

Preservation of Affordable Housing in Washington, DC: Beyond the Nuts and Bolts

DC Housing Preservation Strike Force

March 11, 2016

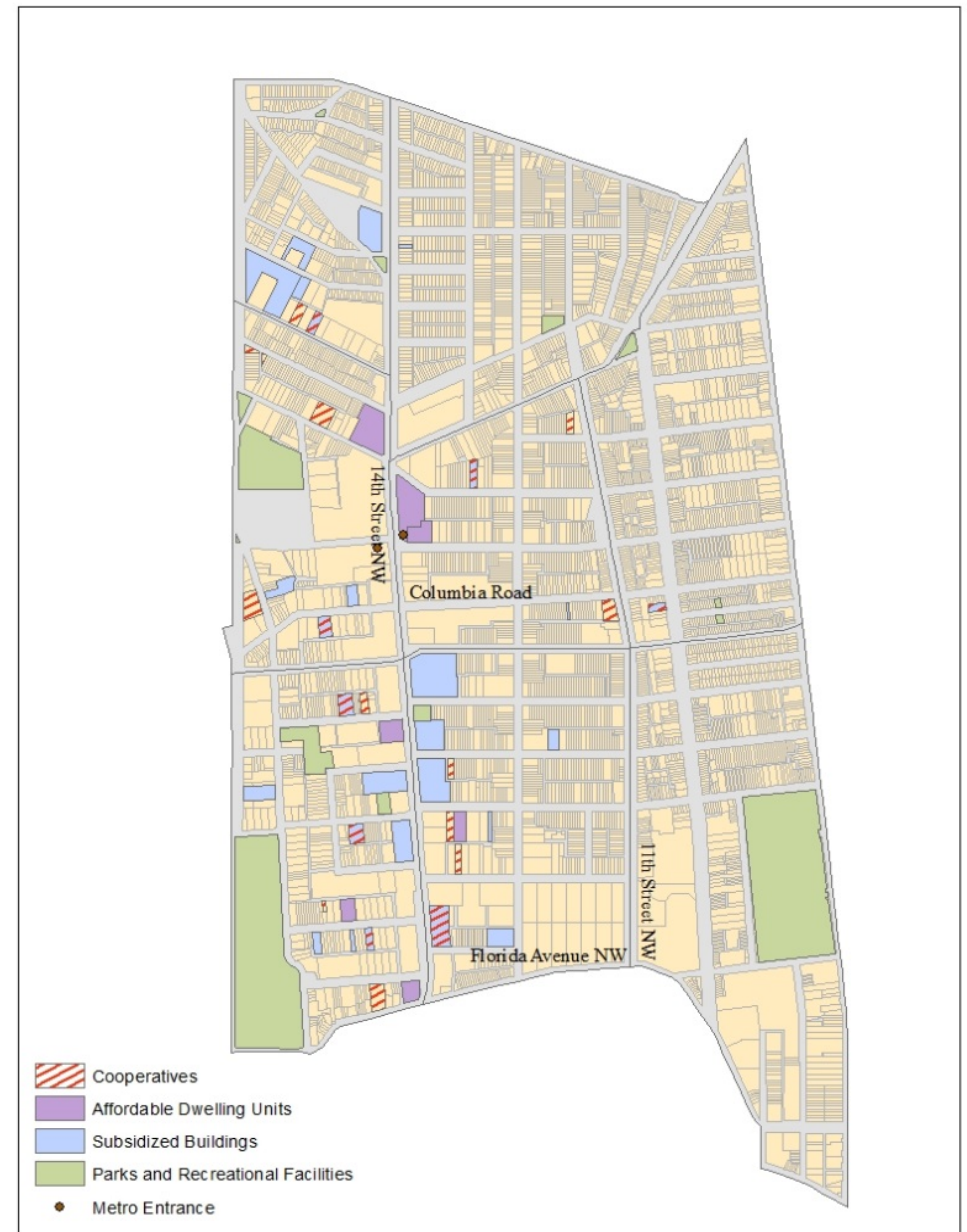
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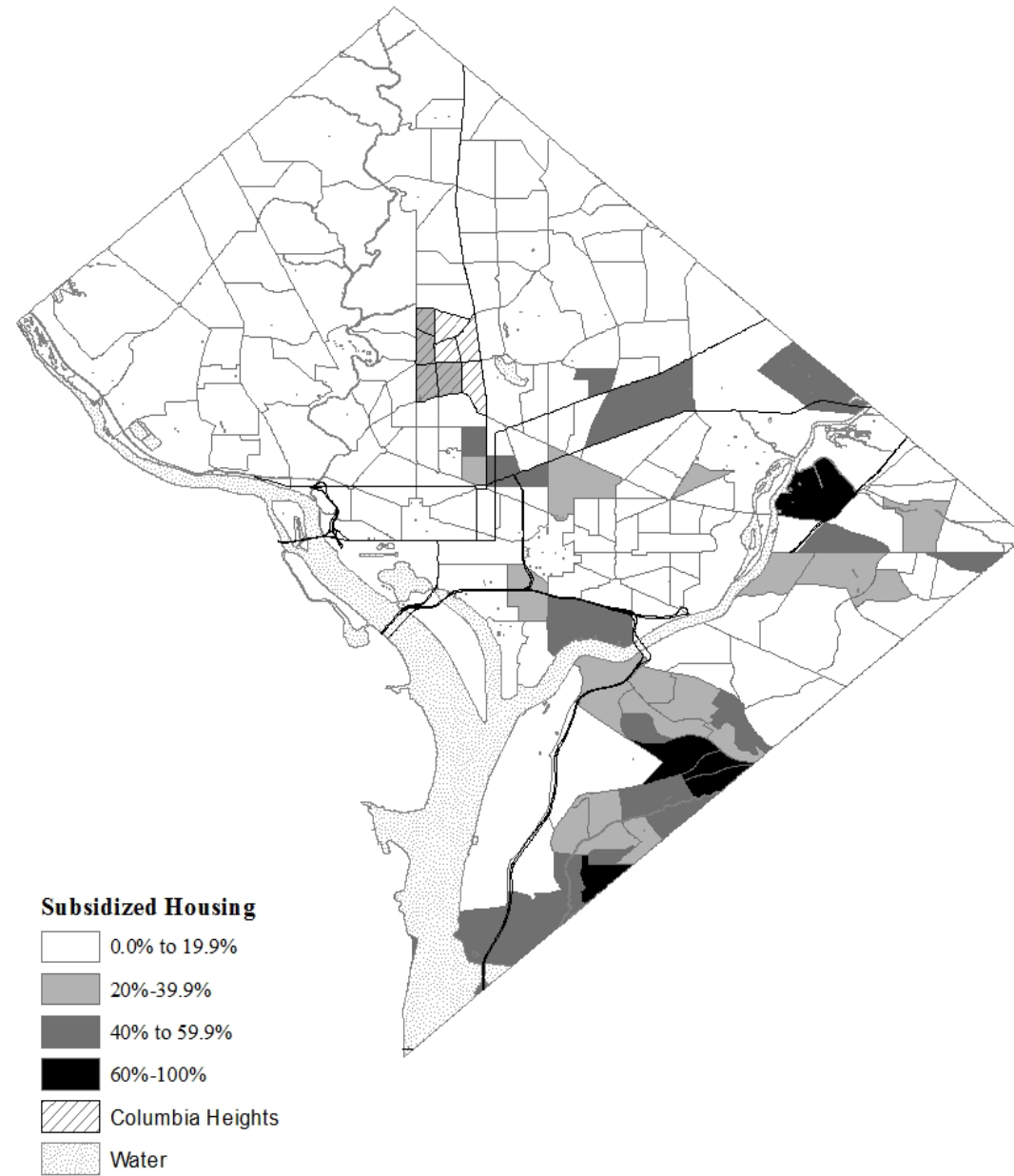
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- Affordable Housing in Columbia Heights
 - Legal rights and funding
 - Existing Stock of project based Section 8 housing
 - Organizing and advocacy

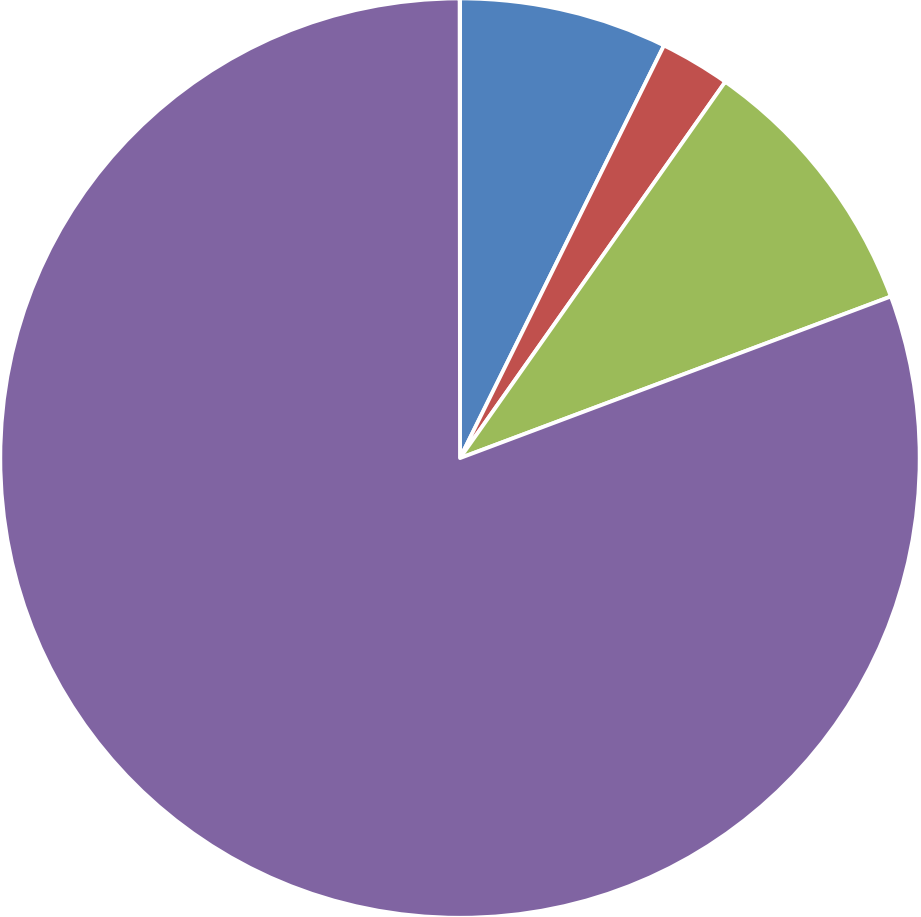


SUBSIDIZED HOUSING STOCK

Washington, DC Concentration of Subsidized Housing by tract, 2014



1983 Affordable Housing Stock by Current Status



■ HOPE VI ■ In Progress ■ Lost ■ Preserved

ORGANIZING AND DATA SHARING

Preservation Catalog for the District of Columbia

1 - Identified as At-Risk or Flagged for Follow-up

Project: PARKWAY OVERLOOK EAST & WEST	Address: 2701 ROBINSON PLACE SE	Recent Physical Inspection Scores	Score: 26c*	52c	46c*
Owner: DC HFA	Type: Profit Motivated	Manager: CONIFER MANAGEMENT LLC	Date: 12/22/2005	3/24/2005	10/2/2003
TA Provider: LEDC, Empower DC, others.	Notes: 3/14 HUD accepted the final appraisal. HFA won the property (after auction)				

PBCA: No

Subsidy/Program	Assisted Units:	Total Units:	Start of Affordability	End of Affordability	Data Source:	Data Note:
	266	266	1/1/2002	1/1/2017	HUD - LIHTC Database (9/22/11)	NHTE exited the partnership and was replaced by a different general partner, the partnership kept the name NHTE Parkway LP. Missing form filed to update HUD info. (NHT 5/18/09). LIHTC ID added (9.22.11).

Project: TEMPLE COURTS	Address: 33 K ST NW	Recent Physical Inspection Scores	Score: 41c*	34c*	62c*
Owner: Temple Courts / Northwest One Redevelopment	Type: Non-Profit	Manager: W. H. H. TRICE & CO	Date: 1/25/2006	6/29/2005	7/8/2004
TA Provider: HCS	Notes: 5/14 Lee Goldstein DMPED contact 11/13 There is a new communities round table on 10/22. 8/13 Torn down in 2010 due to conditions. DC owns it after a HUD foreclosure. HUD has a use agreement on the land - dictates the affordability, delays in the rebuilding.				

PBCA: No

Subsidy/Program	Assisted Units:	Total Units:	Start of Affordability	End of Affordability	Data Source:	Data Note:
241(a)/ 221-BMIR Improvements & Additions	212	212	2/1/1987	1/1/2022	HUD - Terminated Multifamily Mortgages (12/31/11)	Terminated 1/21/2010 due to prepayment. No longer in FHA database as of 3/31/10
58 Loan Mgmt	212	211	9/1/2007	11/30/2008	HUD - Multifamily Assistance and Section 8 Contracts (8/5/09)	Status listed as 'expired' in HUD database (12/4/08).

Project: TERRACE MANOR APTS	Address: 3347 23RD STREET, SE	Recent Physical Inspection Scores	Score:			
Owner: HASTINGS DEVELOPMENT CORPORATION	Type:	Manager:	Date:			
TA Provider:	Notes: 5/14 Closed on the loan in April 3/14 DHCD is subordinating loan so the developer can get money for the work.					

PBCA: No

Subsidy/Program	Assisted Units:	Total Units:	Start of Affordability	End of Affordability	Data Source:	Data Note:
	60	60	1/1/1993	1/1/2023	HUD - LIHTC Database (4/30/09)	Indicates bond. LIHTC ID updated from DCB1993001 (9/22/11)



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Agenda
DC Preservation Network Meeting
October 13, 2015

I. Projects for discussion

A. At-Risk or Flagged Properties

- 1) **1430 Chapin Street NW** – Property has HOME affordability restrictions that expired officially in June 2012. DHCD still holds a second mortgage that DCCH is paying back, and the covenants apply until that is paid off. Once paid off, however, there is no affordability requirement through DHCD, but it does revert to rent control. It is not known whether there is a tenant association at the property. The property is subject to inspection under HOME. There are some building conditions that need to be addressed. Counselors wishing to speak with ownership have been referred to the management company. Add info on mortgage & bonds. Steve attempted to reach out to DCHD; will follow up with the director. LEDC following up on recent DCRA inspection. (p 1)
- 2) **Aspen Court** (6676 Georgia Ave NW) – Tax-exempt Bond expires 7/1/2015. LIHTC first 15 years end on 1/1/2016. Property being offered for sale. Part of a portfolio of five properties being bundled by Jair Lynch: 1111 Massachusetts Ave NW (Burke Park Apts), 1339 Fort Stevens Dr NW (Fort Stevens Hill Apts), 930 Randolph St NW (Petworth Station Apts), and 617 Hamlin St NE (Brookland Place Apts). LEDC following up. (p 1)
- 3) **Brookland Manor** (2400 14th Street NE) 535 Units are covered by HUD 236(j)(1)/Lower Income Families program expiring in 2017. There are also Project Based Section 8 contracts on 373 of the units. The owners are planning to redevelop – including increased density and mixed income. Their plan is to submit a PUD application this fall which will rezone the area for 1) high density residential and 2) relocation of commercial zoning away further south. The new housing will be “mixed income” as well as some for sale townhomes. Mid-City met with the board on July 10 and the entire tenant association on July 17th to discuss plans, including a PUD application. Plans regarding the PB Section 8 units are uncertain, but the project has a very low density and it would not seem difficult to preserve Section 8 in the redevelopment. HCS and WLCH will continue to work with the tenants. Tenants have now sent a letter to Councilmembers, the ANC and others that they are not in favor of the PUD that is being proposed, because they feel the owner has not engaged them in developing plans for the project. DHCD has not received a copy of the letter. The tenants made a presentation a month ago and the PUD has been filed. DHCD has indicated that Section 8 units will be preserved and 200 units for seniors. This is a classic example of redevelopment of a Project Based Section 8 property which the City should have a strategy for dealing with. We agreed that DCPN should send an “early warning” regarding these kind of situations to the mayor, department heads, housing agencies, OTA and HUD. The plan was drafted and shared with the network on



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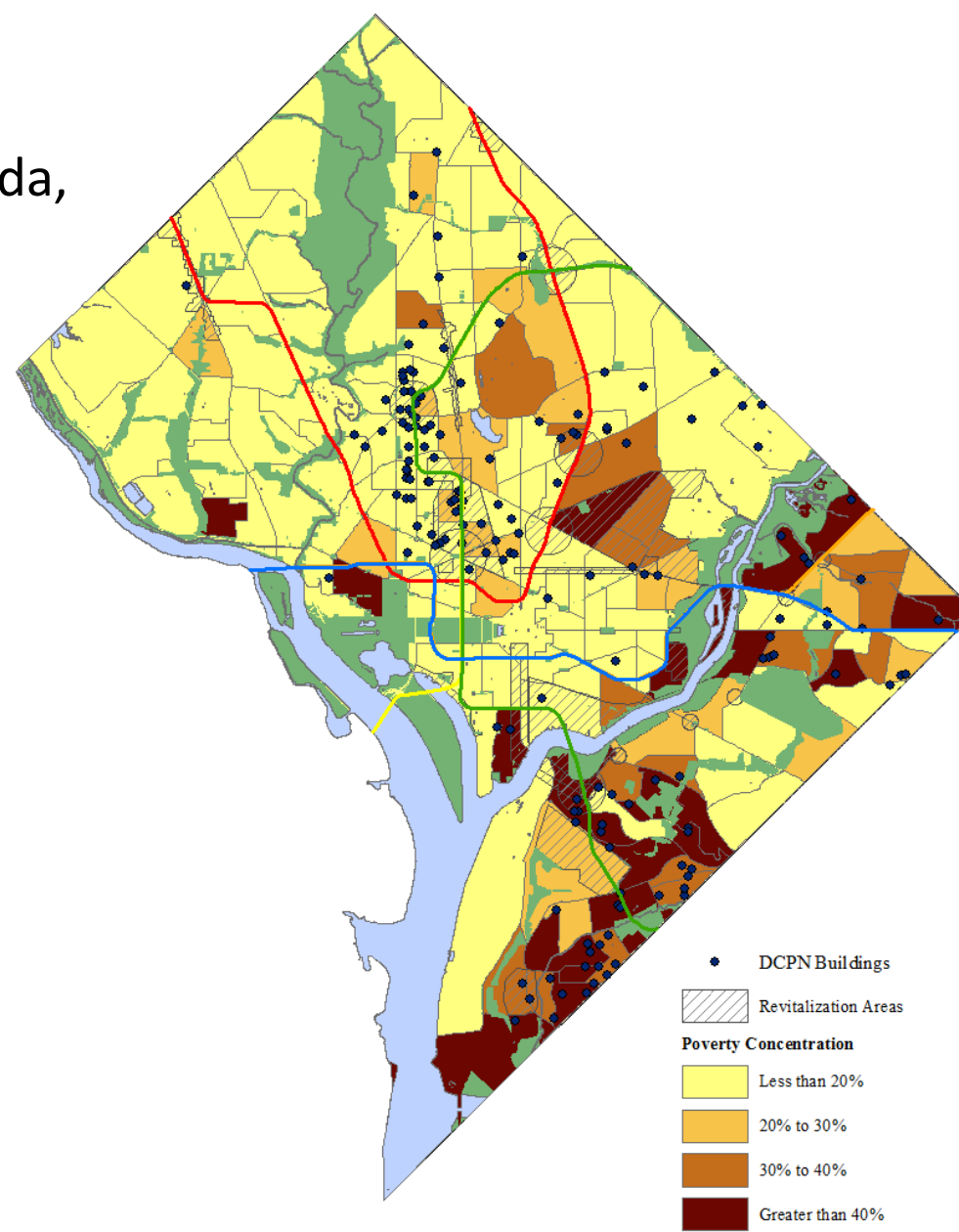
DCPN Creates the Conditions for Preservation

- Data sharing;
- Convening a diverse set of actors
- Building relationships and trust; and
- Facilitating institutional and individual learning about processes and programs.



PRESERVATION AND LOSS IN DC

All Properties on the DC Preservation Network Agenda, 2008-2015



Reason for Building Appearance on the Agenda	All Buildings	Lost
Bankruptcy/ Foreclosure/ Termination	7.9%	42.7%
Conditions	6.0%	0.0%
Condo Conversion	1.2%	10.8%
Expiring Use	45.5%	9.2%
Failing REAC	9.5%	0.0%
Missing Data	8.7%	9.4%
Notice of Sale	6.9%	21.4%
Opt Out Notice	0.6%	6.5%
Prepayment	0.4%	0.0%
Redevelopment	8.7%	0.0%
Tenant Rights Violation	2.7%	0.0%

Lost Subsidized Properties, 2008-2015

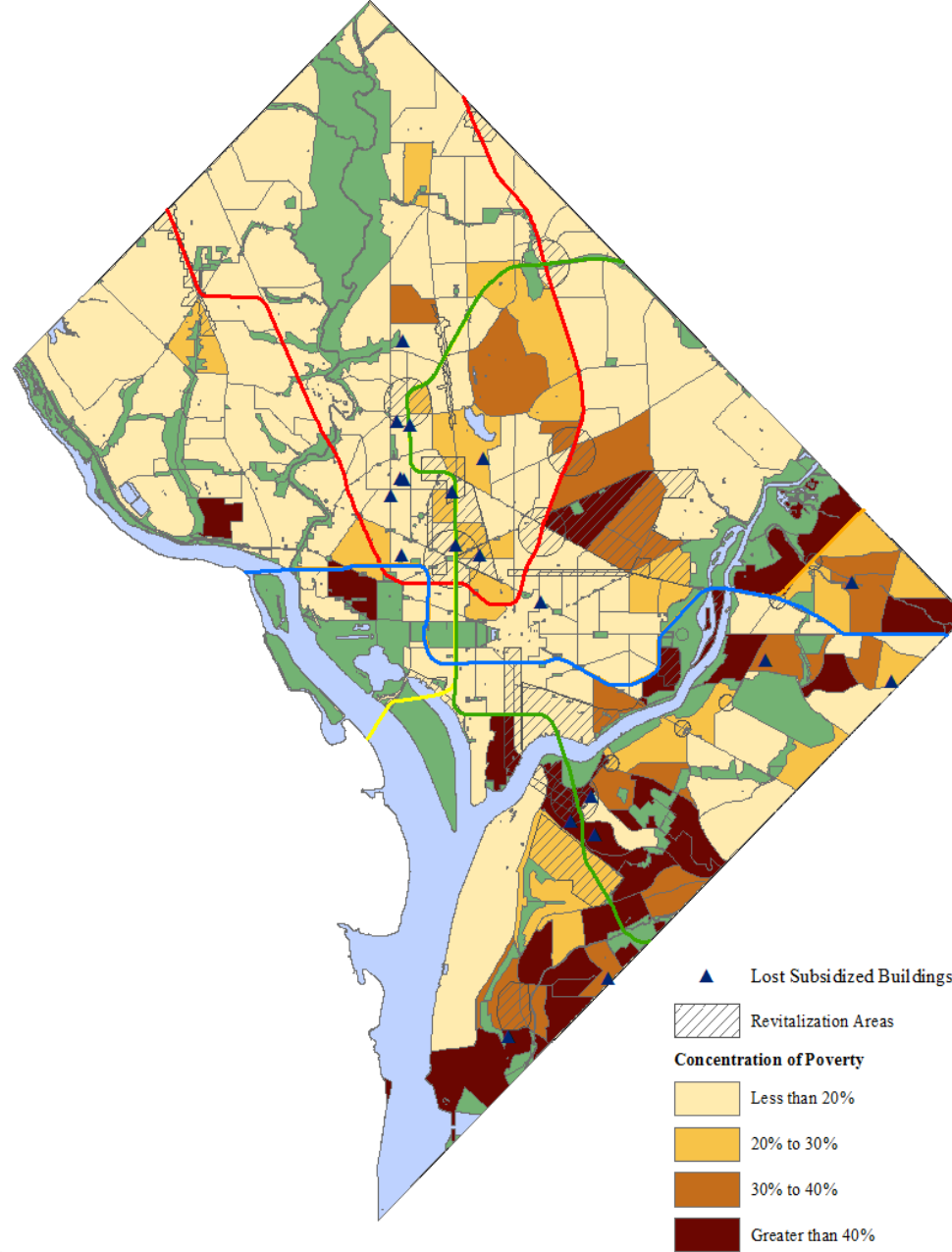
Building Name	Reason(s) it was on the agenda	Year lost	Funding Source
CAS Associates	Missing Data	2008	Section 8
Fifteenth Street Cooperative	Opt-Out Notice	2008	Section 8
Chastleton Apts	Failing REAC, Condo Conversion	2008	Section 8
New Amsterdam (Colombia Uptown)	Notice of Sale	2009	Unknown
Williston Apartments	Opt Out Notice	2008	CDBG
Glendale Apartments	Expiring Subsidy	2008	Section 8
Bishop Walter McCollough Senior Court	Missing Data	2009	Section 8?
1204 Talbert Street SE	Termination	2009	Section 8
Geraldine	Termination, Failing REAC	2011	Section 8
The Wingate	Termination	2012	221/LIHTC/TE Bonds
1425 T Street Cooperative	Condo Conversion, Expiring Subsidy	2012	HAP/Multicultural
Eaton Road Apartments	Missing Data, Condo Conversion	2012	LIHTC
Lincoln Westmoreland II	Opt Out Notice	2014	Section 8
Capital Towers Elderly	Termination	2014	236
Greenway Gardens	Notice of Sale	2015	Mod Rehab/LIHTC
Elsinore Courtyards*	Termination, Expiring Subsidy	2015	Section 8/LIHTC
Randolph Towers*	Termination	2015	Local Funds
Museum Square One Apartments	Notice of Sale	2015	223(a)/221(d)/Section 8
IDI Facilities	Expiring Subsidy	2015	Nursing Home
Sayles Place	Expiring Subsidy	2015	236/McKinney Act



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Lost Subsidized Buildings, 2008-2015



Neighborhood Characteristics of DCPN Properties

	Total	Lost	Low Poverty	Repeat Appearance
1/4 mile from Metro	44	6	23	21
1/2 mile from Metro	97	12	58	41
1/4 Mile from Revitalization Area	100	12	50	43
1/2 Mile from Revitalization Area	127	18	63	51
All DCPN Properties	161	20	75	65

Questions?

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