

Fact Sheet



Government of the District of Columbia
Department of Housing and Community Development
1800 Martin Luther King Jr. Ave. SE| Washington, DC 20020
www.dhcd.dc.gov

FY 2016 AFFORDABLE HOUSING REQUEST FOR PROPOSALS SELECTIONS

The FY 2016 funding selections are the result of the DHCD's 2016 Funding Notice and Request for Proposal (RFP) Process (also known as Notices of Funding Availability (NOFA)) held by the DC Department of Housing and Community Development (DHCD). These projects are using investments from the Housing Production Trust Fund (HPTF), Low Income Housing Tax Credits (LIHTC), and Low Rent Subsidy Program (LRSP), in addition to other public and private funds.

The total estimated development costs for the projects are almost \$400 million. An estimated \$107.9 million in government funding:

- \$102.5 million in HPTF
- \$3.44 million in 9 percent LIHTCs
- \$879,168 in Department of Human Services (DHS) Supportive Services funding
- \$1.05 million from the Department of Behavioral Health (DBH)

The developers of the 13 projects chosen came from a variety of backgrounds, from private businesses to non-profits that represent the best of the District's communities:

Preservation Projects (Name, Location, Developer)

1. 5610 Colorado Avenue NW Cooperative (Ward 4)

- **Project:** Substantial rehabilitation of 36-unit limited equity cooperative in Brightwood. The cooperative purchased the property under the Tenants Opportunity to Purchase Act (TOPA) in 2006.
- **Residents served:** Households at or below 80 percent of the area median income (AMI), with most households at or below 50 percent AMI.
- **Developer:** 5610 Colorado Avenue NW Cooperative, Inc.

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Preservation Projects, continued

2. Fort Stevens Place Apartments, 1339 Fort Stevens Drive NW (Ward 4)

- **Project:** Rehabilitation of a 59-unit building in Brightwood that is an expiring LIHTC property. The tenants association assigned their TOPA first right of refusal to the developer.
- **Residents served:** Households at or below 60 percent AMI; seven units will receive an LRSP operating subsidy.
- **Developer:** Community Housing Inc.

3. Partner Arms 2, 4506 Georgia Avenue NW (Ward 4)

- **Project:** Rehabilitation of a 12-unit building in Petworth.
- **Residents served:** All units will be permanent supportive housing (PSH) for extremely low-income, formerly homeless families and receive an LRSP operating subsidy. All households will be referred through DBH.
- **Developer:** Transitional Housing Corporation.

4. Brookland Place Apartments, 617 Hamlin Street NE (Ward 5)

- **Project:** Rehabilitation of an 80-unit property in Brookland.
- **Residents served:** Households at or below 60 percent AMI; 15 units will receive an LRSP operating subsidy.
- **Developer:** Wesley Housing Development Corporation. (The project is a joint venture between a developer and the tenant association.)

5. Delta Towers, 1400 Florida Avenue NE (Ward 5)

- **Project:** Replacement of an existing, aging 150-unit building with a new 179-unit building in the H Street corridor.
- **Residents served:** Seniors age 55 and older with households at or below 30 percent AMI; 18 units will be set aside for PSH. The project currently has an LRSP operating subsidy contract for 149 units and will receive an operating subsidy for the additional 30 units.
- **Developers:** Dantes Partners and Fort Lincoln New Town Corporation.

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Preservation Projects, continued

6. Maplewood Courts, 2300, 2302, 2304, 2306, 2308 Hartford Street SE (Ward 8)

- **Project:** Rehabilitation of a 94-unit garden style apartment community.
- **Residents served:** A mix of families and individual households. Most units are two and three bedrooms. All units will serve households at or below 50 percent AMI.
- **Developers:** Hopmeadow Development DC LLC and Hopmeadow Development Inc.

New Production Projects (Name, Location, Developer)

7. Abrams Hall, Building 14 on the Walter Reed campus (Ward 4)

- **Project:** Vacant building will be rehabilitated into an 80-unit senior apartment building in Shepherd Park.
- **Residents served:** Seniors age 62 and older with households at or below 50 percent AMI; 16 units will be set aside as PSH and receive an LRSP operating subsidy.
- **Developers:** Urban Atlantic and Hines Interests Limited Partnership

8. 1164 Bladensburg Road NE (Ward 5)

- **Project:** New 63-unit project in Trinidad.
- **Residents served:** Seniors age 55 and older with households at or below 50 percent AMI; 13 units will be set aside as PSH and receive an LRSP operating subsidy.
- **Developers:** Neighborhood Development Company LLC and Arten Bladensburg LLC.

9. Diane's House, 2619 Bladensburg Road NE (Ward 5)

- **Project:** New 42-unit project in the Gateway neighborhood. Only financed through 9 percent LIHTC.
- **Residents served:** Households at or below 50 percent AMI; 39 units will be PSH for individuals and families and receive LRSP operating subsidy.
- **Developers:** Flaherty & Collins Dev LLC and Diane's House Ministries.

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New Production Projects, Continued

10. Liberty Place Apartments, address to be determined (Ward 6)

- **Project:** New 67-unit project in Mount Vernon Triangle.
- **Residents served:** Households at or below 50 percent AMI; 14 units will receive LRSP operating subsidy, with seven units being PSH and seven as targeted affordable housing (TAH). Veterans will have preference for the PSH units.
- **Developers:** National Housing Trust - Enterprise Preservation Corporation and IBF Development.

11. St. Elizabeth's East Housing, 1000 Alabama Avenue SE (Ward 8)

- **Project:** Part of Phase 1 of the St. Elizabeth's East redevelopment; adaptive reuse of one of the seven vacant buildings of the CT Campus into 252 units of housing.
- **Residents served:** 201 units will serve households at or below 50 percent AMI; 51 units will be market rate; 13 units will be PSH and receive an LRSP operating subsidy.
- **Developers:** Anacostia Economic Development Corporation and Flaherty & Collins Development LLC.

12. City View, 2850 Douglas Place SE (Ward 8)

- **Project:** New 58-unit development in Barry Farms; 9 percent LIHTC only.
- **Residents served:** 52 units will serve households at or below 60 percent AMI; six units will be for PSH and receive LRSP operating subsidy; 12 units will be for seniors age 55 and older and six units will be market rate.
- **Developer:** William C. Smith.

13. Parkway Overlook Apartments, 2707-2715 Robinson Place SE (Ward 8)

- **Project:** Rehabilitation of a vacant 220-unit garden style apartment building in Barry Farms/Congress Heights.
- **Residents served:** Households at or below 50 percent AMI; more than half of the units will be two or three-bedroom units; 40 units will receive an LRSP operating subsidy (including 11 PSH units).
- **Developer:** DC Housing Authority.