



**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

*Office of Communications and Community Outreach*

*1800 Martin Luther King, Jr. Avenue SE*

*Washington, DC 20020*



**\*\*\*Press Release\*\*\***

**December 1, 2016**

**DHCD Seeks Offers to Transform 6 Vacant and Blighted Properties  
In Historic Anacostia**

*Sites Will Target Affordable Housing for Teachers, Police Officers and Firefighters*

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(Washington, DC) – The DC Department of Housing and Community Development (DHCD) announced a significant step today in transforming long-standing vacant and blighted properties in Ward 8 into affordable housing. The agency has issued a Solicitation for Offers (SFO) to redevelop six District-owned properties in Historic Anacostia into seven single-family homes, preferably for public employees such as teachers, police officers and firefighters.

“The Department of Housing and Community Development is working aggressively to clear out of our pipeline vacant and blighted properties across the city and in Ward 8,” said DHCD Director Polly Donaldson. “With this latest solicitation of offers, we are pleased to show progress regarding long-standing vacant properties in Historic Anacostia that will soon result in new, vibrant affordable homes for District residents.”

Through the SFO, DHCD is seeking public offers that promote family-style affordable housing, a commitment to long-term affordability, the revitalization of local neighborhoods and the elimination of blight on the following sites:

- Four Buildings
  - 1220 Maple View Place SE
  - 1648 U Street SE
  - 1518 W Street SE
  - 1326 Valley Place SE
- Two Lots
  - 1528 W Street SE
  - 15th Street SE at Square 5766, Lot 0800

Each site is available individually and may be eligible for financing from the Housing Production Trust Fund (HPTF). Proposals can include one or more site.

Selected proposals must ensure that four homes are affordable to households making no more than 50 percent of the Area Median Income (AMI), or 80 percent AMI for the remaining homes. Preference will be given to proposals that exceed the required minimum percentages for affordability and entities with historic preservation experience.

Please visit <https://octo.quickbase.com/db/bktkegi66> to request access and submit a proposal. The deadline for submitting online proposals is 4 p.m., Thursday, January 12, 2017.

A Pre-Bid meeting will be held at 10:00 a.m., Tuesday, December 13, 2016 at DHCD's Housing Resource Center, 1800 Martin Luther King, Jr. Ave. SE.

### **Transforming Vacant and Blighted Properties**

Since January 2015, the District has reinvigorated its focus on addressing vacant and blighted properties. Of the 160+ properties currently in the DHCD pipeline, more than 50 percent are already in some form of disposition. In Anacostia, in addition to the six properties noted above, DHCD and the Office of the Deputy Mayor for Planning and Economic Development (DMPED) are currently reviewing proposals for the redevelopment of the [MLK Gateway](#).

As a result of the city's leadership in this area, the District was one of nine cities selected earlier this year for the [Center for Community Progress Leadership Institute 2016 workshop](#).

### **Affordable Housing Tools**

The [Housing Production Trust Fund](#) (HPTF) is one tool that the District government uses to provide gap financing for affordable housing projects. In October, Mayor Muriel Bowser [celebrated the unprecedented investment](#) of over \$100 million from HPTF. The \$106.3 million supports 19 projects that will produce or preserve more than 1,200 affordable housing units in all eight wards. Since taking office, Mayor Bowser has made affordable housing a major focus of her administration.

Mayor Bowser has committed \$100 million annually to the fund each year of her administration – more than any city per capita in the country. [A report issued by Center for Community Change](#) shows that the District's \$100 million fund more than tripled the next highest fund amount for a U.S. city. Compared to states, DC's trust fund is the country's second largest.

Since January 2015, DHCD has produced and preserved over 2,100 affordable housing units in the District with more to come. Another 5,300 affordable housing units—capable of housing nearly 12,000 District residents—are in the development pipeline.

For additional information and questions, please visit <http://dhcd.dc.gov/service/property-acquisition-anddisposition> or contact [padd.sfo@dc.gov](mailto:padd.sfo@dc.gov). For more information on the HPTF, please visit <http://dhcd.dc.gov>.

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