



## FALL 2019 Edition

### Letter from the DHCD Director

Happy New Year!

On October 1, the first day of the new fiscal year, Mayor Bowser began rolling out the investments made in her Fiscal Year 2020 Fair Shot budget. Chief among them is unsurprisingly affordable housing. Mayor Bowser's continued investments ensure residents across the income spectrum have access to high-quality, affordable housing.



The Fiscal Year 2020 budget includes historic investments in the District's funds to build and preserve affordable housing - \$116 million for the Housing Production Trust Fund (up from \$100 million in FY19) and \$11.5 million for the Housing Preservation Fund (up from \$10 million in FY19).

With these investments, we truly are the envy of cities across the country. Last week, I was joined in Washington, DC by the Housing Directors of the High-cost Cities Housing Forum; Current member cities include Boston, Chicago, Denver, Los Angeles, Miami, New York City, San Francisco, Seattle and of course Washington, DC. This group knows what it means to invest in affordable housing and they were here in-person to witness first-hand, the fruits of our labor, with site visits to the John and Jill Ker Conway Residence on North Capitol Street, NE and the Phyllis Wheatley YWCA on Rhode Island Avenue, NW.

So while I'm proud of what we've accomplished to date, I know there's much more to accomplish this Fiscal Year. And



### Over \$5.2 M in HPAP/ EAHP Goes to 98 Households from July - September, 2019

Since July, 98 households in the District received more than \$5.2 million in down payment and closing cost assistance to become first-time homeowners.

Congratulations to our newest [Home Purchase Assistance Program](#) (HPAP) and [Employer Assisted Housing Program](#) (EAHP) recipients!

### 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

Mayor Bowser's investments put us on the right path forward. I hope you join us for Housing Week, beginning tomorrow October 15th as we begin to highlight some of the accomplishments and work ahead.

Polly Donaldson, DHCD Director  
Follow me on Twitter: @maryrandolph



Our strength is in our roots.

## Community Conversation on Housing



DHCD joined the DC Office of Planning (OP) for the first in a series of community forums to discuss the housing needs of District residents at Ron Brown High School in the Deanwood neighborhood of Ward 7. More than 100 attendees were able to share their varied perspectives on housing costs, needs and accessibility. OP released the results of its '[Housing Framework for Equity and Growth](#)' survey conducted throughout the

summer. Visit [housingdc.dc.gov](http://housingdc.dc.gov) for more information and join the conversation.

## Relaunch of Small Buildings Program



DHCD is relaunching the Small Buildings Program (SBP), with funding for limited systems replacement and other key repairs to eligible property owners of affordable housing of five (5) to twenty (20) units. Repairs are expected to improve sub-standard housing conditions, including safety and environmental hazards in the District. Buildings with health hazards or unsafe living conditions that need to be addressed to improve the quality of life of residents are eligible for funding not to surpass \$25k per unit or \$200k per project. Join us on October 31, at 10:00 am in the Housing Resource Center at DHCD to learn more about the program.

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.
- [DC Housing Search](#): FREE listing service with easy access to housing opportunities in DC.

## Video Stories



Listen to Mayor Bowser's New Podcast:

Season 1 of the [Every Opportunity to Rise](#) Podcast is all about homeownership!





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

## TOPA Presentation in Minneapolis

The Minneapolis, MN City Council invited DHCD to present on the city's Tenant Opportunity to Purchase Act (TOPA) as the Council considers adopting their own Renter's Opportunity to Purchase Act (ROPA). DHCD Housing Development/Policy Advisor Danilo Pelletiere and Rental Conversion and Sales Administrator Terrance Laney traveled to Minneapolis for the presentation.



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

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## Office of Program Monitoring hosted Training for Contractors

In August, DHCD hosted a Davis Bacon workshop for contractors working on agency financed projects. The training, led by Lavaris Ross, a labor relations specialist at the U.S. Department of Housing and Urban Development (HUD), and Ben Searle, a wage specialist at the U.S. Department of Labor, was offered to provide contractors more details on Davis-Bacon labor standards on federally funded projects. DHCD uses both District and federal resources to fund affordable housing and community facility projects.



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 the journey toward homeownership.
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## Team DHCD: About Town

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

### Ft. Stevens Place Apartments Ribbon Cutting

Mayor Bowser and DHCD joined tenants at the Fort Stevens Place Apartments in their [celebration of preserving 59-units of affordable housing](#). The tenants organized, exercised their option to buy the apartment building under the District's Tenant Opportunity to Purchase Act (TOPA) and selected Community Development and Preservation Corporation (CPDC) to be the new owner and developer. The project received \$3.42 million in Housing Production Trust Fund (HPTF) financing and \$9.6 million in private equity through an allocation of 9% low-income housing tax credits (LIHTC) issued by DHCD.



### Hunter Place Homeraiser

DHCD staff joined MANNA, Inc. to celebrate the construction of [Oramenta Gardens](#), a 12-unit townhome project named in honor of [Oramenta Newsome](#), underway at 2200 Hunter Place SE. The site was part of the agency's Vacant to Vibrant Initiative which returns vacant and blighted properties to productive use as affordable housing or green space. The project also received \$1.7 million in Housing Production Trust Fund (HPTF) financing. Each home will consist of three-bedrooms and 2.5 bathrooms; construction is estimated to be completed by fall 2020.



### DC Latino Conference on Disabilities

In September, DHCD and the Latino Economic Development Center (LEDC) participated in the first DC Latino Conference on Disabilities hosted by the D.C. Office of Disability Rights (ODR). The all-day conference, held at St. Stephen & the Incarnation Episcopal Church in Ward 1, focused on strategies to better engage Spanish speaking residents with disabilities and their families by highlighting the government resources readily available to them. More than 70 attendees participated in the conference.



## Maternal & Infant Health Summit

DHCD participated in Mayor Bowser's National Maternal & Infant Health Summit, (in partnership with Aetna), an event highlighting the Bowser administration's commitment to ensuring that high-quality care is available before, during, and after childbirth to everyone. The free event featured panel discussions and workshops focused on solutions to the maternal mortality crisis that disproportionately affects women of color throughout the country. Several success stories were identified as examples that could serve as benchmarks for best practices.

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## DC Department of Human Resources' 2019 WeAreHR Symposium

DHCD attended this two day event for District government human resource managers and professionals to highlight the home purchase assistance benefits available to their agency's employees. DHCD invited the DC Housing Finance Agency (HFA) to partner with us at the symposium.



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## 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.

- **October 16, 11:00 am – 12:00 pm:** [HELP Walter Reed Veterans Center Ribbon Cutting](#). Location: 1324 Main Drive ,NW
- **October 17, 11:00 am - 1:00 pm:** [Harlow, Navy Yard](#). Grand Opening & VIP Reception: Location: 1100 2nd Place, SE
- **October 17, 12:30 p.m. – 2:00 p.m.:** [Housing Production Trust Fund Board Meeting](#). Location: DHCD, 1800 Martin Luther King Jr. Ave., SE
- **October 17, 4:00 pm - 5:00 pm:** [Grimke School Groundbreaking](#). Location: 912 U St., NW
- **October 17, 5:30 pm - 8:30 pm:** [Public Hearing on Analysis of Impediments Draft Report](#). Location: 2907 Martin Luther King Ave., SE
- **October 17, 6:00 pm - 8:30 pm:** [Public Hearing for Anacostia Scattered Sites](#). Location: 1800 Martin Luther King Jr. Ave., SE
- **October 31, 10:00 am - 11:00 am:** [Small Buildings Program Relaunch Community Meeting](#). Location: 1800 Martin Luther King Jr. Ave., SE.

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

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