



**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

*Office of Communications and Community Outreach*

*1800 Martin Luther King Jr. Avenue SE*

*Washington, D.C. 20020*



**\*\*\*Press Release\*\*\***

**September 9, 2016**

**DHCD Commits \$900,000 to Preserve Affordable Units in Petworth**

*Rehabilitated Building Will Provide Studio, 1, 2 and 3 Bedroom Apartments*

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(WASHINGTON, DC) – The DC Department of Housing and Community Development (DHCD) provided additional financing to CHANGE All Souls Housing Corporation, a faith-based, non-profit affordable housing developer, to preserve a 19-unit apartment building at 4000 Kansas Avenue NW in Ward 4.

DHCD provided \$919,000 in additional financing from the Housing Production Trust Fund (HPTF), bringing the total DC government investment in the property to \$2.57 million. The additional funding will ensure that all units remain affordable to households earning no more than 80 percent of the Area Median Income (AMI) for at least the next 40 years.

“Housing preservation in all eight wards is a top priority for the Bowser administration,” said DHCD Director Polly Donaldson. “We are pleased to provide financing through the Housing Production Trust Fund that will help preserve affordable housing for both individuals and families who want to live in Petworth.”

The additional financing sets the stage for the developer to temporarily relocate current tenants and begin an eight-month rehabilitation of the building. Once complete, the project will have:

- two studio units for households at 30 percent AMI;
- 11 one bedroom units—one at 50 percent AMI, one at 60 percent AMI and nine at 80 percent AMI;
- three two-bedroom units at 80 percent AMI; and
- three three-bedroom units at 80 percent AMI.

“Without the low interest financing from DHCD, we would not be able to undertake this rehab,” said Frank Lucician, executive director for CHANGE All Souls Housing Corporation. “We’re very pleased

to be able to change what has been an underperforming building into quality apartment homes for deserving District residents.”

Affordable housing is a major focus of Mayor Muriel Bowser’s Administration. She has committed an historic \$100 million to the HPTF in each of her budgets—an amount that is unprecedented among U.S. cities. She created a Housing Preservation Strike Force, which in June unveiled six recommendations on how the District can preserve its existing affordable housing covenants set to expire by 2020. The mayor also recently announced a pilot program, [Great Spaces, Healthy Places](#), especially designed for buildings with fewer than 50 units like 4000 Kansas Avenue NW. Under the program, which kicked off in Ward 8 and runs through September 30, 2016, the District offers renovation loans for eligible owners to improve living conditions and eliminate safety and environmental hazards on their property. The program is a partnership between DHCD and the Department of Consumer and Regulatory Affairs (DCRA), and is funded by the HPTF.

Since January 2015, DHCD has produced and preserved over 2,100 affordable housing units in the District. And more is to come. Another 5,300 units of affordable housing—which will house nearly 12,000 District residents—are in the development pipeline.

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