



May 2019 Edition

Letter from the DHCD Director

Greetings Washingtonians,

I was honored to join Mayor Muriel Bowser and other public and private sector stakeholders on May 10 to witness her signing a [Mayoral Order](#) that will advance her bold affordable housing vision.

In this [order](#), she charges DHCD and other District agencies to identify new policies, tools, and initiatives to begin fulfilling her goal of creating 36,000 new housing units, 12,000 of them affordable, by 2025.

This was not a staid ceremony in a boardroom; we celebrated the order's signing at an [Invest in Housing Rally](#) in Ward 7, on the site of a future workforce housing project. There, complete with signs, music and pomp poms, stakeholders and community members showed support for the housing investments in the Mayor's Fiscal Year 2020 budget.



to promote affordable housing. In her remarks, she reiterated that her budget creates new tools to address housing challenges, and Washingtonians are relying on the DC Council to fund them.

But as it stands now, the DC Council would significantly slash the Mayor's plan. If you understand that being a Housing First City means *increasing* our investments in housing, there's still time to share your feelings with



Housing Expo to Feature \$5,000 Furniture Giveaway

Looking to do some redecorating? The 11th Annual DC Housing Expo and Home Show will be featuring a \$5,000 living room furniture set giveaway, sponsored by Expo advertiser [WHUR](#) and [Lillie's Furniture Gallerie](#) (LFG).

This is yet another reason to register for the District's biggest housing event, hosted by DHCD and the [Greater Washington Urban League](#) (GWUL). The Expo celebrates National Homeownership Month and June Housing Bloom.

Mark your calendars and RSVP today:

- **Date:** Saturday, June 15, 2019
- **Time:** 10:00 a.m. to 3:00 p.m.
- **Location:** Walter E. Washington Convention Center, Hall D, 801 Mount Vernon Place NW
- [RSVP here.](#)

Councilmembers before May 28. One example you can use is [this Marketwatch article](#) that spotlights how resources like the Preservation Fund and the Housing Production Trust Fund (HPTF) are critical tools for funding affordable housing projects.

Polly Donaldson, DHCD Director

Follow me on Twitter: [@maryrandolph](#)



Our strength is in our roots.

The District Is One Step Closer to Using DOPA To Preserve Affordable Housing

Mayor Bowser [announced on May 3](#) that her Administration is one step closer to using its authority under the District Opportunity to Purchase Act (DOPA) to preserve more affordable housing for Washingtonians. DHCD released a list of 40 pre-qualified developers to which the Mayor may assign the District's purchase right.

Under DOPA, which generally runs parallel to the Tenant Opportunity to Purchase Act (TOPA), the District government reviews sale offers for eligible properties, and subsequent DOPA notices, to determine if the property likely qualifies for DOPA. If the Mayor submits a Statement of Interest to the seller and tenants of DOPA-eligible properties, DHCD will also issue a Request for Proposals (RFP) that the pre-qualified developers will respond to. If tenants have been unable or have chosen not to exercise their TOPA rights and DHCD receives acceptable responses from pre-qualified developers, it will select the most qualified proposal. The developer-assignee then has a certain time period to negotiate a purchase agreement under DOPA.



Save the Date: July 18 Hearing on FY 2020 Annual Action Plan

By attending this hearing on the District's Fiscal Year 2020 Action Plan, you can help shape the development of policies and programs on: (1) affordable housing; (2) special needs housing; (3) homelessness; (4) homeownership; and (5) community development and public service activities.

The Action Plan is developed by DHCD regarding its use of U.S. Department of Housing and Urban Development (HUD) funds. Community input is an important part of this process.

Hearing Details

- **Date and Time:** Thursday, July 18, 2019, 6:30 p.m. – 8:00 p.m.
- **Location:** One Judiciary Square, 441 4th Street NW, Old Council Chamber Room



Mayor Bowser Delivers 549 Preserved and Renovated Affordable Units to Ward 7 Families

On May 15, Mayor Bowser and Ward 7 Councilmember Vincent Gray [cut the ribbon](#) at the Fort Chaplin Park Apartments, a preservation project in the Benning neighborhood of Ward 7, delivering 549 mostly family-sized units for low- to moderate-income households. The [project](#) is a result of tenants invoking their TOPA rights and working with a developer to expand the property's affordability. It is the largest tax-exempt bond, preservation deal in the District's history.

Fort Chaplin Park, located at 4212 East Capitol Street NE, was previously only 70 percent affordable—without a long-term affordability restriction—and in need of substantive repair. After invoking TOPA, the Chaplin Hope Tenant Association selected Standard Communities as their development partner. Together, they implemented a \$94 million acquisition and renovation plan financed with \$61 million in tax-exempt debt issued by the DC Housing Finance Agency (DCHFA), and \$30.2 million in 4 percent Low Income Housing Tax Credits (LIHTCs). DHCD acted as official tax credit administrator.

Through the redevelopment, the community became 100 percent affordable—all 549 units are designated for households making no more than \$54,300 (60 percent of the Median Family Income [MFI])—and maintains that affordability for at least 30 years. The unit mix also includes 130 D.C. Housing Choice Vouchers and Section 8 Rental subsidies for 72 units.



Family-Sized Housing Delivered in Congress Heights

In late April, Mayor Bowser [celebrated the opening](#) of the first 70 rehabilitated affordable housing units at Parkway Overlook Apartments in Congress Heights in Ward 8. At completion, the complex, which has been vacant since 2007, will have 220 units for households earning up to \$58,600 (50 percent MFI).

The [\\$82.2 million rehabilitation project](#), located at 2841 Robinson Place SE, will be comprised of 53 one-bedrooms, 108 two-bedrooms, and 59 three-bedroom apartments to accommodate a variety of family sizes. The project also includes 13 units accessible to individuals with disabilities, workforce development training, and energy savings with the installation of solar panels through the District's Solar for All program.

DHCD Seeks Offers to Transform Ward 8 Site into Affordable Housing

Developers have until August 6 to respond to a DHCD [Solicitation for Offers](#) (SFO) to transform two parcels in the Ward 8 neighborhood of Bellevue into affordable housing for District residents.

Through the SFO, DHCD is seeking proposals to build affordable housing designated toward households making no more than \$93,760 (80 percent MFI) for a family of four), at 199 Chesapeake Street SW.

A Pre-Bid meeting will be held June 4 at DHCD's Housing Resource Center, 1800 Martin Luther King Jr. Avenue SE. Visit <https://octo.quickbase.com/db/bktkegi66> to request access in order to submit a proposal for the sites.



Give Your Feedback on DC Values Before June 30

The DC Office of Planning (OP) has launched a new [DC2ME](#) campaign that features a [community survey](#) to understand what residents care about most as the District continues to thrive, grow, and prosper. Residents are asked to provide their feedback by Sunday, June 30.

This feedback will help guide OP through the remainder of its [Comprehensive Plan](#) Amendment process. In addition to the website and survey, OP will conduct a series of outreach activities over the next several weeks to share the key values emerging from the Comp Plan update process and seek feedback in creative ways.

This effort in affordable housing preservation was made possible through the collaboration of four agencies: DCHA, DCHFA, the Department of Energy and Environment (DOEE) and DHCD, which provided \$20.1 million in HPTF financing.



Maplewood Courts Welcomes Home Residents

Director Donaldson gave remarks at May 9 ribbon cutting of Maplewood Courts, 2306 Hartford Street SE in the Garfield Heights neighborhood of Ward 8.

Maplewood Courts provides 94 units of affordable housing, with 10 units for households at or below \$33,090 (30 percent MFI), with the balance for households at or below \$55,150 (50 percent MFI). Vesta Corporation is the developer.

Ward 8 Councilmember Trayon White praised DHCD for its \$6.7 million HPTF investment in the project. Marvin Turner, who heads HUD's Mid-Atlantic office, used the occasion to praise Mayor Bowser's affordable housing leadership, noting that the District has the lowest rate of homelessness he's ever seen during his tenure.

Small Business Booster

Celebrating Small Business Week



DHCD partnered with several local organizations to recognize, celebrate, and promote small businesses around the city as part of National Small Business Week, May 5-11, 2019.

DHCD was a member of the Coalition for Nonprofit Housing and Economic Development (CNHED) DC Small Business

Week Committee and kicked off the week at a celebratory program that honored Bus Boys and Poets owner Andy Shallal. Director Donaldson spoke to get businesses fired up for the week's events. Other ways that DHCD celebrated small businesses included:



Report Shows Continued Growth of Inclusionary Zoning

DHCD recently released its Fiscal Year 2018 Inclusionary Zoning (IZ) Report, and there are two big take-aways:

1. The IZ program produced the largest number of units than in any fiscal year
2. This is consistent with increases in two prior fiscal years.

Read the full report [here](#).

Quick Links

Here are some links to popular DHCD services:

- [DHCD Income Limits](#): Can help determine your eligibility for DHCD programs.
 - [Inclusionary Zoning \(IZ\)](#): Get an overview of this affordable housing tool.
 - [IZ Dashboard](#): View a map and/or table of IZ projects.
 - [Community-Based Organizations \(CBOs\)](#): Provide services such as housing counseling and small business technical assistance.
 - [Home Purchase Assistance](#): Learn about how we help residents get the keys to their own home.
 - [Rent Control Forms](#): Access forms for housing providers and tenants.
-

The 4th Annual POWERUP DC. DHCD was a Silver Sponsor for this event, which focused on one of the greatest needs of entrepreneurs: access to capital to start, grow, and prosper. Ed Davis, DHCD's Neighborhood Based Activities Programs Manager, was a panelist speaking on "Accelerating Capacity for Non-Profits Grant Funding: Relationships and Relevance." DHCD also had a resource table where we distributed information on our small business technical assistance (SBTA) and storefront façade improvement programs.



Mayor Bowser's Citywide Resource and Empowerment Expo: Find Your Future. This event helped shine the light on the many community-based services throughout the District, while offering attendees the opportunity to network. Our IZ and Residential and Community Services Division (RCSD) team staffed our resource table.

2019 Small Business & Economic Development Summit. Sponsored by the DC Chamber of Commerce, this event was designed to connect and showcase organizations and companies in the Washington, DC business community. DHCD was an exhibitor.

Video Stories



Five homeowners [share](#) how it is possible to purchase affordable housing in DC.



This [video](#) shares how we are helping residents by producing and preserving affordable housing, and revitalizing neighborhoods.

Congratulations!

SBTA CBO Wacif Is Nonprofit of the Year. The Washington Area Community Investment Fund (Wacif) was [recently named the 2019 Nonprofit Organization of the Year](#) by the DC Chamber of Commerce and the [DC Department of Small and Local Business Development \(DSLBD\)](#). [Wacif](#) is a DHCD-funded community-based organization (CBO) that offers SBTA. It received the honor during National Small Business Week for its achievements in providing financial services to low-income communities and people who lack access to financing. The award also recognized Wacif's role in expanding economic opportunities and investing in equitable approaches across the District.



Tiny House in Action Team Was Finalist for Cafritz Awards. A team of public and private-sector partners who worked on the Vacant to Vibrant DC initiative, [Tiny House in Action](#), was one of the six team innovation finalists for The Morris & Gwendolyn Cafritz Foundation Awards for Distinguished DC Government Employees. Each year, the [Cafritz Awards](#) recognize and reward outstanding performance and exemplary service by District government employees. The Team Innovation Award is designed to honor the achievements of work units, groups, or teams in one or multiple agencies. Although not chosen as the final winner, the Tiny House team will be given a certificate of recognition at the 18th Annual Cafritz Awards Gala on June 20. Congratulations to the team: *From*



Check out our short videos about how much we love housing DC residents using HPAP and IZ.

- **Inclusionary zoning:** In this [video](#) as well as this [video](#), see how IZ has given residents a shorter commute and proximity to more amenities.
- **HPAP:** The videos [here](#) and [here](#) share a variety of stories about

DHCD: Latrena Owens, Michael Woodson, Stanley Fields and Chantese Rodgers. *From the DC Students Construction Trades Foundation:* Paula Ralph. *From the Academy of Construction and Design at IDEA Public Charter School:* Shelly Karriem and Dennis Chestnut. *From CAUSES at UDC:* James Killelte. *From DOEE:* Lauren Linville.

the journey toward homeownership.

CBO Head Named as One of Major Influencers in Hispanic Community.

Marla Bilonick, executive director of the Latino Economic Development Center (LEDC), was [named by El Tiempo Latino](#) as one of the 100 most influential people for the Hispanic community in the Washington metropolitan area.

TOPA Tenants Celebrate Start of Construction. The first phase of construction to preserve 43 units of affordable housing at the Luzon, 6323 Cooperative, in the Brightwood neighborhood of Ward 4, is well under way. Cooperative members invoked their TOPA rights to purchase their building in 2016 with the support of Mi Casa, Inc. and DHCD. In about three months, the full building renovation will begin.

Team DHCD: About Town

Following are some highlights of recent DHCD outreach and educational activities.



Helping Residents East of The River. Steps outside our headquarters, DHCD shared information on housing and other resources as part of a May 7 Community Resource Fair sponsored by the [Office of the East of the River \(EOTR\)](#). There, DHCD staffers joined several other agencies in educating residents about government programs. A few days later, DHCD's HPAP and outreach team shared housing information at the May 11 Manna Housing Fair and Town Hall, where Director Donaldson gave brief remarks. On May 22, Rent Administrator Lauren Pair and Keith Anderson of DHCD's Rental Accommodations Division (RAD) discussed rent control rules at an EOTR outreach session.

Explaining How Condo Warranties Work. The Structural Defect Warranty Claim program gives condominium owners some important consumer protections against poorly developed condominiums. Specifically, condominium developers must provide a warranty against structural defects in common areas and each unit for two years from the purchase date. At a March workshop, DHCD's Rental Conversion and Sale Division (CASD) explained these key features of the program: (1) issues that are cosmetic or normally resolved by regular maintenance are not covered; (2) structural defects are those that threaten the safety and stability of a unit or building and require repair, renovation, or replacement; (3) the warranty security is valued at 10 percent of the condominium's construction costs; and (4) condominium associations and/or unit owners may file warranty claims with CASD. The next workshop on the warranty rules will be held on September 26, 2019.

DHCD Educational Efforts on Fair Housing Issues. Over the last few weeks, DHCD has been conducting a variety of outreach activities on fair housing issues:

- **Needs assessment hearings for FY 2020 Annual Action Plan.**

The District anticipates receiving federal funding in 2020 of about \$36 million from HUD for the following programs: Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME) and the National Housing Trust Fund (HTF).

DHCD held hearings in March in Wards 1 and 4, and one hearing in April at DHCD so District residents could give feedback on whether we captured the right goals, priorities, and focus. Public comments are being accepted until May



31, 2019 via mail addressed to Director Donaldson or opm.questions@dc.gov. A hearing on the draft Action Plan is scheduled for July 18, and DHCD anticipates submitting the plan to HUD on August 16.

- **Analysis of Impediments to Fair Housing (AI).** In the three hearings mentioned above and other community meetings, DHCD explained the AI process. The AI is a comprehensive review and assessment of private and public conditions and practices that affect housing equal opportunity in location, availability, and accessibility. It is a requirement for receiving entitlement funding from HUD and mandated under the Fair Housing Act.
- **18th Annual DC Fair Housing Symposium, “Fair Housing: Telling Our Story.”** In closing out Fair Housing Month in April, DHCD joined several partner agencies in a day-long symposium designed to inform and educate residents, providers, advocates, and industry professionals on the real-life encounters of housing discrimination as experienced by members of various protected communities; and how these stories are told from the media’s perspective.

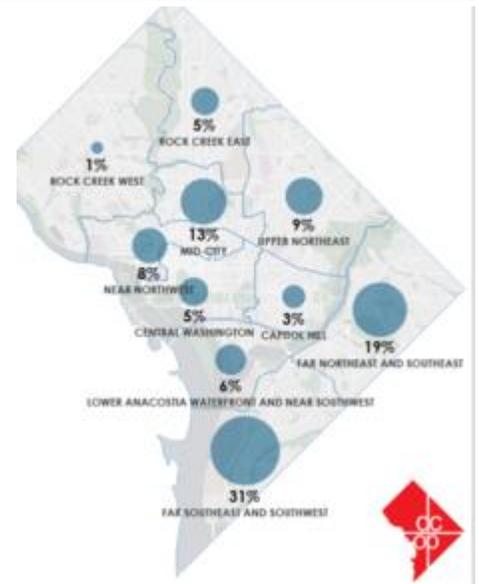
Mark Your Calendars for Upcoming Events

Please note these upcoming events. Don't forget to sign up for DHCD event alerts to get regular announcements and updates, as well as registration information through Eventbrite, and check our [website](#) for events from CBOs and other partners.

- **June 4, 6:00 p.m. – 7:30 p.m.:** [Pre-Bid Meeting on 199 Chesapeake Street SW](#). Location: DHCD’s Housing Resource Center
- **June 15, 10:00 a.m. – 3:00 p.m.:** [11th Annual DC Housing Expo and Home Show](#). Location: Walter E. Washington Convention Center, Hall D, 801 Mt. Vernon Place NW
- **July 18, 6:30 p.m. – 8:00 p.m.:** Hearing on FY 202 Annual Action Plan. Location: One Judiciary Square, 441 4th Street NW, Old Council Chamber Room

Distribution of Subsidized Affordable Housing, 2018

DHCD and OP are tasked with developing a Housing Framework for Equity and Growth as part of the [Mayor’s Order on Housing](#). OP has been collecting data on affordable housing distribution as part of this process. It recently developed a [map](#) that represents an inventory of subsidized affordable housing available based on comprehensive planning areas in the District as of September 2018. This data comes from OP and Housinginsights.org. The map provides a good representation on parts of the District where subsidized affordable housing is concentrated, or sparse.



Please feel free to forward this newsletter to friends and colleagues, who can subscribe [here](#).

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