



PRESS RELEASE

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Mayor Bowser and HUD Secretary Julián Castro Tour Shaw Neighborhood

*Tour Highlights Impact of Federal and Local Funds in Producing, Protecting and Preserving
Communities on Heels of HUD's 50th Anniversary*

(WASHINGTON, D.C.) – Today, Mayor Muriel Bowser and U.S. Department of Housing and Urban Development (HUD) Secretary Julián Castro celebrated the 50th Anniversary of HUD by conducting a community walking tour of affordable housing and economic developments in the Shaw community. The tour highlighted the impact that both federal and local funds have on producing, protecting and preserving affordable housing options and building inclusive and diverse communities.

"Whether they have been here for five minutes or five generations, Washingtonians understand the District's brightest days are still ahead," said Mayor Bowser. "That's because for decades, the District has worked with HUD to preserve and expand affordable housing opportunities. Today, the District and HUD are ensuring that those in need have a chance to share in our recent prosperity and revitalization. Together, we are creating and preserving pathways to the middle class."

HUD's 50th Anniversary recognizes the Department's mission to ensure that every family in America lives in a home of dignity and a neighborhood of pride. The Shaw neighborhood is one of several neighborhoods impacted by the D.C. riots of 1968. It now serves as a shining example of how federal and local partnerships can be the catalyst to revitalizing urban communities.

The District of Columbia and HUD have collaborated to protect and develop vibrant, walkable communities that are affordable to all District residents.



“For 50 years, HUD has valued and supported the role that cities like Washington, D.C. have played in sparking growth for entire regions,” said Julián Castro, Secretary, U.S. Department of Housing and Urban Development. “Partnerships fuel progress and we’re proud to work with local leaders to continue building on this city’s proud legacy as a modern urban center with strong and diverse communities.”

The community walking tour highlighted four locations; the Phyllis Wheatley YWCA, Lincoln Westmoreland, Channing Phillips, and Progression Place.

Phyllis Wheatley YWCA (901 Rhode Island Avenue, NW) The Phyllis Wheatley Young Women's Christian Association, Inc. of Washington, D.C. is currently undergoing significant renovation funded by both the D.C. Department of Housing and Community Development (DHCD) and a HUD Federal Housing Administration (FHA) loan. This renovation features 84 private living quarters and onsite support services for low-income working women and women with special needs. The project is in DHCD’s pipeline with a closing planned for the 3rd Quarter of FY15. The loan amount is approximately \$2.2 million and the project is expected to receive an allocation of 9% in Low Income Housing Tax Credits. The D.C. Housing Authority will provide Local Rent Supplement Program vouchers and Annual Contributions Contract funds.

Channing Phillips (1730 7th St, NW) Ground was broken on this project on May 20, 2015. Adjacent to the Lincoln Westmoreland, it will offer 56 units of affordable housing.

Lincoln Westmoreland (1730 7th St, NW) This 10-story high-rise building was built in 1970. The building is available to households earning up to 60% of the Area Median Income and 82 of its 108 units receive Section 8 assistance. There is an existing Housing Assistance Payment contract with a 20-year renewal in effect until 2033. Building ownership has a HUD FHA Application under the 223(f) commercial loan program under review that will include an estimated cost of \$18,500 to \$21,000 per unit in improvements contingent on construction cost.

Progression Place (1825 7th Street, NW) This mixed-income development comprises 205 apartment units including 51 affordable units and 24,343 gross square feet of ground-level retail space. Rental operations began September 28, 2013. The development has a HUD FHA mortgage of \$55 million under the 221(d)(4) multifamily new construction program. The United Negro College Fund owns and occupies a 50,000 square foot space in the project’s office component.

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