



# Department of Housing and Community Development

## FY 2007 - 2010 Performance Report



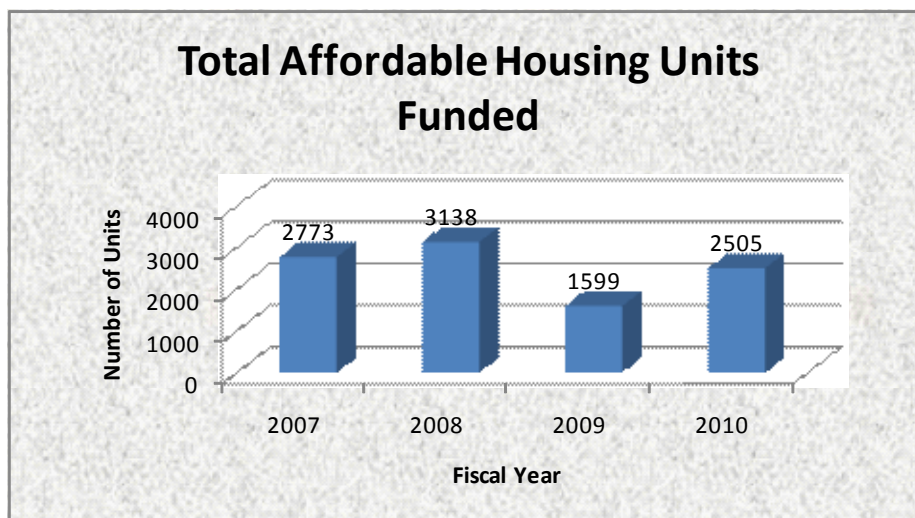
## DHCD Mission

The mission of the Department of Housing and Community Development (DHCD) is to create and preserve opportunities for affordable housing and economic development and to revitalize underserved communities in the District of Columbia.

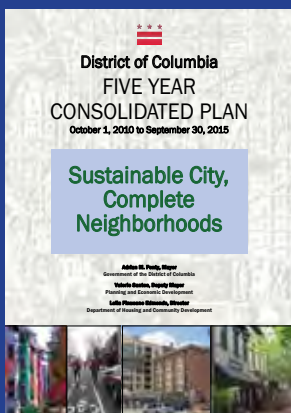
DHCD fulfills its mission under the following operational and regulatory divisions:

- **Development Finance Division** - provides gap financing for development;
- **Residential and Community Services Division** - increases first-time homeownership opportunities; provides funding to rehabilitate single-family and multi-family homes; and supports communities through neighborhood based activities
- **Property Acquisition and Disposition Division** - addresses vacant and abandoned properties; and the
- **Housing Regulation Administration** - oversees the administration of rental housing laws.

DHCD also consists of the following support divisions: Office of the Director, Portfolio and Asset Management Division, Office of Program Monitoring, Division of Administrative Services and Information Technology Unit.



## DHCD's Five Year Consolidated Plan - Sustainable City, Complete Neighborhoods



In August 2010, DHCD submitted the District of Columbia Five Year Consolidated Plan (FY 2011-FY 2015) to the U.S. Department of Housing and Urban Development. This plan will serve as DHCD's guide over the next several years.

"Sustainable City, Complete Neighborhoods" embodies the Six Livability Principles:

- Provide More Transportation Choices,
- Promote Equitable Affordable Housing,
- Enhance Economic Competitiveness,
- Support Existing Communities,
- Coordinate Policies and Leverage Investment, and
- Value Communities and Neighborhoods.

The complete plan is available for download at [www.dhcd.dc.gov](http://www.dhcd.dc.gov).

Dear DHCD Stakeholders:

FY 2007-FY 2010 has been a period of progress for the Department of Housing and Community Development. In each area, we have achieved milestones in our efforts to meet the mission of creating and preserving affordable housing and economic development opportunities and revitalizing underserved communities in the District. Over the past four years, DHCD has made a concerted effort to maintain and increase productivity in a time of rapid organizational development and decreasing funding. By implementing systematic improvements and using a holistic approach to maximize synergies within the Department, we have developed innovative strategies to tackle affordable housing and community development challenges.



The FY 2007-FY 2010 Performance Report is a snapshot reflecting many of the collective achievements and hard work of the DHCD team. During this period, DHCD:

- Closed 141 projects from FY 2007-FY 2010, resulting in 6,740 units of affordable housing and reflecting a \$389 million investment;
- Implemented the Green Building Act of 2006, ensuring a focus on quality and sustainability in all future DHCD developments;
- Helped 1,703 residents become first time homebuyers through the Home Purchase Assistance Program;
- Absorbed the Housing Regulation Administration, relocated our headquarters to Historic Anacostia and opened the DHCD Housing Resource Center, which has served more than 9,000 since July of 2009;
- Held the first and second Annual DC Housing Expo and Foreclosure Prevention Clinics in 2009 and 2010, with more than 2,000 persons attending;
- Implemented several key legislative and programmatic initiatives in the Property Acquisition and Disposition Division to strengthen and institutionalize more efficient ways to acquire and dispose of properties;
- Established a landlord training program and the DHCD Education Series to better inform audiences about our regulations, programs and services;
- Implemented the District's Inclusionary Zoning Program in partnership with the Deputy Mayor for Planning and Economic Development, the Department of Consumer and Regulatory Affairs and the Office of Planning; and
- Awarded two innovative, highly competitive grants from HUD for the Neighborhood Stabilization Program, Round II, and the Sustainable Community Challenge Grant program.

This time of great achievement has also been a time of great transition, some welcome, some difficult. Under the Fenty Administration, the Department met the challenge of "moving forward faster" and "doing more with less," even in the face of real estate and housing markets that have seen unprecedented levels of foreclosures and credit tightening. Internally, we expanded our jurisdiction, strengthened our organizational structure and addressed critical personnel issues. And we experienced losses, including the death of Victor Selman, who as Chief Operating Officer was a key member of the senior leadership team and a dear colleague. As we have learned, change is certain, whether expected or unexpected, and what we control is how we engage and grow with each new challenge. As we embark on the new five-year plan, Sustainable City, Complete Neighborhoods, the Department looks forward to continuing to build upon these successes.

Sincerely,

A handwritten signature in black ink, appearing to read "Leila Edmonds". The signature is fluid and cursive, written over a light blue background.

Leila Finucane Edmonds

Director



## **DHCD Moves to Historic Anacostia and Opens DHCD Housing Resource Center**



In February 2009, DHCD moved its headquarters from 801 North Capitol Street, NW to 1800 Martin Luther King, Jr. Avenue, SE. This move placed DHCD in the heart of one DC's most underserved communities. The DHCD Housing Resource Center opened in July 2009, offering a new one-stop shop for quality landlord/tenant concerns and affordable housing services for low and moderate-income families and individuals in the District. Residents can visit the DHCD Housing Resource Center to learn more about the services, programs, and information that help the District's low and moderate-income families and individuals purchase and rehabilitate homes and prevent mortgage default and foreclosure. The center also houses the Housing Regulation Administration (HRA), which administers the District's rental housing and condominium laws. The DHCD Housing Center has served more than 9,000 people since opening in July 2009.

In addition, University Legal Services (ULS), a community-based organization of in-take specialists with an expertise in DHCD's housing programs, is located at the center and provides housing counseling to residents.

# Housing Regulation Administration

## Fully Integrates with DHCD

The Housing Regulation Administration (HRA) has been fully integrated into the Department of Housing and Community Development. On October 1, 2007, the Rental Housing Operations Transfer Amendment Act of 2007 (D.C. Law 17-0020, enacted June 28, 2007 and effective Sept. 28, 2007) mandated the transfer of the Housing Regulation Administration (HRA) from the Department of Consumer and Regulatory Affairs (DCRA) to DHCD. HRA regulates rental housing including rent control, rental housing registration, and conversion of use of rental housing, and residential condominium registration. DHCD's plan and efforts resulted in HRA's seamless integration into DHCD, while bolstering HRA's regulatory abilities.

As part of the integration, DHCD made several structural and organizational improvements to HRA, which have helped them operate more effectively and provide better service to stakeholders. One of the key accomplishments was an overall review of HRA forms. For example, the Rental Accommodation Division forms were reviewed, updated and approved by the Rental Housing Commission to ensure inclusion of all amendments mandated by law.

### DHCD Housing Resource Center at a glance

- Located at 1800 Martin Luther King, Jr. Avenue, SE (corner of Good Hope Road and Martin Luther King, Jr. Avenue)
- One-stop shop for housing information
- Face-to-face customer service for Housing Regulation Administration functions (rent registration, condominium conversion, etc.) and general housing information
- Housing Provider Ombudsman, who is a resource for small housing providers
- University Legal Services, which provides housing counseling for residents

### Housing Regulation Administration at a glance

- Comprised of the Rental Conversion and Sale Division, the Rental Accommodations Division and the Rental Housing Commission
- Rental Conversion and Sale Division (CASD) - responsibilities include tenant opportunity to purchase rights, tenant first rights of refusal, offer of sale notices, notices of transfer and the conversion of property to cooperatives or condominiums.
- Rental Accommodations Division (RAD) - responsibilities include registering and licensing rental housing; administering rent adjustment procedures; accepting landlord and tenant petitions, rent increase notices, disclosure forms, and notices to vacate; providing conciliation service; and reviewing raze permit applications.
- HRA also manages the Inclusionary Zoning and Affordable Dwelling Unit programs for the District.

# Rental Conversion and Sale Division Enforcement Cases

The Rental Conversion and Sale Division (CASD) administers the Rental Housing Conversion and Sale Act of 1980 (Conversion Act) and the Condominium Act of 1976 Technical and Clarifying Amendment Act, as amended (Condominium Act). As part of its enforcement responsibilities, CASD refers matters of condominium developers' noncompliance with Condominium Act warranty security provisions to the Office of the Attorney General for criminal or civil enforcement. Below is a table of items referred for enforcement from FY 2007- FY 2010.

Fiscal Year	Number and Type of Enforcement Cases for Condominium Act Noncompliance or Violations	Outcomes
FY 2007	3 criminal enforcement	<ul style="list-style-type: none"> <li>• 2 cases dismissed for statute of limitations</li> <li>• 1 case resulted in a guilty verdicts; defendant received 30 days imprisonment, \$50,000 civil fine and \$500 victims fund fine</li> </ul>
FY 2008	7 civil enforcement	<ul style="list-style-type: none"> <li>• 2 developers came into compliance</li> <li>• 3 cases dismissed for statute of limitations</li> <li>• 1 case was unenforceable because personal service could not be effected on condominium developer</li> <li>• 1 case is ongoing</li> </ul>
	1 criminal enforcement	<ul style="list-style-type: none"> <li>• 1 case resulted in a not guilty verdict</li> </ul>
FY 2009	3 civil enforcement	<ul style="list-style-type: none"> <li>• 3 developers came into compliance</li> </ul>
FY 2010	6 civil enforcement	<ul style="list-style-type: none"> <li>• 2 developers came into compliance</li> <li>• 4 cases are ongoing</li> </ul>

Cases are referred to the Office of the Attorney General for criminal or civil enforcement. Criminal enforcement is recommended for aggregious violations of the Condominium Act, i.e. incidences of fraud. OAG determines how each case will be prosecuted.

# DCHousingSearch.org

## Helps Residents Locate Affordable Housing

DHCD launched DCHousingSearch.org in January 2009. At DCHousingSearch.org, individuals can browse up-to-date, detailed listings of available for rent and for sale properties, including those developed or renovated with funding provided by the DC Department of Housing and Community Development (DHCD) and the DC Housing Finance Agency. Additionally, properties managed under the DC Housing Authority's Housing Choice Voucher Program are listed on DCHousingSearch.org.

This service links people to housing that best fits their individual and family needs using a wide variety of search criteria, including number of bedrooms and baths; rent and deposit information; location (with map link);

### DCHousingSearch.org

*by the numbers*

- **1,100** - number of for-sale and for-rent units available online
- **276,000** - number of searches completed annually
- **40%** - percent of landlords reporting who state that tenants found their listing through DCHousingSearch.org

special amenities; and accessibility features for people with disabilities. DCHousingSearch.org also connects people to housing resources through website links and provides helpful tools for renters such as an affordability calculator, rental checklist, and information about tenant rights.

The screenshot displays the DCHousingSearch.org website. At the top, there is a navigation bar with the DHCD logo, a menu icon, and the text "DCHousingSearch.org linking people to communities". Below the navigation bar, there are links for "home", "rent housing", "buy housing", "add property", "tools & info", "resources", and "about us". A "Login" link is also present, along with language options for "English" and "Español".

The main content area is titled "Housing Search: Washington, DC" and includes a link to "Choose a different city". Below this, there are three tabs: "Basic", "Advanced", and "Accessible". The "Advanced" tab is selected, showing search filters for "General Search Information" (Bedroom[s], Bath, Rent range) and "Optional Filters" (ZIP Code[s], Public Transit, Smoking Policy, Landlord Speaks). A "CLICK HERE TO SEARCH" button is prominently displayed.

On the right side, there is a "Resources" section with links to "Rights for Tenants of Foreclosed Units (PDF 60KB)", "Scam Alert for Renters", "Foreclosure Alert", and "Suggest a Resource". Below this is a "Helpful Tools" section with links to "What can you afford to rent? (Calculate)", "What can you afford to rent? (Chart)", "An example of moving costs", "Calculate your moving costs", "Budget Worksheet (PDF 44KB)", and "Email this page to others".

At the bottom, there is a note: "Socialserve.com's community service is sponsored by ( View All )". Below this are logos for DHCD, the DC Department of Housing and Community Development, and the DC Housing Finance Agency.

# DHCD Education Series

As part of DHCD's continuing effort to engage, inform and educate its stakeholders, DHCD began the "DHCD Education Series" in FY 2008. The DHCD Education Series provides training sessions for residents and stakeholders on specific topics. Training session topics included the tenant opportunity to purchase act, various aspects of rent control, the Inclusionary Zoning program, basics of home repair, everything you need to know about DHCD, and lead abatement.

For the Housing Regulation administration, it is important for DHCD to better inform stakeholders and the public at large about the District's housing laws, regulations and procedures. In addition, DHCD offers topics relating to DHCD programs and services to help inform audiences about the programs available for assistance. Training sessions are conducted by DHCD staff. The Housing Provider Ombudsman is also available as a resource for small landlords.



## DHCD's Stakeholder Outreach

One of DHCD's priorities is to ensure that our various stakeholders are educated and engaged. To that end, DHCD increased its outreach to stakeholder groups in FY 2007-FY 2010. The Housing Regulation Administration holds quarterly stakeholder meetings, which are one of HRA's primary tools for soliciting feedback on performance, new agency and HRA initiatives, and related stakeholder concerns. Attendance for the stakeholder series remained strong over the period, attracting a growing interest of tenant and tenant advocates and small and large housing providers.

DHCD also has held stakeholder meetings with nonprofit developers, community-based organization, special needs housing advocates and other groups. In addition, DHCD involved each of these groups in the development of its Five Year Consolidated Plan.

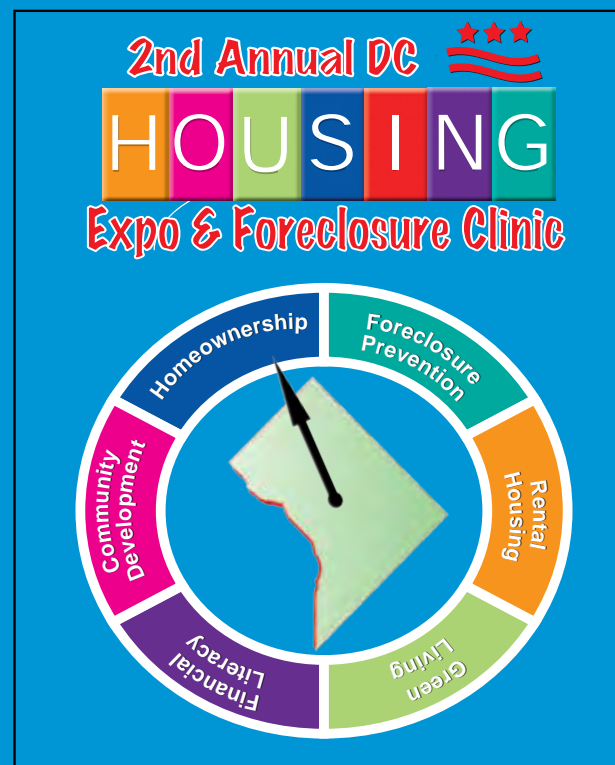


# Housing Expos

In June 2009, DHCD held the DC Homeownership Expo and Foreclosure Clinic. The goal of the event was to provide residents with information on various areas of housing. Event attendees were able to receive free credit reports, as well as free credit and foreclosure prevention counseling. In addition, several banks were available on-site to discuss mortgage loans with clients. Local lenders, realtors, housing developers and government agencies were available in the exhibit hall to provide valuable information on housing opportunities. The event also featured workshops covering a wide variety of topics, including avoiding foreclosure, senior housing resources, home rehabilitation, homeownership, and confronting neighborhood blight.

More than 1,100 people attended this event. Because of the success of the 2009 Expo, DHCD hosted the 2nd Annual DC Housing Expo and Foreclosure Clinic in June 2010. We provided all of the services available at the first expo, and expanded them to include additional workshops. The event also featured a motivational address from award winning speaking and best selling author Willie Jolley. Jolley's motivational address educated District residents on how to psychologically respond in a positive manner to the negative financial and emotional impact of the downturn in the economy, especially given the District's high unemployment rates.

The Housing Expos were funded in partnership with Fannie Mae.



# Photos from the 2nd Annual DC Housing Expo and Foreclosure Clinic

*Saturday, June 19, 2010*



# DEVELOPMENT FINANCE

DHCD's Development Finance Division (DFD) provides funding for the development of affordable rental and homeownership developments, as well as community facilities. As the key division for both the creation and preservation of affordable housing units, DFD plays a prominent role in helping the agency achieve its annual multifamily housing production goals. From FY 2007-2010, DFD funded 6,740 affordable housing units.

## Development Finance Division: Total Affordable Housing Units Funded (New and Rehabilitated)





Parkside Terrace/The Overlook at Oxon Run Pre-Construction

## The Overlook at Oxon Run

The Overlook at Oxon Run, located at 3700 9th Street SE in Ward 8, preserves 316 units of affordable housing for persons at or below 60% of AMI. The building includes 180 units of housing for seniors. Building upgrades include new elevators, new security features, new building systems, and a new roof. DHCD provided \$21.45 million in Housing Production Trust Fund monies toward the total development cost of \$87.5 million.

# The Grays at Pennsylvania Avenue

The Grays at Pennsylvania Avenue is a mixed-use facility that combines both affordable housing and commercial revitalization, bringing both additional housing opportunities and retail to this community. The project created 118 units of housing that is affordable to persons at or below 60% of AMI. In addition, it is the site of YES! Organic Market, the first organic grocery store East of the Anacostia River. DHCD provided \$7.5 million in Housing Production Trust Fund monies and \$1.9 million in Low Income Housing Tax Credits to this project.





## Wesley House

Wesley House, located at 3400 Commodore Joshua Barney Drive, NE, created 117 units of senior housing in Ward 5. The new building brings affordable senior housing to the Fort Lincoln neighborhood. The building features energy efficient, sustainable units. DHCD provided \$3.1 million in Housing Production Trust Fund monies toward this project's \$17.6 million total development cost.





## Residences at Georgia Avenue

The Residences at Georgia Avenue, located at 4100 Georgia Avenue NW, Ward 4, is a new 7-story development comprised of affordable apartments units, ground-floor retail, and both at-grade and below-grade parking. The building includes 72 units (36 two-bedroom units and 36 one-bedroom apartments), all of which are affordable rental housing for low- and moderate-income households earning of 60% or less of the Area Median Income.

In addition to bringing new affordable housing to the community, the first floor of the building contains a 10,000 square-foot Yes! Organic Market grocery store, which adds convenient and healthy shopping alternatives to the Petworth community.

DHCD provided \$6.6 million from the Housing Production Trust Fund toward this project's \$23.4 million total development cost.

# St. Martin's Apartments

St. Martin's, located at 116 T Street NE, provides 178 units of housing affordable to households at or below 60% of the Area Median Income, 49 of which will be affordable to households at or below 30% of AMI. Property amenities include two courtyards, a community kitchen and entertaining space, a library, underground parking, community conference rooms and a playground. In addition, wrap-around services such as employment training and counseling will be provided to residents at or below 30% of AMI. DHCD provided \$9.5 million in Housing Production Trust Fund monies to the project. The total development cost was \$42.6 million.





# ***COMMUNITY FACILITIES***

## **Capital Area Food Bank**

DHCD provided both acquisition and construction/rehabilitation financing to the Capital Area Food Bank, located at 4900 Puerto Rico Avenue NE, for a new warehouse and renovations to an existing building. DHCD provided \$7.7 million in Community Development Block Grant (CDBG) funding for acquisition. DHCD provided an additional \$5.1 million in CDBG funding and \$2,956,510 in stimulus dollars under CDBG-Recovery for construction and rehabilitation.

The Capital Area Food Bank meets the needs of the community by distributing food to families in need. Increases in food prices and the slowing economy have increased the need and made the Food Bank's service even more valuable.



# Barbara Chambers Children's Center

Located at 1470 Irving Street NW in the Columbia Heights neighborhood, the Barbara Chambers Children Center provides comprehensive day care and early childhood education services. This redevelopment project is intended to restore the building's deteriorating interior and exterior, to expand the functionality of the interior space, and to add much needed energy efficient, cost effective upgrades.

The center is a community facility that serves low-income families. Using Community Development Block Grant-Recovery dollars, the Department of Housing and Community Development provided \$350,000 in gap financing.

Improvements to the Center consist of a third floor build-out to expand the Centers capacity to accommodate additional children; the remediation of lead and hazardous materials; the upgrade of heating and cooling systems; the replacement of bathroom fixtures (including Americans with Disabilities Act-compliant upgrades); improved building accessibility and new elevator to comply with ADA; and new energy efficient lighting, kitchen appliances and windows.





# ***TENANT OPPORTUNITY TO PURCHASE***

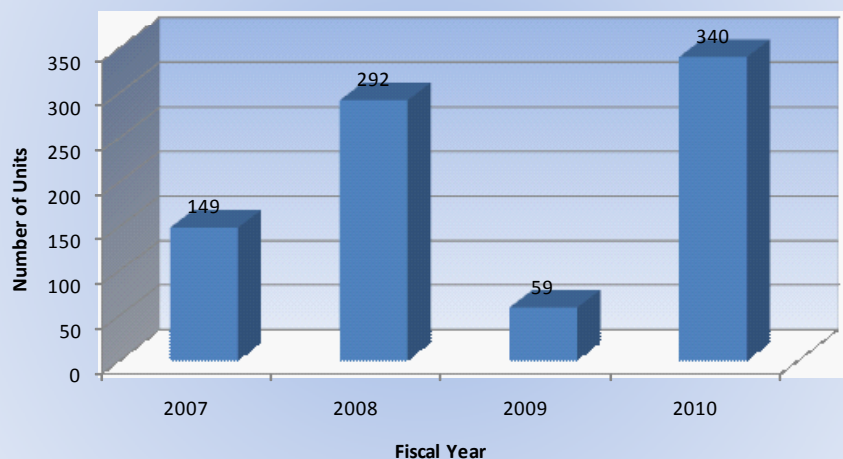
## **Duncan Cooperative**

The Duncan Cooperative, Inc. exercised their Tenant Opportunity to Purchase Act (TOPA) rights received a Housing Production Trust Fund (HPTF) acquisition loan in the amount of \$2,565,700 for the acquisition of the 2 building, 24 unit property located at 4625 and 4627 13th Street, NW in the Petworth neighborhood of Ward 4. The Cooperative purchased the building with the intention of rehabilitating it and converting it to a 24-unit limited equity cooperative with at least a 40-year affordability period. The Cooperative was able to obtain funding from PNC Bank to undertake a moderate renovation this year.

On October 30, 2010 the Duncan Cooperative announced finishing a 5-year long tenant-purchase process, with the completion of a renovation program in October.

Through the leadership and action by the resident association, and with technical assistance from ONE D.C., this cooperative has been firmly established to provide and preserve high-quality affordable housing in Petworth for the next 40 years.

**First Right Purchase Assistance Program  
(Tenant Purchase) Units Funded**



# St. Dennis Apartments

St. Dennis Apartments, located at 1636 Kenyon Street NW, preserves 32 units of affordable housing. The original owners of St. Dennis Apartments sought to convert the property to condominiums, but one family – the Martinez' – held out, exercised their Tenant Opportunity to Purchase rights and worked with NHT/Enterprise to purchase the building.

As a result, the building will be renovated and affordable to families at or below 60% of the Area Median Income. As part of the renovation, the entire building will be redesigned into a mix of efficiency, one and two bedroom units. In addition, four accessible units will be created. The project also includes replacement of the major building systems and will meet Enterprise Green Communities Criteria.

DHCD provided \$1.845 million in Housing Production Trust Fund monies and \$1.838 million in Section 1602 funds to the project. DHCD also provided \$2.5 million in 9% Low Income Housing Tax Credit Financing to this project.



Few items were able to be salvaged from the deteriorated building. One of the items recovered was a picture of the last supper kept in the home by the matriarch of the Martinez family, who passed before the renovation of the property.



# *9% Tenant Pool*

## **E&G Cooperative**

The E&G Cooperative Pool Project is an innovative tenant purchase financing project under an agreement between E&G Property Services Inc. and five cooperatives: Twining Terrace Coop located at 2501 N St. SE in Ward 7; Marian Russell Coop located at 115 16th St NE in Ward 6; Sankofa Coop located at 1430 Belmont St. NW in Ward 1; Mt. Pleasant Coop located at 3121 Mt. Pleasant St. NW in Ward 1; and New Beginnings Coop located at 2922 Sherman Ave. NW in Ward 1.

The E&G Coop Pool Project will preserve the long-term affordability of 134 units housing for very low to moderate income households (30% to 60% of the Area Median Income).

DHCD Financing includes \$7.2 million in Housing Production Trust Fund (HPTF) and \$1.7 in HOME funding for acquisition; and an additional \$5.3 million in HPTF dollars and \$8.5 million in American Recovery and Reinvestment Act funds under the Section 1602 Tax Credit Exchange Program for rehabilitation.

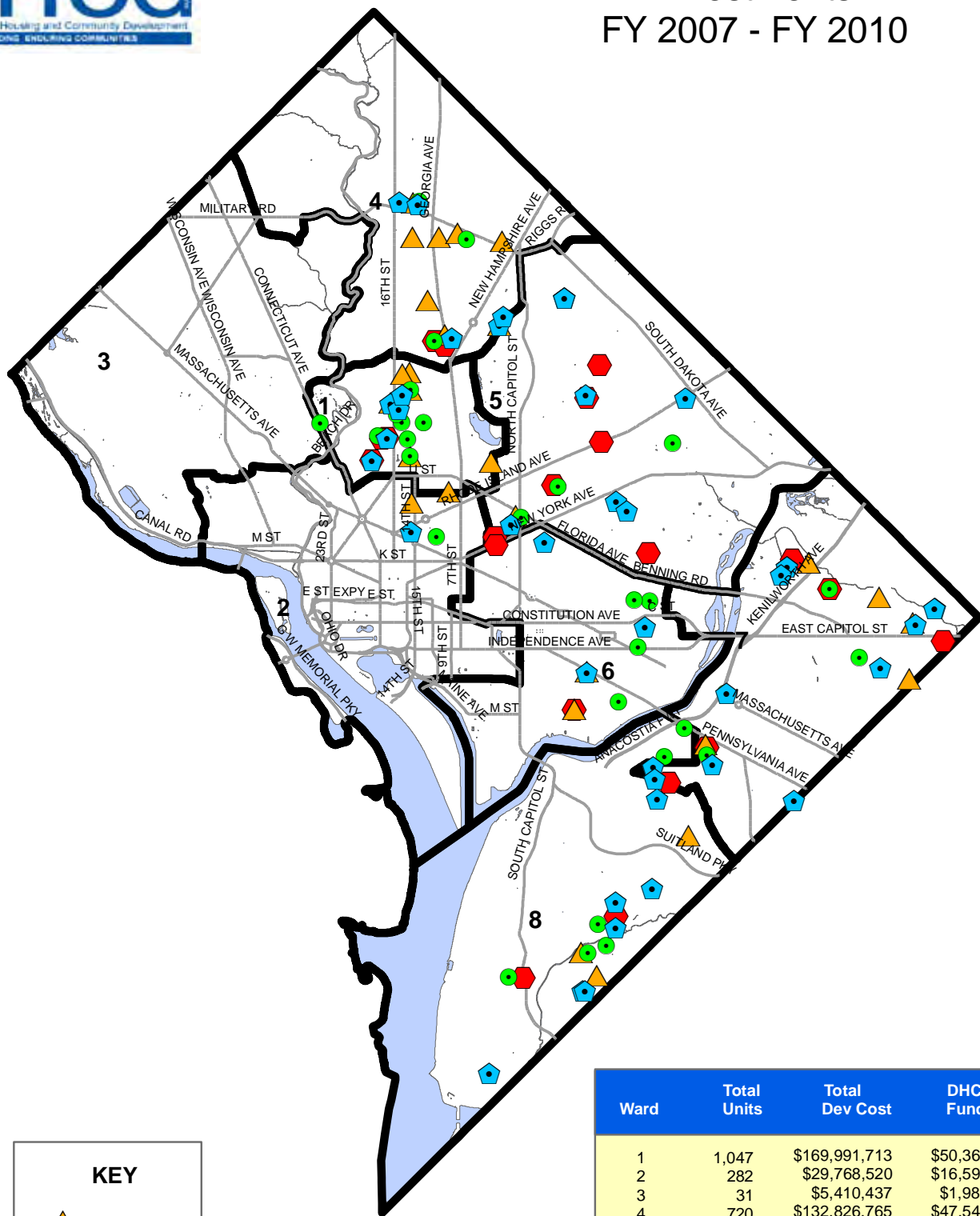
An estimated 254 construction and 11 non-construction jobs are expected to be created on this project. Financing for this project closed in August 2010. The renovation of all five cooperatives is expected to be completed by November 2011.

Twining Terrace, below, is one of five properties in the E&G Cooperative Tenant Pool Project





Department of Housing and Community Development  
**Development Finance Division**  
**Investments**  
 FY 2007 - FY 2010



**KEY**

- ▲ 2007
- 2008
- ⬡ 2009
- ⬠ 2010

Ward	Total Units	Total Dev Cost	DHCD Funding
1	1,047	\$169,991,713	\$50,364,763
2	282	\$29,768,520	\$16,594,547
3	31	\$5,410,437	\$1,982,750
4	720	\$132,826,765	\$47,544,869
5	820	\$159,914,455	\$46,147,638
6	606	\$152,643,927	\$17,634,478
7	1,548	\$334,198,848	\$78,043,633
8	1,426	\$391,640,378	\$95,539,780
Various	260	\$36,193,014	\$35,151,539
<b>TOTALS</b>	<b>6,740</b>	<b>\$1,412,588,057</b>	<b>\$389,003,997</b>
			DHCD Funding per Unit: \$57,716

December 2010  
 Leila Finucane Edmonds, Director

With the passage of The Green Building Act of 2006, Washington, DC joined states and cities across the country in requiring green building design and construction. All DHCD Requests for Proposals (RFPs) incorporate green building requirements as specified by The Green Building Act of 2006. DHCD began implementing these requirement in FY 2008, prior to the statutory required date of FY 2009. To facilitate adoption of green building practices by nonprofit developers, DHCD and the D.C. Green Communities Initiative (Enterprise Community Partners and GreenHOME) funded up to \$100,000 in technical assistance grants for integrated design charrettes in FY08. In addition, DHCD began issuing

electronic RFPs, as opposed to paper - a move which saves hundreds of reams of paper for each issuance.



To insure that DHCD has the knowledge internally to implement these measures, a key staff member earned Leadership in Energy and Environmental Design (LEED) AP status and additional staff are preparing for LEED examinations. DHCD is a member of the US Green Building Council. and also implemented a Green Building Knowledge Roundtable for interested staff.

# GREEN BUILDING

## Galen Terrace: DC's First "Green" Affordable Housing Rehab

DHCD is doing its part to help projects "go green." Galen Terrace, the first completely "green" rehabilitated property in the District (meeting the Green Communities Criteria), held its Grand Re-Opening in June 2008.

The Green features of this property include the use of Energy Star appliances, double-paned windows, heat-reflective roofing, and water barrels to collect and reuse rain water. These features will help make the property more energy efficient, which is not only more environmentally-friendly, but will also result in lower utility bills and cost-savings to residents.

DHCD provided \$3,252,000 in Community Development Block Grant funding to assist with acquisition costs.



# Georgia Commons (3 Tree Flats)

3 Tree Flats, formerly Georgia Commons, located at 3900 Georgia Avenue NW, is a “transit-oriented” mixed-use project. Uses consist of 130 units of mixed-income rental housing and a new, state-of-the-art 28,000 square foot neighborhood health center for Mary’s Center for Maternal and Child Care.

This project is the result of federal, local and private funding partners working together. DHCD financing of \$3,755,000 from the Housing Production Trust Fund subsidized pre-development and development costs relating to 119 of the 130 rental units. As a result, roughly 92% of the total units are affordable to households earning 60% or less of the Area Median Income.

All DHCD financed developments incorporate green building requirements as specified by the Green Building Act of 2006. This project, as a result of JAIR LYNCH and AHD, Inc.’s innovative development strategy, has been pre-certified Gold under the LEED® for Neighborhood Development Pilot Program.





# Wheeler Terrace

Wheeler Terrace preserves 116 units of housing - all affordable to households earning less than 30% of the Area Median Income. In addition, Wheeler Terrace will be the first multi-family affordable housing project in DC to obtain Leadership in Energy and Environmental Design (LEED) certification through US Green Building Council, as well as meeting the Enterprise Green Communities Criteria. It is expected that Wheeler Terrace will achieve LEED Gold certification.



The property's green features include energy-efficient white roofs, extensive interior renovations with Energy Star appliances and lighting, improved air quality, low-flush toilets and other water-conserving features, high efficiency insulation and upgraded sewer and storm-water management. In addition, Wheeler Terrace features a geothermal (ground source) heat pump, making it the first affordable housing site in DC using this system for heating and air-conditioning. Overall, energy consumption will be reduced by more than 25 percent.



The site also includes new community and class space, two large new playgrounds, space for a future community garden and a "Green Opportunities Center" that will provide on-site education on green building principles and how they benefit Wheeler Terrace residents and the community.



DHCD contributed \$5,769,863 in Housing Production Trust Fund (HPTF) and \$4,480,137 in Community Development Block Grant (CDBG) dollars toward the acquisition and redevelopment of Wheeler Terrace. The total development cost for the project was \$32.8 million.

Wheeler Terrace features a geothermal (ground source) heat pump, making it the first affordable housing site in DC using this system for heating and air-conditioning. Above: installation ceremony for the geothermal heat pump.



# Housing Recovery



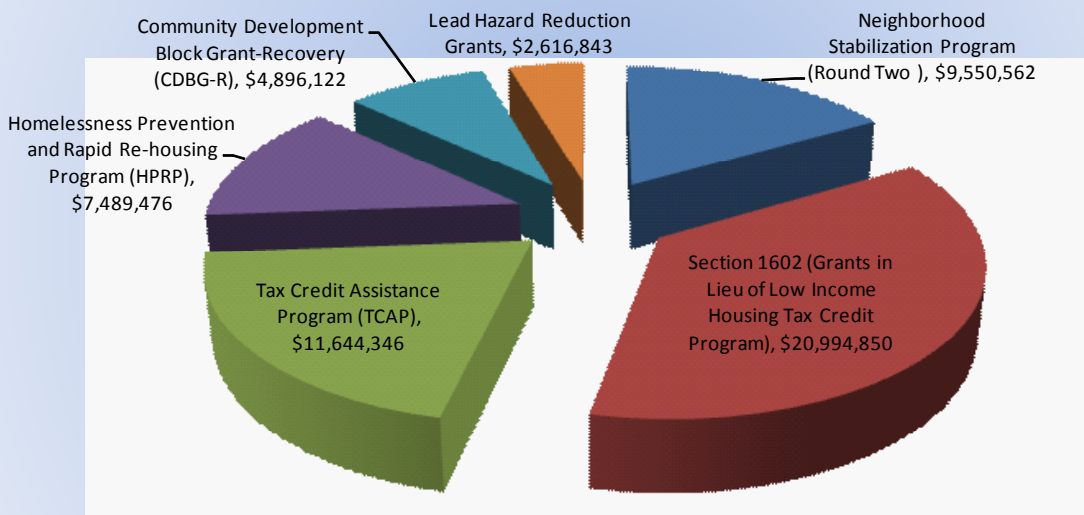
The American Recovery and Reinvestment Act of 2009 was passed by Congress and signed into law by President Obama on February 17, 2009. The purpose of the \$787 billion Recovery package is to jump-start the economy to create and save jobs.

In FY10, DHCD established the goal of apply for and securing all funding directed to DHCD through the American Recovery and Reinvestment Act of 2009, expending the required amount of the funds awarded and ensuring the funds were monitored and reported accurately and timely. Like the District's budget as a whole, DHCD has been faced with declining Housing Production Trust Fund and special purpose revenues for two straight years and the ARRA funds have been critical to filling the agency's budget gap and allowing projects and programs to continue that would have stalled or been significantly cut.

All ARRA applications and supporting documentation were submitted timely and grant awards were made, providing DHCD with an infusion of \$57 million to support critical programs. DHCD applied for and secured 100% of the funds allocated to the District by formula for which DHCD was the designated recipient by either the U.S. Department of Housing and Urban Development (HUD) or the U.S. Treasury Department, including funds under the following programs: \$9,550,562 for the Neighborhood Stabilization program (Round Two ); \$20,994,850 for Section 1602 (Grants in Lieu of Low Income Housing Tax Credit Program); \$11,644,346 for the Tax Credit Assistance Program (TCAP); \$7,489,476 for the Homelessness Prevention and Rapid Re-housing Program (HPRP); and \$4,896,122 for the Community Development Block Grant-Recovery (CDBG-R).

Beyond formula grants, included in this figure are also two winning competitive grant awards to DHCD: \$2.6 million for lead hazard reduction and

## American Recovery and Reinvestment Act of 2009 Funds Awarded



\$9.6 million for Round Two of the Neighborhood Stabilization Program.

Due in large part to these awards, DHCD exceeded its FY10 indicator targets for total affordable housing units funded. For example, the Development Finance Division and Residential and Community Services Division were able to fund 2,589 affordable housing units compared to a target of 1,325. Altogether, the Department funded over 1,000 more units in FY10 (2,624) than in FY09 (1,599), coming close to the all-time high of 3,138 total units in FY08, which was prior to the current economic downturn.

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## Stimulus Funding at a glance

- DHCD received an infusion of \$57 million to support mission critical programs.
  - Six projects closed with these funds (four TCAP and two CDBG-R) in FY10, with one additional TCAP project slated to close in FY 2011.
  - More than \$20.9 million in Section 1602 Tax Credit Exchange were invested across four Low Income Housing Tax Credit (LIHTC) eligible projects.
  - Six community-based organizations were funded to support small business development; 325 units of technical assistance was provided to more than 200 small businesses in targeted commercial corridors
- 

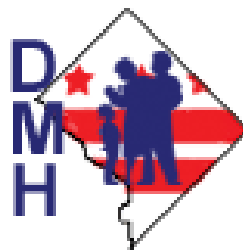
## Brookland Artspace



Located at 3305-3313 8th Street NE in Ward 5, Brookland Artspace Lofts will provide 39 units of affordable live/work housing units for artists and their families. This site will also include gallery and studio space. The units will be affordable to households earning less than 60 percent of the Area Median Income. DancePlace and ArtSpace have joined to serve as the developer for project.

DHCD provided \$3,107,185 in Tax Credit Assistance Program (TCAP) funding under the American Recovery and Reinvestment Act (the Stimulus). DHCD also provided \$657,000 in Community Development Block Grant (CDBG) funding.

# Special Needs Housing Partnership



DHCD and the Department of Mental Health entered into a unique partnership to provide affordable housing units for DMH clients. Under this partnership, DMH provided \$14 million to DHCD for financing the acquisition, construction or rehabilitation of 300 units of supportive housing for persons who are eligible to receive mental health services or support from DMH. DHCD leveraged these funds by working with other government entities, community development corporations, faith-based organizations and others to develop the housing units. To date, DHCD has funded 333 units under this partnership.



## Woodley House

Woodley House, located in Ward 3, provides 36 total units within four properties of housing for DMH consumers, 31 of which are affordable to households earning less than 30% of AMI. Renovations to the property include new energy efficient appliances, new kitchens, new floors, plumbing, painting, new windows, new lighting and electrical work, and new carpeting, etc. Accessibility features were also added where needed. DHCD provided \$1 million from the Housing Production Trust Fund and \$966,000 in DMH funding for the project.

## The Housing Improvement Program Initiative

DHCD awarded Cornerstone \$1 million for the Housing Improvement Program Initiative. This funding, which is part of the funding provided to DHCD by DMH, provides funding for the rehabilitation of units in small multi-family buildings (2 to 25 units) and Community Residence Facilities (CRFs) already dedicated to DMH tenants. Of the 333 units referred above, 86 units were funded under HIPI.

# The Community Builders Scattered Sites

The Community Builders project is a 98 unit scattered site acquisition and construction in Ward 7 and 8. This rental project includes 10 units for consumers of the Department of Mental Health (DMH), and 30 units of housing for the DC Housing Authority. DHCD provided \$7 million in Housing Production Trust Fund monies toward this project, which had a total development cost of \$20.1 million.

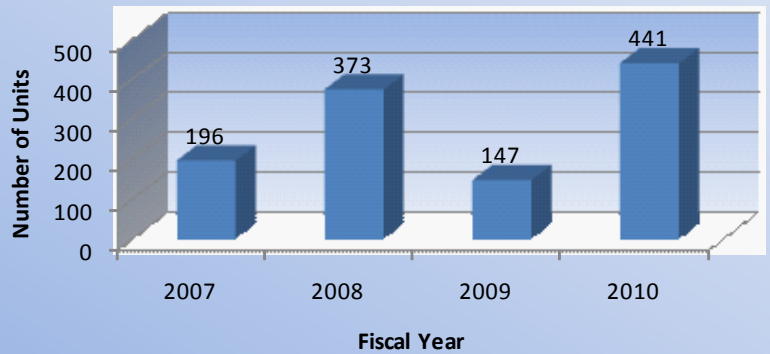




## The Dunbar

The Dunbar, located on O Street NW in Ward 5, provides affordable housing for chronically homeless and mentally ill women that are currently living in shelters or on the street. The building has 19 individual apartments that each have a bedroom, a small living room and a kitchen. One of the building's apartments is set aside for a resident manager, and up to two apartments are reserved for volunteers who work with the residents. Each floor also has a common room for meetings of support groups and activities dedicated to helping the tenants achieve greater independence. DHCD provided \$1.1 million from the Housing Production Trust Fund and \$600,000 in DMH funding toward this project, which had a total development cost of \$2.7 million.

### Total Special Needs Housing Units Funded



# RESIDENTIAL AND COMMUNITY SERVICES

The Residential and Community Services Division (RCSD) provides funding for programs focused on household level housing needs and neighborhood revitalization. RCSD works through neighborhood-based organizations providing comprehensive housing counseling, small business technical assistance and façade improvement opportunities. RCSD administers the District's Home Purchase Assistance and Employee Assisted Housing Programs which provide financial assistance for low and moderate-income households and District Government employees for the purpose of first-time home purchase. The Division also provides rehabilitation resources, including grants for lead hazard remediation to eligible units and loans and grants to income-qualified owner-occupant DC residencies in order to preserve homeownership in the District.



# Homebuyer Assistance Programs

DHCD has a full suite of homebuyer assistance programs to help low-to-moderate income residents become first-time homebuyers in the District. The **Home Purchase Assistance Program (HPAP)** has been helping residents for more than 30 years and provides housing counseling and up to \$44,000 in deferred loans for acquisition and closing cost assistance. The **Employer Assisted Housing Program (EAHP)** provides assistance to employees of the District of Columbia Government who are first-time homebuyers in the District. Employees of District government agencies may be eligible for matching down payment funds up to \$1,500 and a deferred loan of up to \$10,000. The **Negotiated Employee Affordable Home Purchase Program (NEAHP)** assists eligible union employees with financial assistance through a grant, to be used toward the purchase of a primary resident in the District of Columbia. Grant assistance levels range between \$3,000 and \$26,500, depending on the union member's years of service. DHCD's **Home Purchase Rehabilitation Pilot Program** allows HPAP buyers to purchase homes that require limited repairs to address health, safety and building code violations. The minimum rehab loan is \$5,000 and the maximum is \$35,000. Under an **HPAP Enhancement**, down payment assistance funding increases from its current maximum amount of \$44,000 to \$77,000 (including closing costs) in the three targeted areas: Deanwood, Ivy City/Trinidad and Historic Anacostia. Funding for this program is available on a first come first serve basis and ends on February 11, 2013. DHCD helped 1,703 first-time homebuyers from FY 2007-FY 2010.



## HPAP Testimonial – Sheri Robinson

Ms. Sheri Robinson is a single mother of 8-year-old Elijah and 4-year-old Issiah. She is a lifelong District resident and purchased her first home through HPAP. Ms. Robinson grew up in Petworth, but enjoys her 3-bedroom, single family home in Hillcrest. Ms. Robinson's mother used HPAP to purchase her first home.

"I always knew that I wanted to become a homeowner before I turned 30. I wanted to own something, and I wanted to be a homeowner for my kids so they could have a yard to run around in," says Ms. Robinson. "I'm showing my kids that you don't have to make a lot of money, but you have to be persistent and if you do, one day you can be a homeowner, too."



# HPAP Testimonial – Kwionna Townsend

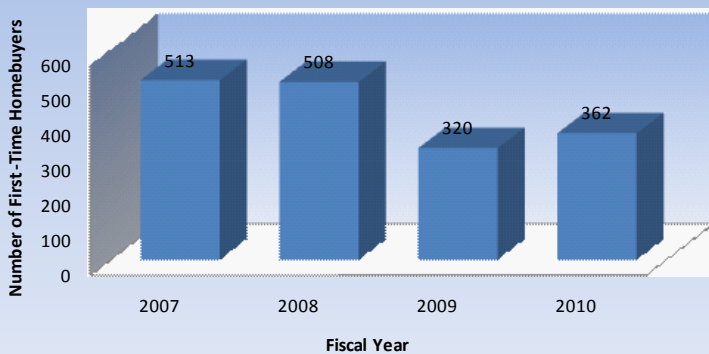
Ms. Kwionna Townsend closing on her home, with HPAP assistance, in Spring of 2009. She purchased her home in the Housing Authority HOPE VI project at Glenncrest. By leveraging Housing Authority and HPAP subsidies, Ms. Townsend was able to achieve her dream of homeownership.

Her journey toward homeownership started in 2007. Townsend says, “[I wanted] a place to call my own, where I could start a family and enjoy community-based living.” She entered into homeownership prepared. “I started saving a year before I started looking. I learned a lot about budgeting and sticking to a strict budget to prepare for homeownership,” Townsend said.

She also explored living in Maryland and Virginia, but as a native Washingtonian, she decided to stay in the District. When asked how HPAP made a difference in her homeownership journey,

Ms. Townsend replied, “[HPAP] gave me a person to help me understand the homeownership process and the resources to get me through each stage.”

**Number of First-Time Homebuyers Assisted through the Home Purchase Assistance Program (HPAP)**



Glenncrest, formerly known as Eastgate, is a former public housing site in Ward 7 that was redeveloped as a HOPE VI project. DHCD provided \$2.5 million in development finance funding toward this project. In addition, 34 of the 186 units for sale were purchased using HPAP.



# Single Family Rehabilitation

The Single Family Residential Rehabilitation Program provides loans and grants with a possible maximum usage of up to \$75,000 for home repairs. The funds assist households finance home repairs that will address DC building code violations, threats to health and safety, and roof repairs or replacement. The program also includes a Roof Repair Program that provides a grant of up to \$15,000 to replace the roof for senior citizens and a grant of up to \$30,000 for improvements needed to remove physical barriers within a home for persons with mobility or other physical impairments. The program also includes the Lead Water Service Line Replacement Program, which provided up to \$5,000 in grant funding to eligible homeowners to replace the privately-owned portion of the lead water service line.

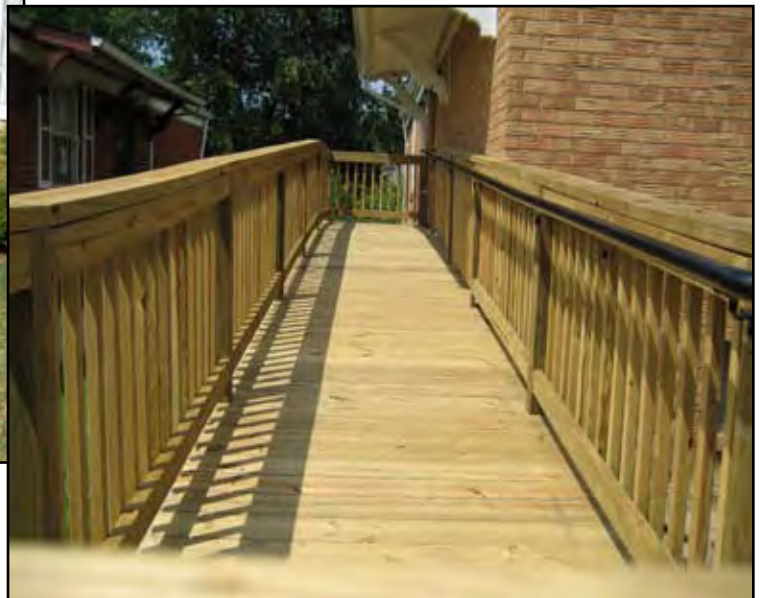
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## Single Family Rehabilitation Client - Bernice Henry

Ms. Bernice Henry came to DHCD for assistance in making her home handicapped accessible. DHCD provided Ms. Henry with a \$13,900 grant to add a wheelchair ramp to her Ward 7 home, thereby enabling her to remain in her home.



Before



After



## **Single Family Rehabilitation Client - Frances Triggs**

Ms. Frances Triggs, pictured above with her family at her Ward 8 home, came to DHCD's Single Family Rehabilitation Program for assistance in making essential repairs to her home to bring it up to DC Housing Code standards. DHCD provide Ms. Triggs with approximately \$63,000 in assistance for roofing and rehabilitation work. Repairs included replacing the roof, replacing flooring, repair of radiators, replacement of rotting wood on back porch, replacement of kitchen cabinets and repair of a staircase.



Pre-rehabilitation

## Single Family Rehabilitation Client - Cynthia Warren

Cynthia Warren purchased the home through the Department's pre-existing Homestead program (currently under the Department's Property Acquisition and Disposition Division), which enabled her to become a homeowner by purchasing a previously-abandoned home. Ms. Warren has worked diligently over the years to rehabilitate this home and make it her primary residence.

The Single Family Residential Rehabilitation Program provided assistance to renovate the property, including a new roof and gutters, new windows, new flooring, new drywall, a plumbing overhaul, a complete kitchen rehabilitation, adding a new bathroom, and many other major repairs. The renovated property also features energy-saving upgrades, including an energy efficient roof, skylights, and low-flow toilets. The contractor also hired persons from the neighborhood to assist with the job.

Ms. Warren is now residing a fully renovated, affordable home in Trinidad, a neighborhood where the Department is making several investments in efforts to revitalize the community. This project is an example to multiple programs within the Department partnering to create and preserve opportunities for affordable housing.

# Lead Safe Washington

Since October 2006, the Lead Safe Washington (LSW) program has successfully completed two Office of Healthy Home Lead Hazard grants, which yielded more than 450 lead-safe units. LSW is currently working on a Lead Hazard reduction grant, utilizing funds awarded competitively under the American Recovery and Reinvestment Act (ARRA) to render an additional 170 units lead safe.



These achievements have been made possible by working in partnership with the District's Department of the Environment (DDOE), Consumer and Regulatory Affairs (DCRA), Office of Attorney General, Community Based Organizations (CBOs) as well as many other District constituents to provide a seamless system of: (1) identifying lead hazards in residential properties; (2) enforcement actions against property owners, where applicable; and (3) opportunities for property owners to finance lead hazard reduction activities.

## Brightwood Gardens

Ward 1

52 units cleared of lead hazards

Brightwood Gardens Interior Unit  
Pre-Renovation



Brightwood Gardens Exterior  
Post-Renovation



Brightwood Gardens Interior Unit  
Post-Renovation

# 841 19th Street NE

Ward 5

28 units cleared of lead hazards



841 19th Street Exterior  
Pre-Renovation



841 19th Street Exterior  
Post-Renovation



841 19th Street Window Detail  
Pre-Renovation



841 19th Street Window Detail  
Post-Renovation

# Ward 5 Property

Single-Family Home



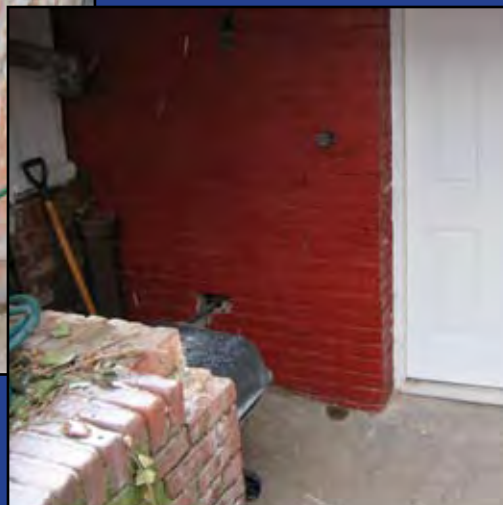
Front View  
Post-Renovation



Rear View  
Post-Renovation



Under Rear Porch  
Pre-Renovation

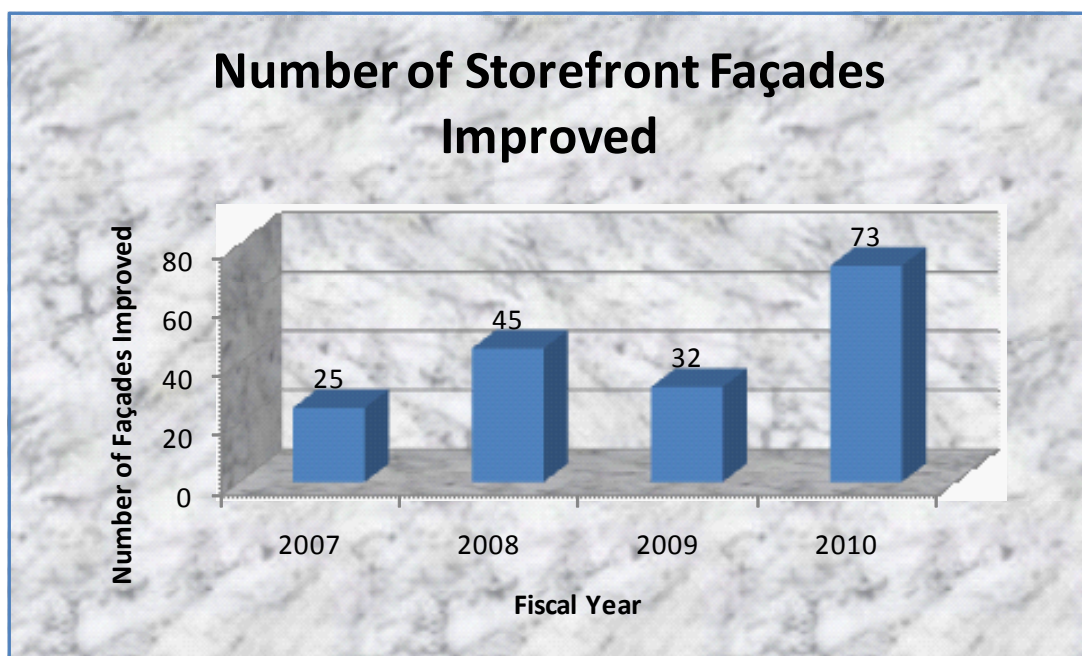


Under Rear Porch  
Post-Renovation

# Storefront Façade Improvement

DHCD provides funding to highly qualified community-based non-profit organizations to develop storefront façade improvement projects in targeted areas in the District of Columbia. Typically, a project is comprised of between ten and twenty-five, preferably concentrated within a few blocks, storefronts selected by the participating non-profit. Qualified business and/or commercial property owners within the targeted area receive matching grants for general repairs/maintenance and for the installation of doors, windows, signs, storefront systems, awnings, and lighting. The non-profit organization provides the business and/or property owners with professional design and construction services throughout the storefront renovation.

Storefront façade improvement enhances the image and overall economic viability of neighborhood business districts by improving the function and appearance of individual building facades; and by spurring new private investment in commercial properties in the same location and in adjacent commercial districts. Successful storefront improvement projects manifest readily observable outcomes that positively affect the community.





# 14th Street Storefront Façade Improvement

DHCD provided the Latino Economic Development Corporation with \$873,603 to improve the following storefront façades of 17 small businesses on the 3400-3900 blocks of 14th Street, NW. This concentration of façade improvements had a significant impact for the businesses along this corridor.

## Carolina Restaurant - 3700 14th Street NW



Before



After

## FM Communications 3917 14th Street NW



Before



After

## Carolina Deli 3429 14th Street NW



Before



After

# Park Road Storefront Façade Improvement

Thirteen neighborhood small businesses located at 1424-1438 and 1452-1460 Park Road NW comprise the Park Road Façade Improvement Project. The project will enhance the appearance and vitality of 13 commercial properties along the 1400 block of Park Road, an important center of commercial activity for city residents. The project compliments the development already occurring in Columbia Heights and along the 14th Street corridor, and it has the potential to encourage 14th Street visitors to explore and patronize the local restaurants and retail businesses located in the 1400 block of Park Road.

The Department of Housing and Community Development provided \$618,038 in Community Development Block Grant funding to the Development Corporation of Columbia Heights for predevelopment and construction costs. An additional \$100,000 in local appropriated funding will be available to business owners for interior improvements including new flooring, lighting and merchandise displays. In general, the storefront improvements will include new lighting and signage, window and door replacement, restoration of projecting bays, painting, and general repairs.



Before



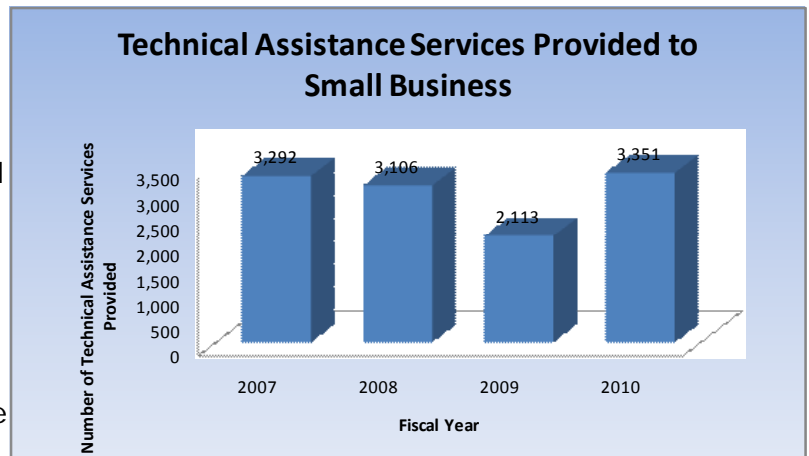
Project Rendering

# Small Business Technical Assistance

DHCD, through a network of community-based non-profit organizations, provides business support services to small and retail businesses in eligible commercial areas in the District of Columbia. Business support activity improves the overall economic viability of neighborhood commercial corridors by spurring new private investment, and by increasing business attraction and retention. The effect of this activity spreads into a commercial corridor's nearby residential areas and into adjacent commercial districts.

Assistance provided includes, but may not be limited to; micro-loan packaging, business planning, entrepreneurial training, one-on-one business technical assistance, tax preparation

assistance, accounting assistance, or legal assistance. Collective business support activities such as the formation of business alliances, business corridor promotion, mass marketing, volume discount efforts, and collective space management are also encouraged. Any business support activity which empowers neighborhood businesses and spurs their growth without directly subsidizing their expenses is eligible for support. The community-based non-profit organizations in this program are located in offices throughout the District.



## Small Business Technical Assistance Testimonial Semillitas "Little Seeds" Cooperative

For Rosemery Diaz, a Peruvian mother of two, one sentiment explains why she has such faith in the business cooperative that she is forming. In Spanish, Diaz says, "La unión hace la fuerza." Translated into English, "Together, we make strength." Diaz helped form the cooperative with six other Latina women to provide quality daycare services in the Washington metropolitan area. The cooperative was formed with technical assistance from LEDC's Small Business Assistance Program.

Diaz and the founding members of Semillitas, or "Little Seeds," the region's first worker-owned daycare cooperative made up of Latinas who have an education background and extensive experience working with children, were featured in a television special aired in May on Latina entrepreneurs produced by PBS' To The Contrary with Bonnie Erbe. The Cooperative business model is designed to help groups of individuals share the risks and benefits of business ownership. "With this project, we all move forward," Diaz says. "All of the families involved in this cooperative are going to be really happy."

# Housing Services

DHCD provides funding to a network of community based organizations for counseling services and training to tenants, potential homeowners, and current homeowners. Specific topics include foreclosure prevention, managing personal credit, applying for program assistance, managing the home purchase process, homeowner training, apartment locating, and other services that assist residents with housing needs. Services are also provided to assist tenants in understanding their rights and responsibilities, including issues such as potential displacement, rental/eviction counseling and ongoing apartment management. Sessions are offered on a regular basis throughout each month. One-on-one counseling is also available by appointment.



DHCD works with households to prevent foreclosure. Here are two examples:

- A 43- year single mother of two came to University Legal Services, Inc. (ULS) seeking foreclosure counseling. She had arranged a payment plan with her lender and was abiding by that arrangement. She came to the office to apply for a loan modification once she became current on her mortgage. The client expected to receive a letter from her lender confirming her continued payment arrangement. The client and the ULS housing counselor completed the loan modification package, and while waiting on the loan modification, the housing counselor received a foreclosure notice. The house was to be sold for foreclosure in a few days. The housing counselor contacted the loan backer (Fannie Mae) and requested a postponement of the sale date. The housing counselor called the attorney for the mortgage company and informed him that the funds needed to cure the default had been sent to the borrower. In the meantime, the home was sold. The ULS counselor was informed by the attorney that the check had been received two days after the foreclosure sale date. Since the house was not purchased at the sale, the ULS counselor negotiated a reinstatement the next month, and the loan modification was approved.
- A couple came to Central American Resource Center (CARECEN) seeking urgent help regarding their home at the end of September 2009. Their house was under advance foreclosure proceedings already. With a sale date in less than ten days, it seemed almost impossible to help them save their home. The couple were victims of a big scam in which they paid a lot of money to a law firm in Bethesda which never submitted the paper work for the loan modification. So the bank put their property up for sale. When they came to CARECEN, the housing counselor was able to negotiate with the bank to not sell the property, but they would need \$15,000 at that point in order to stop the sale. They were able to borrow money from family members to avoid the proceedings. In the end, the bank agreed to negotiate, and the loan modification process began in October 2009. They obtained their trial period in January 2010, and the permanent loan modification was finalized in July 2010.

# Tenant Services Testimonial

With sparkling eyes and calm, unassuming presence, Tesfaye Lencho has lived a life that has taken him down almost as many roads as he drives on every day as a cab driver in Washington, DC. He grew up in a rural province of Ethiopia. At 28, Tesfaye traveled to the United States for a trip that was supposed to last only two weeks. Once he arrived, he knew he would not return to Ethiopia. Fearing for his life under a communist regime that had killed or disappeared tens of thousands and left many more to starve, Tesfaye sought refuge in Alexandria, Virginia. While living there with friends, he applied for political asylum and began his first job at a 7-11 in Maryland. Over the next decade, Tesfaye became a legal permanent resident and took up driving a cab full-time.

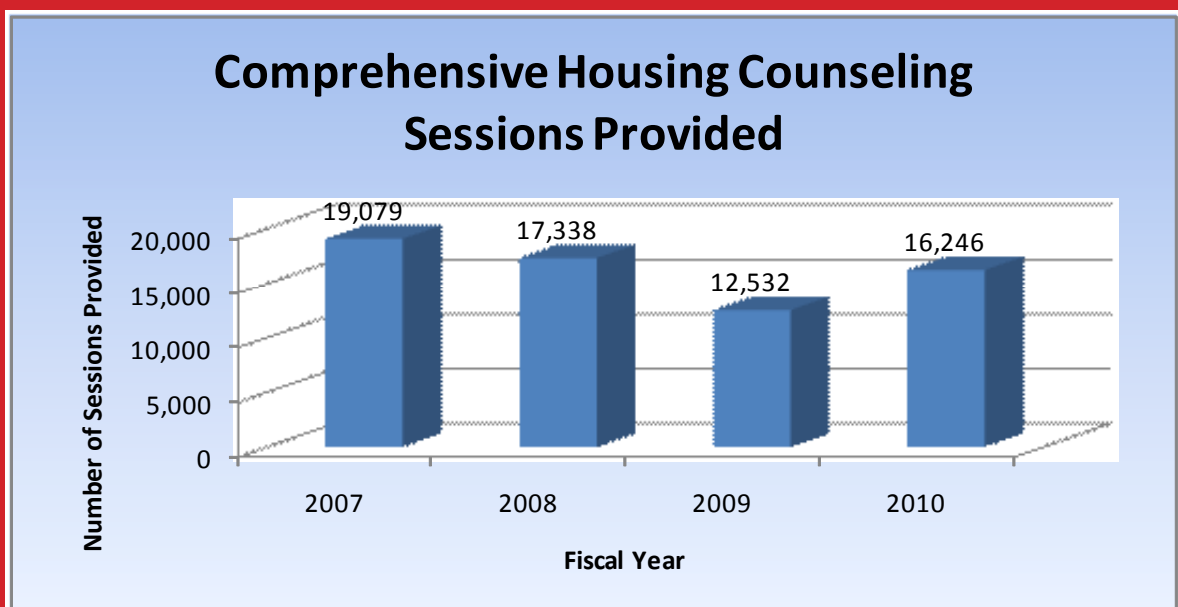
By then, the brutal government in Ethiopia had fallen and Tesfaye felt he could finally return. While there, he reconnected with the woman he had fallen in love with almost two decades before. Eight months after their wedding, his wife left Ethiopia and joined him in an apartment in Northwest DC.

While their apartment was located in a good neighborhood, the building itself had many problems. From peeling paint to rickety kitchen

cabinets to rodent and roach infestations, Tesfaye and other tenants were frustrated by problems that their landlord seemed to ignore. Things reached a boiling point when the landlord wanted to shift the responsibility of paying for electricity onto the tenants without giving them proper notice.

As the tenants gathered in the hallways to talk about the problems, one tenant suggested talking to Latino Economic Development Corporation (LEDC). With LEDC's help to form a tenant association, the tenants quickly organized themselves and voted for Tesfaye to be their tenant association president. Over the next few months, Tesfaye and the tenant association took action. They sent their landlord a letter demanding the end to renovations that violated the terms of their lease and to fix the problems that plagued the building. They also sought legal representation.

Tesfaye and his wife plan to stay in their apartment for the foreseeable future, and he is certain his involvement with LEDC will continue at least as long. "More voices are stronger than one," Tesfaye says. "Tenants need to get together and LEDC helps you do that."





# Community Housing Development Organizations

DHCD provides operating grants to Community Housing Development Organizations (CHDOs), who in turn use that funding to support administrative and operational goals for the development of affordable housing.

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One of DHCD's CHDO's, Manna, worked to develop Willowbrook Condominiums in Ward 5 (pictured above). Below are two stories of how Manna worked with future homeowners:

- Robert Cooke is a low-income resident on disability who thought he would never be able to own a home. He came to Manna with a strong, but thin credit history. Working with Manna's Homebuyer's Club and with Manna Mortgage, he was able to improve his credit standing and qualify for an affordable loan.
- Slim Baldi and Najla Ben-Ahmed are a young couple with a child, each working low-wage jobs. Two years ago, they came to Manna for assistance. Slim had no credit, and Najla had good credit. The couple is now ready to move into a two-bedroom condominium.

# PROPERTY ACQUISITION AND DISPOSITION

The Property Acquisition and Disposition Division (PADD) was established in Fiscal Year 2008. The division consolidates The Homestead Housing Preservation Program and The Home Again Program into one division with the goals of stabilizing neighborhoods by decreasing the number of vacant and abandoned properties in the District, and by transforming vacant and/or abandoned properties into rental, homeownership and commercial opportunities for District of Columbia residents.

PADD has three main functions:

- 1) Encourage property owners to rehabilitate and/or occupy their vacant and abandoned property;
- 2) Acquire vacant, abandoned and deteriorated properties and
- 3) Dispose of properties in the PADD inventory by selling the properties to individuals or developers to be rehabilitated into high quality affordable and market-rate single-family and/ or multifamily for-sale housing in District neighborhoods or commercial mixed-use opportunities.

We have implemented several key legislative and programmatic initiatives to strengthen and institutionalize more efficient operations. In addition to the traditional way of disposing of properties – via a solicitation for offers – DHCD is now able to dispose of properties through an auction (see page 44 for more on auctions) as well as an affordable housing turnkey development (see page 50).

PADD disposes of and rehabilitates properties through four methods:

- 1) Solicitation for Offers for contiguous or concentrated properties in a target area;
- 2) Auction / Public Listing for scattered site vacant buildings;
- 3) Turnkey Residential Development Initiative for scattered vacant lots and buildings;  
and
- 4) Adjacent Owner Offers for small undevelopable or difficult to develop vacant lots.

# Property Disposition Via Auctions

Beginning in January 2009, DHCD began disposing of properties through live auctions. The auctions satisfy two goals for DHCD: generating revenue to invest in affordable housing programs and putting dilapidated housing back into productive use. Two auctions have been held to date. Combined, 47 properties were auctioned, with bid prices ranging from \$21,000 to \$619,500. Approximately \$3.7 million in revenue was generated from the first auction, and it is expected that revenues from the second auction will exceed \$3 million.

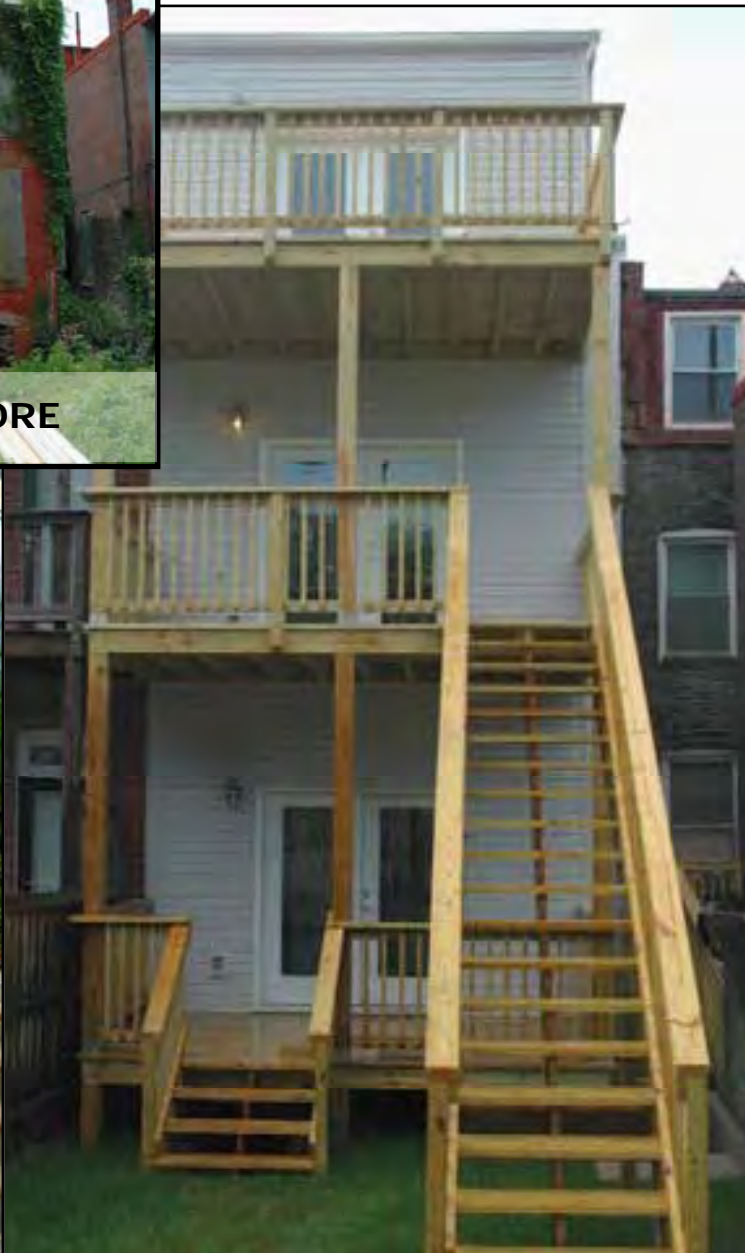
57 Bryant Street, NW

Ward 5

Sold in January 2009 Auction for  
\$336,000



BEFORE





333 K Street, NW

Ward 6

Sold in January 2009 Auction for \$189,000



# Innovative Uses for Vacant Properties



## DHCD Partners With DC Habitat for Humanity, University Students on Future Site of Solar-Powered Home

DHCD is partnering with Habitat for Humanity of Washington, DC and students and faculty from Parsons The New School for Design, Milano The New School for Management and Urban Policy, and Stevens Institute of Technology on a project to build a solar-powered passive design two-family house in Ward 7.

The project, called “Empowerhouse,” includes one stand-alone house that will be constructed and exhibited at the 2011 Solar Decathlon competition on the National Mall in October 2011. Following the competition, the house will be relocated to Deanwood where it will be joined to a second house that will be built by students from Parsons The New School and Stevens Institute of Technology, Habitat for Humanity volunteers, local residents, and other volunteers.

Deanwood was selected as the site for the project due to its strong, diverse base, its location in one of the greenest wards in the District, its unique architectural heritage, and history of community activism. Several well-known African-American architects, including W. Sidney Pittman and Howard D. Woodson, and many skilled local craftsmen designed and built its homes. Residents recently participated in the CarbonFree DC “Extreme Green Neighborhood Makeover,” which retrofitted low and moderate-income homes.

# DHCD Donates Site for Student Vocational Training

Academy of Construction and Design at Cardozo marked the beginning of its first student-built home at a previously vacant lot, located at 5734 13th Street NW, donated by DHCD. The Academy provides technical education in vocational trades including carpentry, electrical and heating, ventilation, air conditioning and refrigeration.

Students in the Academy will build a 2,000 square foot home on the donated site. The property will be sold at market rate at an anticipated value of approximately \$400,000. Proceeds from the sale of the program will be reinvested into the Foundation and into the next student construction site.

This project puts a formerly-vacant property back into productive use, eliminates slum and blight, and gives young people an opportunity to gain skills that will help lead to fruitful careers. This is an excellent example of how the Department is using innovative methods to address vacant properties in the District, getting them occupied and back on the City's tax rolls.



# Ivy City Special Demonstration Initiative

DHCD is in the midst of a major demonstration project in the Ivy City neighborhood. The entire project has the potential to double the current homeownership rate in the Ivy City neighborhood and focuses specifically on creating homeownership opportunities for low-income households.

The redevelopment project will result in the addition of 58 units of housing, including single family and condominium. Of those units, 52 will be affordable for low and moderate income households, and the remaining 6 will be market rate. Eight units have already been completed and are available for sale through Mi Casa. DHCD anticipates that the project will be complete in Spring 2012.

DHCD is using funding from the first and second rounds of HUD's Neighborhood Stabilization Program (NSP) funding to support efforts in Ivy City.



## Redevelopment Efforts for Crummel School

DHCD is working with the Department of Real Estate Services, the Office of the Deputy Mayor for Education, and Ivy City residents to determine reuse and redevelopment options for the Alexander Crummel School, which is located at Kendall and Gallaudet streets, NE.

The school was one of the earliest buildings designed by Snowden Ashford when he was appointed the first Municipal Architect of the District of Columbia in 1909. Throughout its history, the Crummell School was a focal point of the Ivy City community and was vigorously supported by the Ivy City Citizens Association, one of the first such organizations in the city. The school closed in the 1970s, and it was added to the National Register of Historic Places in 2003.



Pictured (left to right): Habitat for Humanity Chief Executive Officer Jonathan Reckford, Former President Jimmy Carter, US Department of Housing and Urban Development Secretary Shaun Donovan, and Habitat for Humanity of Washington, DC President Kent Adcock.

## Ivy City Special Demonstration Project Part of the Jimmy and Rosalynn Carter Work Project 2010

Former President Jimmy Carter, his wife, Rosalynn, and more than 200 Habitat for Humanity of Washington, DC (DC Habitat) volunteers gathered in Northeast DC community of Ivy City to kick off the Jimmy and Rosalynn Carter Work Project (JRCWP), a week of building, repairing, and rehabilitating homes. DC Habitat is a partner on DHCD's Ivy City Special Demonstration Initiative.

Volunteers constructed 8 new homes and rehabilitated 5 existing homes over the course of a week.

The District was one of four host areas for the 2010 JRCWP. More than 1,000 volunteers from across the country built and renovated homes in DC; Annapolis and Baltimore, Maryland; Minneapolis and St. Paul, Minnesota; and Birmingham, Alabama.

# Anacostia



DHCD is working to revitalize the Historic Anacostia neighborhood. Along with relocating its headquarters to Historic Anacostia in 2009, DHCD is part of several redevelopment activities:

- DHCD opened the DHCD Housing Resource Center in July 2009, which is a one-stop-shop for housing information. The center has served more than 9,000 persons since opening.
- Recently, we were awarded \$3 million under HUD's Sustainable Community Challenge Grant. DHCD will use this funding to leverage major City and Federal investments, focusing on Historic Anacostia.
- DHCD purchased 1201 and 1203 Good Hope Road, SE in February 2010 and is working on a redevelopment plan. In the meantime, DHCD worked with the DC Commission on the Arts and Humanities to develop and install a mural at the site - replacing an eyesore with the District's first "Green" public art project.
- DHCD also acquired 2228, 2234, 2238 and 2252 Martin Luther King, Jr. Avenue SE, better known as the Big K Site. DHCD is working with the community and other District agencies to determine possible uses for the site.
- Under the second round of HUD's Neighborhood Stabilization Program, DHCD is offering an enhancement of the Home Purchase Assistance Program, increasing the maximum available for home purchase assistance in Anacostia Census Tracts from a maximum of \$44,000 to \$77,000 (including closing cost assistance).
- DHCD previously funded 18 storefront façade improvements along Good Hope Road and Martin Luther King, Jr. Avenue.

## DHCD and the Commission on the Arts and Humanities Install Mural at Gateway to Historic Anacostia

Located on the corner of Good Hope Road and Martin Luther King, Jr. Avenue SE, the mural serves as the

gateway to Historic Anacostia, depicting the history of the area and combining the unique stories of the diverse individuals within this vibrant East of the River community. DC Youth from DCCA's Summer Youth Employment Program Media Arts Camp collaborated over a six-week period under the direction of two local artists, Billy Colbert and Tim Conlon, to create a mural concept. All materials from the project consist of reclaimed wood, recycled aluminum and organic moss, making it the first "Green" public art project in Washington, DC. The mural removes the blight associated with the location while DHCD works to identify a redevelopment plan for the property (DHCD purchased the site, 1201 and 1203 Good Hope Road SE, in February 2010).



## DHCD Acquires Big K Site for Redevelopment

In July 2010, the DC Department of Housing and Community Development purchased 2228, 2234, 2238 and 2252 Martin Luther King, Jr. Avenue SE (more commonly known as the Big K Site) in an effort to strategically invest in a long-standing abandoned and deteriorated group of properties that represent a blight to the Historic Anacostia neighborhood.

The Department views this group of properties, due to their character and location, as a critical neighborhood landmark that has the potential to catalyze further revitalization and development. The Department is coordinating with other District agencies, such as the Office of Planning and the Historic Preservation Office, as well as the community, to develop and refine the possible uses of the sites.



# Eat.Shop.Live Anacostia



DHCD awarded ARCH Development Corporation \$189,837 under the Commercial Corridor Small Business Development program to provide services to Ward 8 businesses. The grant was increased in July of 2010 for an additional \$25,000 to support the HIVE and the Eat Shop Live campaign. Eat.Shop.Live Anacostia initiative will generate positive interest in Anacostia; create economic opportunities in Anacostia; and renew pride in Anacostia.

## Testimonial from Eat.Shop.Live Anacostia

Rose Rumber

Maple View Deli

Maple View Deli (1208 Maple View Place SE), opened about two years ago in Anacostia with a large staff and big dreams, but due to the economy, they fell on some hard times. Times got so hard they had to let go of most of their staff. Ms. Rose, the owner and chef, was determined to keep her doors open and although they were barely scraping by she graciously donated some refreshments for the Eat.Shop.Live Anacostia launch on Friday, September 10, 2010.

Ms. Rose says that, since the Eat.Shop.Live Anacostia launch, Maple View's business has "gone through the roof" and they were so thankful for all of our work - she said specifically that "we saved them."

The Eat.Shop.Live Anacostia launch also coincided with the September issue of East of the River magazine, which included a review

of Maple View Deli. That review, combined with the ESLA coverage, the Anacostia business listings, and "Best Picks" (which Maple View is featured) really gave Maple View the boost they needed. Ms. Rose says that they have been getting many new catering job orders, including their first order from DDOT - for 300 sandwiches! Ms. Rose says the new catering orders have been flowing in from new customers who were unaware before the coverage that Maple View even existed.

Ms. Rose says that people have been coming in from not only the neighborhood but from other parts of DC who either read the East of the River article or saw their listing on Eat.Shop.Live Anacostia. She is grateful to everyone who had a part in Eat Shop Live Anacostia and the storefront improvement program for their help.



## DHCD Accomplishments *by the numbers*

Measure Name	FY 2007	FY 2008	FY 2009	FY 2010	FY 2007-2010 Total
Total Affordable Housing Units Funded	2,773	3,138	1,599	2,505	10,015
Total Special Needs Housing Units Funded	196	373	147	441	1,157
Total New Homeownership Units Funded	1,325	1,212	403	210	3,150
Number of First Time Homebuyers Funded by the Home Purchase Assistance Program	513	508	320	362	1,703
Total First Right Purchase Assistance Program (Tenant Purchase) Units Funded	149	292	59	340	840
Total Affordable Housing Units Rehabilitated	1,448	1,990	789	936	5,163
Number of Loans or Grants by the Residential Rehab Program		142	339	50	531
Percentage of Affordable Housing Units Completed or in Development that are Highly Sustainable and Meet the Green Communities Criteria	N/A	56%	75%	86%	72.3%
Number of Technical Assistance Services Provided to Small Businesses	3,292	3,106	2,113	1,792	10,303
Number of Storefront Façades Improved	25	45	32	73	175

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