

Webpage

2910 Georgia Avenue, NW Alternative Selection Process

UNIT AND INCOME INFORMATION

DHCD has established an Alternative Selection Procedure for the selection of Households eligible to purchase the two (2) Inclusionary Units at 2910 Georgia Avenue NW, Washington, District of Columbia:

1. Inclusionary Unit #C-02 is a two bedroom unit and is reserved for a Low-Income Household. The maximum purchase price for Inclusionary Unit #C-02 is \$145,200.
2. Inclusionary Unit #202 is a two bedroom unit and is reserved for a Moderate-Income Household. The maximum purchase price for Inclusionary Unit #202 is \$271,200.

Please click [here](#) for the full Alternative Selection Procedure Notice that was published in the DC Register on Friday September 12, 2014.

Eligible households must consist of at least two (2) persons and cannot have more than four (4) persons. Household income levels must be at or below the maximum levels for a Low-Income Household or a Moderate-Income Household. Maximum income limits – corresponding with the household size – are listed in the tables below:

Household Size	Low-Income Household Maximum Income Limits	Moderate-Income Household Maximum Income Limits
2	\$43,000. ⁰⁰	\$68,000. ⁰⁰
3	\$48,000. ⁰⁰	\$77,000. ⁰⁰
4	\$53,000. ⁰⁰	\$86,000. ⁰⁰

SELECTION PROCESS

This process is different from the traditional Inclusionary Zoning lottery and is discussed in detail in the Alternative Selection Procedure. Below are some important details:

OPEN HOUSE(s)

- There will be two open houses for the units on **Saturday, September 13, 2014** and **Saturday, September 27, 2014**, both from 12 pm to 4 pm. Please take the opportunity to view the units to determine if you are interested in them.

HOUSING LOCATOR LISTINGS

- To see listings of the units on the Housing Locator [here](#) for C-02 and [here](#) for 202.

PRE-APPROVAL LETTER

- **A pre-approval letter from a lender to participate in this process. Please note that this differs from the typical Inclusionary Zoning requirement of having a pre-certification letter and requires a more thorough review of household credit worthiness by a lender.**

REGISTRATION

- **Registration is required to participate in this Alternative Selection.** Please click [here](#) to register. **All previous lottery registrations are not valid for this Alternative Selection Process.** Once registration is submitted DHCD will notify applicants if they are eligible to continue in this process.

IZ ORIENTATION & HOUSING COUNSELING CERTIFICATION

- You must attend Inclusionary Zoning (IZ) Orientation training and housing counseling. If you have not done so contact one of the Certifying Entities (CE) below. You must also submit to the CE your pre-approval letter and documentation regarding your household size and income eligibility. Please contact one of the Certifying Entities listed below:
 - Housing Counseling Services- 2410 17th St NW #100, Washington, DC 20009 (202) 667-7006
 - Marshall Heights Community Development Organization- 3939 Benning Rd NE, Washington, DC 20019-(202) 396-1200

REQUIRED DOCUMENTS

- Once you are determined eligible you must submit all of the following documents to DHCD which the CE will provide to you (via email or mail):
 - A Certification of Income, Affordability and Housing Size obtained from a Certifying Entity;
 - A housing counseling certificate of completion; and
 - An active pre-approval letter from lender(s) indicating the household's creditworthiness and ability to afford the purchase price.
- Email the documents to 2910.georgiaavenue@dc.gov;
- Mail the documents to the attention of Lesley Edmond-2910 Georgia Avenue
Registration at: 1800 Martin Luther King Jr. Avenue SE, Second Floor, Washington D.C. 20020.
- Once DHCD has determined eligibility, DHCD will notify applicants and the IZ Development Owner of the applicant's eligibility to proceed via email **only**. The IZ

Development Owner will then work with the first ready and able buyers for the sale of the units.

OPEN and CLOSING of ALTERNATIVE SELECTION PROCEDURE

- This process will remain open until the units are sold or until October 27, 2014, 5 PM, whichever is first.
- DHCD may reopen this process at its discretion.

For questions contact the Inclusionary Zoning Program at 202-442-7221.