 2024 Actuals	FY 2025 Approved	Mayor's FY 2026 Proposed	Committee Variance	Committee's FY 2026 Recommendation	Committee Percent Change
Advisory Neighborhood Commissions						
AMP001 - ACCOUNT MANAGEMENT						
100001 - ACCOUNT MANAGEMENT - GENERAL	\$326	\$0	\$0	\$0	\$0	n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$326	\$0	\$0	\$0	\$0	n/a
AMP003 - COMMUNICATIONS						
100003 - COMMUNICATIONS - GENERAL	\$10,000	\$22,000	\$22,000	\$0	\$22,000	0.00%
TOTAL PROGRAM PARENT L1 FUNDS	\$10,000	\$22,000	\$22,000	\$0	\$22,000	0.00%
AMP006 - CUSTOMER SERVICE						
100028 - CUSTOMER SERVICE - GENERAL	\$1,352,753	\$1,594,383	\$1,594,383	\$0	\$1,594,383	0.00%
TOTAL PROGRAM PARENT L1 FUNDS	\$1,352,753	\$1,594,383	\$1,594,383	\$0	\$1,594,383	0.00%
O05801 - ADVISORY NEIGHBORHOOD COMMISSIONS						
500207 - ADVISORY NEIGHBORHOOD COMMISSIONS	\$835,353	\$915,688	\$915,688	\$0	\$915,688	0.00%
TOTAL PROGRAM PARENT L1 FUNDS	\$835,353	\$915,688	\$915,688	\$0	\$915,688	0.00%
TOTAL AGENCY FUNDS	\$2,198,432	\$2,532,071	\$2,532,071	\$0	\$2,532,071	0.00%
Department of Housing and Community Development						
AFO002 - AGENCY ACCOUNTING SERVICES						
150002 - AGENCY ACCOUNTING SERVICES	\$865,165	\$760,305	\$762,185	\$0	\$762,185	0.25%
TOTAL PROGRAM PARENT L1 FUNDS	\$865,165	\$760,305	\$762,185	\$0	\$762,185	0.25%
AFO003 - AGENCY BUDGETING AND FINANCIAL MANAGEMENT SERVICES						
150003 - AGENCY BUDGETING AND FINANCIAL MANAGEMENT SERVICES	\$313,844	\$307,092	\$277,078	\$0	\$277,078	(9.77%)
TOTAL PROGRAM PARENT L1 FUNDS	\$313,844	\$307,092	\$277,078	\$0	\$277,078	(9.77%)
AFO005 - AGENCY /CLUSTER FINANCIAL EXECUTIVE ADMINISTRATION SERVICES						
150001 - AGENCY /CLUSTER FINANCIAL EXECUTIVE ADMINISTRATION SERVICES	\$122,467	\$161,569	\$143,488	\$0	\$143,488	(11.19%)
TOTAL PROGRAM PARENT L1 FUNDS	\$122,467	\$161,569	\$143,488	\$0	\$143,488	(11.19%)
AMP003 - COMMUNICATIONS						
100003 - COMMUNICATIONS - GENERAL	\$372,159	\$333,337	\$340,023	\$0	\$340,023	2.01%
TOTAL PROGRAM PARENT L1 FUNDS	\$372,159	\$333,337	\$340,023	\$0	\$340,023	2.01%

Program	FY 2024 Actuals	FY 2025 Approved	Mayor's FY 2026 Proposed	Committee Variance	Committee's FY 2026 Recommendation	Committee Percent Change
AMP004 - COMPLIANCE						
100014 - CONTRACT MONITORING AND COMPLIANCE	\$794,668	\$505,567	\$3,467,951	\$0	\$3,467,951	585.95%
100017 - GRANT COMPLIANCE	\$529,744	\$392,850	\$543,529	\$0	\$543,529	38.36%
100019 - LOAN PORTFOLIO MANAGEMENT COMPLIANCE	\$2,145,715	\$3,258,826	\$2,837,979	\$0	\$2,837,979	(12.91%)
TOTAL PROGRAM PARENT L1 FUNDS	\$3,470,127	\$4,157,243	\$6,849,459	\$0	\$6,849,459	64.76%
AMP009 - FLEET MANAGEMENT						
100042 - FLEET MANAGEMENT - GENERAL	\$27,100	\$23,914	\$33,272	\$0	\$33,272	39.13%
TOTAL PROGRAM PARENT L1 FUNDS	\$27,100	\$23,914	\$33,272	\$0	\$33,272	39.13%
AMP011 - HUMAN RESOURCE SERVICES						
100058 - HUMAN RESOURCE SERVICES - GENERAL	\$325,319	\$479,812	\$331,614	\$0	\$331,614	(30.89%)
TOTAL PROGRAM PARENT L1 FUNDS	\$325,319	\$479,812	\$331,614	\$0	\$331,614	(30.89%)
AMP012 - INFORMATION TECHNOLOGY SERVICES						
100071 - INFORMATION TECHNOLOGY SERVICES - GENERAL	\$781,255	\$789,333	\$1,806,219	\$0	\$1,806,219	128.83%
TOTAL PROGRAM PARENT L1 FUNDS	\$781,255	\$789,333	\$1,806,219	\$0	\$1,806,219	128.83%
AMP014 - LEGAL SERVICES						
100092 - LEGAL SERVICES - GENERAL	\$893,327	\$827,388	\$938,890	\$0	\$938,890	13.48%
TOTAL PROGRAM PARENT L1 FUNDS	\$893,327	\$827,388	\$938,890	\$0	\$938,890	13.48%
AMP018 - PROGRAM AUDITS						
100101 - PROGRAM AUDITS - GENERAL	\$0	\$57,415	\$0	\$0	\$0	(100.00%)
TOTAL PROGRAM PARENT L1 FUNDS	\$0	\$57,415	\$0	\$0	\$0	(100.00%)
AMP019 - PROPERTY, ASSET, AND LOGISTICS MANAGEMENT						
100105 - EQUIPMENT AND SUPPLIES MANAGEMENT	\$34,708	\$0	\$0	\$0	\$0	n/a
100113 - PROPERTY, ASSET, AND LOGISTICS MANAGEMENT - GENERAL	\$1,679,034	\$2,236,515	\$5,061,626	\$0	\$5,061,626	126.32%
TOTAL PROGRAM PARENT L1 FUNDS	\$1,713,742	\$2,236,515	\$5,061,626	\$0	\$5,061,626	126.32%
AMP026 - TRAINING AND DEVELOPMENT						
100148 - TRAINING AND DEVELOPMENT - GENERAL	\$160,637	\$167,271	\$169,514	\$0	\$169,514	1.34%
TOTAL PROGRAM PARENT L1 FUNDS	\$160,637	\$167,271	\$169,514	\$0	\$169,514	1.34%

Program	FY 2024 Actuals	FY 2025 Approved	Mayor's FY 2026 Proposed	Committee Variance	Committee's FY 2026 Recommendation	Committee Percent Change
AMP030 - EXECUTIVE ADMINISTRATION						
100151 - EXECUTIVE ADMINISTRATION	\$1,091,968	\$1,088,846	\$1,051,272	\$0	\$1,051,272	(3.45%)
TOTAL PROGRAM PARENT L1 FUNDS	\$1,091,968	\$1,088,846	\$1,051,272	\$0	\$1,051,272	(3.45%)
R01901 - DEVELOPMENT FINANCING						
300062 - DEVELOPMENT FINANCING	\$9,014,118	\$23,921,696	\$50,428,326	\$0	\$50,428,326	110.81%
300206 - REENTRY HOUSING AND SERVICES PILOT	\$0	\$1,440,000	\$1,700,000	\$0	\$1,700,000	18.06%
300213 - LOCAL RENT SUPPLMENT PROGRAM	\$0	\$0	\$5,987,948	\$0	\$5,987,948	n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$9,014,118	\$25,361,696	\$58,116,274	\$0	\$58,116,274	129.15%
R01902 - RENTAL ASSISTANCE						
300063 - RENTAL ASSISTANCE	\$1,159,213	\$0	\$0	\$0	\$0	n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$1,159,213	\$0	\$0	\$0	\$0	n/a
R01903 - VACANT AND BLIGHTED						
300064 - VACANT AND BLIGHTED	\$452,102	\$1,342,566	\$0	\$0	\$0	(100.00%)
TOTAL PROGRAM PARENT L1 FUNDS	\$452,102	\$1,342,566	\$0	\$0	\$0	(100.00%)
R01904 - COMMON INTEREST COMMUNITIES						
300215 - COMMON INTEREST COMMUNITIES	\$0	\$0	\$167,982	\$0	\$167,982	n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$0	\$0	\$167,982	\$0	\$167,982	n/a
R02002 - HOME OWNERSHIP						
300066 - EMPLOYER ASSISTED HOUSING PROGRAM (EAHP)	\$2,500,000	\$5,000,000	\$2,599,387	\$0	\$2,599,387	(48.01%)
300068 - HOME PURCHASE ASSISTANCE (HPAP)	\$23,482,381	\$31,222,822	\$27,427,036	\$1,828,017	\$29,255,053	(6.30%)
300070 - NEGOTIATED EMPLOYER ASSISTED HOUSING PROGRAM (NEAHP)	\$112,000	\$0	\$0	\$0	\$0	n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$26,094,381	\$36,222,822	\$30,026,422	\$1,828,017	\$31,854,439	(12.06%)
R02003 - FAÇADE IMPROVEMENT						
300067 - FAÇADE IMPROVEMENT	\$0	\$0	\$0	\$0	\$0	n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$0	\$0	\$0	\$0	\$0	n/a
R02004 - HOUSING COUNSELING						
300069 - HOUSING COUNSELING	\$29,414,757	\$10,324,319	\$9,422,302	\$0	\$9,422,302	(8.74%)

Program	FY 2024 Actuals	FY 2025 Approved	Mayor's FY 2026 Proposed	Committee Variance	Committee's FY 2026 Recommendation	Committee Percent Change
300216 - HEIRS PROPERTY	\$0	\$0	\$1,000,000	\$0	\$1,000,000	n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$29,414,757	\$10,324,319	\$10,422,302	\$0	\$10,422,302	0.95%
R02006 - SMALL BUSINESS TECHNICAL ASSISTANCE						
300072 - SMALL BUSINESS TECHNICAL ASSISTANCE	\$4,021,923	\$4,132,481	\$4,131,481	\$0	\$4,131,481	(0.02%)
TOTAL PROGRAM PARENT L1 FUNDS	\$4,021,923	\$4,132,481	\$4,131,481	\$0	\$4,131,481	(0.02%)
R02102 - SINGLE FAMILY REHABILITATION						
300074 - SINGLE FAMILY REHABILITATION	\$1,202,506	\$2,000,000	\$2,678,985	\$0	\$2,678,985	33.95%
TOTAL PROGRAM PARENT L1 FUNDS	\$1,202,506	\$2,000,000	\$2,678,985	\$0	\$2,678,985	33.95%
R02103 - SMALL BUILDINGS PROGRAM						
300075 - SMALL BUILDINGS PROGRAM	\$472,902	\$853,429	\$763,477	\$0	\$763,477	(10.54%)
TOTAL PROGRAM PARENT L1 FUNDS	\$472,902	\$853,429	\$763,477	\$0	\$763,477	(10.54%)
R02104 - ACQUISITION/CRITICAL REPAIRS						
300076 - ACQUISITION/CRITICAL REPAIRS	\$3,250,920	\$4,584,381	\$0	\$2,000,000	\$2,000,000	(56.37%)
TOTAL PROGRAM PARENT L1 FUNDS	\$3,250,920	\$4,584,381	\$0	\$2,000,000	\$2,000,000	(56.37%)
R02201 - CONDOMINIUM CONVERSION						
300077 - CONDOMINIUM CONVERSION	\$956,921	\$930,913	\$947,031	\$0	\$947,031	1.73%
TOTAL PROGRAM PARENT L1 FUNDS	\$956,921	\$930,913	\$947,031	\$0	\$947,031	1.73%
R02202 - INCLUSIONARY ZONING						
300078 - INCLUSIONARY ZONING	\$1,025,239	\$1,126,604	\$1,147,180	\$0	\$1,147,180	1.83%
TOTAL PROGRAM PARENT L1 FUNDS	\$1,025,239	\$1,126,604	\$1,147,180	\$0	\$1,147,180	1.83%
R02203 - RENT CONTROL ADMINISTRATION						
300079 - RENT CONTROL ADMINISTRATION	\$1,636,394	\$1,494,147	\$1,521,278	\$0	\$1,521,278	1.82%
TOTAL PROGRAM PARENT L1 FUNDS	\$1,636,394	\$1,494,147	\$1,521,278	\$0	\$1,521,278	1.82%
R02204 - RENTAL PROPERTY REGISTRATION						
300080 - RENTAL PROPERTY REGISTRATION	\$24,796	\$1,340	\$0	\$0	\$0	(100.00%)
TOTAL PROGRAM PARENT L1 FUNDS	\$24,796	\$1,340	\$0	\$0	\$0	(100.00%)

Program	FY 2024 Actuals	FY 2025 Approved	Mayor's FY 2026 Proposed	Committee Variance	Committee's FY 2026 Recommendation	Committee Percent Change
TOTAL AGENCY FUNDS	\$88,863,280	\$99,764,738	\$127,687,052	\$3,828,017	\$131,515,069	31.83%
Housing Authority Subsidy						
R03903 - PUBLIC SAFETY						
300125 - PUBLIC SAFETY	\$4,400,000	\$6,400,000	\$4,200,000	\$0	\$4,200,000	(34.38%)
TOTAL PROGRAM PARENT L1 FUNDS	\$4,400,000	\$6,400,000	\$4,200,000	\$0	\$4,200,000	(34.38%)
R03904 - AFFORDABLE HOUSING						
300117 - DCHA REHABILITATION AND MAINTENANCE	\$23,379,564	\$7,162,087	\$87	\$0	\$87	(100.00%)
TOTAL PROGRAM PARENT L1 FUNDS	\$23,379,564	\$7,162,087	\$87	\$0	\$87	(100.00%)
R03905 - LOCAL RENT SUPPLEMENT - TENANT BASED						
300120 - PERMANENT SUPP. HOUSING - INDIVIDUAL	\$26,820,912	\$28,756,349	\$28,756,349	\$0	\$28,756,349	0.00%
300121 - TARGETED AFFORDABLE HOUSING -FAMILIES	\$21,489,953	\$21,932,231	\$21,932,231	\$0	\$21,932,231	0.00%
300122 - TARGETED AFFORDABLE HOUSING -INDIVIDUALS	\$6,146,994	\$6,473,387	\$6,473,388	\$0	\$6,473,388	0.00%
300123 - TENANT BASED VOUCHERS	\$73,382,081	\$36,826,323	\$36,826,323	\$0	\$36,826,323	0.00%
300201 - PROJECT BASED VOUCHERS	\$0	\$5,580,530	\$5,580,530	\$0	\$5,580,530	0.00%
300202 - SPONSOR BASED VOUCHERS	\$0	\$23,593,613	\$23,593,613	\$0	\$23,593,613	0.00%
300203 - PERMANENT SUPP. HOUSING - FAMILIES	\$0	\$28,230,160	\$28,230,160	\$0	\$28,230,160	0.00%
300204 - SECURITY DEPOSITS	\$0	\$986,260	\$986,260	\$0	\$986,260	0.00%
300205 - ADMIN FEES	\$0	\$11,389,886	\$11,389,886	\$0	\$11,389,886	0.00%
TOTAL PROGRAM PARENT L1 FUNDS	\$127,839,940	\$163,768,739	\$163,768,739	\$0	\$163,768,739	0.00%
R03906 - RENTAL ASSISTANCE SUPPORT						
300126 - RENTAL ASSISTANCE -DC LOCAL	\$9,749,708	\$9,623,884	\$9,623,884	\$0	\$9,623,884	0.00%
300127 - SHALLOW SUBSIDY - UNSUBSIDIZED SENIORS	\$549,863	\$815,338	\$815,338	\$0	\$815,338	0.00%
TOTAL PROGRAM PARENT L1 FUNDS	\$10,299,571	\$10,439,223	\$10,439,223	\$0	\$10,439,223	0.00%
R03907 - LOCAL RENT SUPPLMENT - PROJECT & SPONSOR BASED						
300124 - PROJECT AND SPONSOR BASED VOUCHERS	\$29,847,659	\$0	\$0	\$0	\$0	n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$29,847,659	\$0	\$0	\$0	\$0	n/a
TOTAL AGENCY FUNDS	\$195,766,734	\$187,770,049	\$178,408,049	\$0	\$178,408,049	(4.99%)

Housing Finance Agency

Program	FY 2024 Actuals	FY 2025 Approved	Mayor's FY 2026 Proposed	Committee Variance	Committee's FY 2026 Recommendation	Committee Percent Change
R03701 - HOUSING FINANCE AGENCY						
300115 - HOUSING FINANCE AGENCY	\$0	\$16,943,792	\$18,355,000	\$0	\$18,355,000	8.33%
TOTAL PROGRAM PARENT L1 FUNDS	\$0	\$16,943,792	\$18,355,000	\$0	\$18,355,000	8.33%
TOTAL AGENCY FUNDS	\$0	\$16,943,792	\$18,355,000	\$0	\$18,355,000	8.33%
Housing Production Trust Fund						
AMP030 - EXECUTIVE ADMINISTRATION						
100151 - EXECUTIVE ADMINISTRATION	\$11,918,503	\$11,999,584	\$9,626,759	\$0	\$9,626,759	(19.77%)
TOTAL PROGRAM PARENT L1 FUNDS	\$11,918,503	\$11,999,584	\$9,626,759	\$0	\$9,626,759	(19.77%)
R05301 - MULTI-FAMILY DEVELOPMENT						
300172 - MULTI-FAMILY DEVELOPMENT	\$411,332,014	\$53,997,640	\$75,373,241	(\$18,000,000)	\$57,373,241	6.25%
TOTAL PROGRAM PARENT L1 FUNDS	\$411,332,014	\$53,997,640	\$75,373,241	(\$18,000,000)	\$57,373,241	6.25%
R05302 - VACANT AND BLIGHTED						
300173 - VACANT AND BLIGHTED	\$2,206,819	\$2,000,000	\$3,000,000	\$0	\$3,000,000	50.00%
TOTAL PROGRAM PARENT L1 FUNDS	\$2,206,819	\$2,000,000	\$3,000,000	\$0	\$3,000,000	50.00%
R05401 - SINGLE FAMILY REHABILITATION						
000000 - (no program selected)	\$0	\$0	\$0	\$0	\$0	n/a
300174 - SINGLE FAMILY REHABILITATION	\$1,281,127	\$2,000,000	\$2,000,000	\$3,000,000	\$5,000,000	150.00%
TOTAL PROGRAM PARENT L1 FUNDS	\$1,281,127	\$2,000,000	\$2,000,000	\$3,000,000	\$5,000,000	150.00%
R05402 - TOPA/CRITICAL REPAIRS (MULTI-FAMILY)						
300175 - TOPA/CRITICAL REPAIRS (MULTI-FAMILY)	\$584,032	\$10,000,000	\$10,000,000	\$15,000,000	\$25,000,000	150.00%
TOTAL PROGRAM PARENT L1 FUNDS	\$584,032	\$10,000,000	\$10,000,000	\$15,000,000	\$25,000,000	150.00%
TOTAL AGENCY FUNDS	\$427,322,493	\$79,997,224	\$100,000,000	\$0	\$100,000,000	25.00%
Housing Production Trust Fund Subsidy						
R03801 - HOUSING PRODUCTION TRUST FUND SUBSIDY						
300116 - HOUSING PRODUCTION TRUST FUND SUBSIDY	\$191,288,633	\$21,000,000	\$40,743,000	\$0	\$40,743,000	94.01%
TOTAL PROGRAM PARENT L1 FUNDS	\$191,288,633	\$21,000,000	\$40,743,000	\$0	\$40,743,000	94.01%

Program	FY 2024 Actuals	FY 2025 Approved	Mayor's FY 2026 Proposed	Committee Variance	Committee's FY 2026 Recommendation	Committee Percent Change
TOTAL AGENCY FUNDS	\$191,288,633	\$21,000,000	\$40,743,000	\$0	\$40,743,000	94.01%
Office of the Tenant Advocate						
AFO003 - AGENCY BUDGETING AND FINANCIAL MANAGEMENT SERVICES						
150003 - AGENCY BUDGETING AND FINANCIAL MANAGEMENT SERVICES	\$7,453	\$50,000	\$0	\$0	\$0	(100.00%)
TOTAL PROGRAM PARENT L1 FUNDS	\$7,453	\$50,000	\$0	\$0	\$0	(100.00%)
AMP003 - COMMUNICATIONS						
100007 - LANGUAGE ACCESS	\$22,317	\$15,500	\$0	\$0	\$0	(100.00%)
TOTAL PROGRAM PARENT L1 FUNDS	\$22,317	\$15,500	\$0	\$0	\$0	(100.00%)
AMP012 - INFORMATION TECHNOLOGY SERVICES						
100071 - INFORMATION TECHNOLOGY SERVICES - GENERAL	\$119,371	\$0	\$0	\$0	\$0	n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$119,371	\$0	\$0	\$0	\$0	n/a
AMP016 - PERFORMANCE AND STRATEGIC MANAGEMENT						
100154 - PERFORMANCE AND STRATEGIC MANAGEMENT	\$611,187	\$650,215	\$683,431	\$0	\$683,431	5.11%
TOTAL PROGRAM PARENT L1 FUNDS	\$611,187	\$650,215	\$683,431	\$0	\$683,431	5.11%
R01101 - ACCOMMODATIONS						
300029 - ACCOMMODATIONS	\$967,652	\$570,000	\$570,000	\$200,000	\$770,000	35.09%
TOTAL PROGRAM PARENT L1 FUNDS	\$967,652	\$570,000	\$570,000	\$200,000	\$770,000	35.09%
R01201 - CASE MANAGEMENT						
300031 - CASE MANAGEMENT - CQ0	\$224,446	\$212,654	\$215,515	\$0	\$215,515	1.35%
TOTAL PROGRAM PARENT L1 FUNDS	\$224,446	\$212,654	\$215,515	\$0	\$215,515	1.35%
R01202 - COMMUNITY OUTREACH						
300032 - COMMUNITY OUTREACH	\$6,000	\$81,000	\$81,000	\$0	\$81,000	0.00%
TOTAL PROGRAM PARENT L1 FUNDS	\$6,000	\$81,000	\$81,000	\$0	\$81,000	0.00%
R01203 - EDUCATION						
300033 - EDUCATION	\$396,372	\$537,707	\$588,982	(\$10,000)	\$578,982	7.68%
TOTAL PROGRAM PARENT L1 FUNDS	\$396,372	\$537,707	\$588,982	(\$10,000)	\$578,982	7.68%

Program	FY 2024 Actuals	FY 2025 Approved	Mayor's FY 2026 Proposed	Committee Variance	Committee's FY 2026 Recommendation	Committee Percent Change
R01204 - LEGAL REPRESENTATION						
300034 - LEGAL REPRESENTATION	\$1,545,824	\$1,644,949	\$1,630,599	\$10,000	\$1,640,599	(0.26%)
TOTAL PROGRAM PARENT L1 FUNDS	\$1,545,824	\$1,644,949	\$1,630,599	\$10,000	\$1,640,599	(0.26%)
R01205 - POLICY ADVOCACY						
300035 - POLICY ADVOCACY	\$410,979	\$413,731	\$421,661	\$0	\$421,661	1.92%
TOTAL PROGRAM PARENT L1 FUNDS	\$410,979	\$413,731	\$421,661	\$0	\$421,661	1.92%
TOTAL AGENCY FUNDS	\$4,311,600	\$4,175,757	\$4,191,188	\$200,000	\$4,391,188	5.16%
Office on Returning Citizen Affairs						
AFO011 - P-CARD CLEARING						
150012 - P-CARD CLEARING	\$13,507	\$0	\$0	\$0	\$0	n/a
TOTAL PROGRAM PARENT L1 FUNDS	\$13,507	\$0	\$0	\$0	\$0	n/a
P03501 - RETURNING CITIZEN AFFAIRS						
800184 - RETURNING CITIZEN AFFAIRS	\$2,171,263	\$2,917,137	\$0	\$0	\$0	(100.00%)
TOTAL PROGRAM PARENT L1 FUNDS	\$2,171,263	\$2,917,137	\$0	\$0	\$0	(100.00%)
PRG001 - NO PROGRAM						
000000 - NO PROGRAM	(\$13,507)	\$0	\$0	\$0	\$0	n/a
TOTAL PROGRAM PARENT L1 FUNDS	(\$13,507)	\$0	\$0	\$0	\$0	n/a
TOTAL AGENCY FUNDS	\$2,171,263	\$2,917,137	\$0	\$0	\$0	(100.00%)
Rental Housing Commission						
R02601 - RENTAL HOUSING REGULATION AND COMPLIANCE						
300092 - RENTAL HOUSING REGULATION AND COMPLIANCE	\$1,361,239	\$1,363,293	\$1,288,079	\$0	\$1,288,079	(5.52%)
TOTAL PROGRAM PARENT L1 FUNDS	\$1,361,239	\$1,363,293	\$1,288,079	\$0	\$1,288,079	(5.52%)
TOTAL AGENCY FUNDS	\$1,361,239	\$1,363,293	\$1,288,079	\$0	\$1,288,079	(5.52%)
GRAND TOTAL	\$913,283,674	\$416,464,061	\$473,204,438	\$4,028,017	\$477,232,455	14.59%

**C. RECOMMENDED LEGISLATIVE LANGUAGE FOR THE MAYOR’S PROPOSED
BUDGET SUPPORT ACT SUBTITLES UNDER THE COMMITTEE’S PURVIEW**

**Committee on Housing
Fiscal Year 2026 Budget Support Act of 2025
Proposed Subtitles with Recommended Modifications**

- 1 TITLE II. ECONOMIC DEVELOPMENT AND REGULATION
- 2 SUBTITLE M. HOUSING IN DOWNTOWN PROGRAM
- 3 **Keep as proposed.**
- 4 SUBTITLE V. RENTAL ACT
- 5 **Strike.**

**D. RECOMMENDED LEGISLATIVE LANGUAGE FOR THE COMMITTEE-PROPOSED
BUDGET SUPPORT ACT SUBTITLES UNDER THE COMMITTEE’S PURVIEW**

**Committee on Housing
Fiscal Year 2026 Budget Support Act of 2025
Recommended Additional Subtitles**

SUBTITLE x. HPTF PRESERVATION OF AFFORDABLE RENTAL HOUSING

Sec. xxx1. Short title.

This subtitle may be cited as the “Housing Production Trust Fund Amendment Act of 2025”.

Sec. xxx2. Subsection (b-1) of the Housing Production Trust Fund Act of 1989, effective March 16, 1989 (D.C. Law 26-12; D.C. Official Code § 42–2802(b-1)), is amended by adding a new paragraph (4) to read as follows:

“(4) At least 30% of the funds obligated to new projects for a future expenditure from the Fund during a fiscal year shall be for the purposes of assisting in the preservation of existing rental housing through repair and rehabilitation activities that contribute to the structural integrity and habitability of the housing. The Mayor shall submit a written request to the Council for a waiver of the 30% requirement if, by the last day of the 3rd quarter of the fiscal year, the Mayor has not received a sufficient number of viable housing proposals. The Council shall approve or disapprove the waiver by resolution within 30 days, and the resolution shall [be] deemed disapproved if the Council does not act within this 30-day period.”.

SUBTITLE x. HOME PURCHASE ASSISTANCE RESTORATION AND REFORM

Sec. XXX1. Short title.

This subtitle may be cited as the “Home Purchase Assistance Restoration and Reform Amendment Act of 2025”.

Sec. XXX2. The Home Purchase Assistance Fund Act of 1978, effective Sept. 12, 1978 (D.C. Law 2-103; D.C. Official Code § 42-2601 *et seq.*), is amended as follows:

(a) Section 4 (D.C. Official Code § 42-2603) is amended as follows:

22 (1) Subsection (b)(1) is amended to read as follows:

23 “(b)(1) DHCD shall maintain and publish a Program dashboard, which shall include, at a
24 minimum:

25 “(A) The total Program funding available, excluding administrative costs, as of
26 the date of updating the dashboard;

27 “(B) The underwriting guidelines and program rules for each HPAP
28 administrator;

29 “(C) For each fiscal year, the average amount of time it takes for each HPAP
30 administrator and DHCD to:

31 “(i) Issue a notice of eligibility after receiving an application for
32 assistance;

33 “(ii) Issue a notice to proceed after issuing a notice of eligibility; and

34 “(iii) Enter into a final loan agreement after issuing a notice to proceed.”.

35 (2) Subsection (c) is amended to read as follows.

36 “(c) Notwithstanding subsection (a) of this section:

37 “(1) Applicants required by program rules to receive housing counseling to receive
38 assistance shall be permitted no less than two years after the completion of housing counseling to receive
39 financial assistance from the program;

40 “(2) Priority in the allocation of assistance through the Fund shall be given to District of
41 Columbia residents who are low income, elderly, displaced applicants, or residents with disabilities;

42 “(3) The Mayor shall distribute program funding to eligible applicants on a rolling basis
43 upon availability of funding and shall not select applicants for funding based on a lottery or other similar
44 randomization method;

45 “(4) The Mayor shall not use loan-to-value ratio nor the amount of a participant’s first
46 trust mortgage on a housing unit to decide whether a participant will receive Program funding; and

47 “(5) If Program funding is depleted before the end of the fiscal year in which an applicant
48 receives a notice of eligibility, the notice of eligibility shall remain valid through at least the end of the
49 next fiscal year with available funding.”.

50 (b) Section 5(b) (D.C. Official Code § 42-2604(b)) is amended by striking paragraphs (1A) and
51 (1B).

52 Sec. XXX3. The Government Employer-Assisted Housing Amendment Act of 1999, effective
53 May 9, 2000 (D.C. Law 13-96; D.C. Official Code § 42-2501 *et seq.*), is amended as follows:

54 (a) Section 2 (D.C. Official Code § 42-2501) is amended by adding a new paragraph (11) to read
55 as follows:

56 “(11) “Public transit employee” means a person employed and licensed to operate or
57 maintain a publicly owned mass transit system within the District of Columbia, including employees of
58 the Washington Metropolitan Area Transit Authority.”.

59 (b) Section 4 (D.C. Official Code § 42-2503) is amended as follows:

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

61 “(1) A District of Columbia government employee, a first-responder, an educator, or a
62 public transit employee; and”.

63 (2) Subsection (c) is amended by striking the phrase “with the District of Columbia or as
64 an educator” and inserting the phrase “with the District of Columbia, as an educator, or as a public transit
65 employee” in its place.

66 **SUBTITLE x. ADVISORY NEIGHBORHOOD COMMISSIONS FUNDING FLEXIBILITY**

67 **CLARIFICATION**

68 **Sec. xxx1. Short title.**

69 This subtitle may be cited as the “Advisory Neighborhood Commissions Funding Flexibility
70 Clarification Amendment Act of 2025”.

71 Sec. xxx2. The Advisory Neighborhood Councils Act of 1975, effective October 10, 1975 (D.C.
72 Law 1-21; D.C. Official Code § 1-309.01 *et seq.*), is amended as follows:

73 (a) Section 16 (D.C. Official Code § 1-309.13) is amended as follows:

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

75 (A) The existing text is redesignated as subparagraph (A).

76 (B) A new subparagraph (B) is added to read as follows:

77 “(b)(1)(B) Every such commercial bank, savings and loan association, credit
78 union, or combination thereof, shall provide to the Office of the Chief Financial Officer at
79 oft.bankingservices@dc.gov, on a monthly or quarterly basis, depending on the frequency in which each
80 such financial institution maintains such records in the ordinary course of business, a copy of the account
81 statement of each Commission for which it serves as a depository of all funds received, or online access
82 to same.”.

83 (2) Subsection (d)(1) is amended by striking the phrase “to the Council” and inserting the
84 phrase “to the Council and the OANC” in its place.

85 (3) Subsection (f)(2A)(C) is repealed.

86 (4) A new subsection (f-1) is added to read as follows:

87 “(f-1) A record or signature by an officer of a Commission who has authority to
88 sign on behalf of the Commission may be in electronic form.”.

89 (5) Subsection (h) is repealed.

90 (6) Subsection (l)(3) is repealed.

91 (7) Subsection (l-1)(3)(B)(i) is amended by striking the phrase “Authority;” and
92 inserting the phrase “Authority, and expenses for transportation by the use of a taxicab or rideshare
93 vehicle;” in its place.

94 (8) A new subsection (m-1) is added to read as follows:

95 “(m-1) Any services provided by an organization which receives a direct

96 expenditure from a Commission must not be duplicative of any that are already performed by the District
97 government.”.

98 (9) Subsection (q) is amended by striking the phrase “may seek to reprogram” and
99 inserting the phrase “shall provide” in its place.

100 (b) Section 18 (D.C. Official Code § 1-309.15) is amended to add a new subsection (c-1) to read
101 as follows:

102 “(c-1) The OANC shall be authorized to expend funds on refreshments for events
103 that increase public awareness of the work of Commissioners or that support Commissions’ activities,
104 including training, networking, programming, or any other such activity required to fulfill the OANC’s
105 statutory mandate to provide technical support, guidance, and advice to Commissions.”.