



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
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*****Press Release*****

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DHCD Commits \$5 Million to Preserve Homestead Apartments for Tenants
Deal Will Keep 55 Housing Units Affordable in Ward 4

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(Washington DC)– Today the DC Department of Housing and Community Development (DHCD) announced a loan agreement with Jefferson Partners, L.P. under the Tenants Opportunity to Purchase Act (TOPA) to purchase the Homestead Apartments, a 55-unit apartment building at 812 Jefferson Street NW in Brightwood.

Jefferson Partners received \$5.03 million from the Housing Production Trust Fund (HPTF) for acquisition of Homestead from DHCD. The DC Housing Finance Agency (DCHFA) will issue \$6.5 million in bond financing and \$1.9 million in 4 percent low income housing tax credits for repairs to the building.

“The Homestead Apartments is a great example of the many tools the District has to preserve affordable housing for residents. Through our Housing Production Trust Fund and the Tenants Opportunity to Purchase Act, we are giving tenant groups a pathway to purchase their buildings so they can continue to call the District home,” said DHCD Director Polly Donaldson.

TOPA states that tenants in dwellings being presented for sale must, as a right, be offered the first opportunity to buy their building. DHCD offers financial and technical assistance to tenant groups that could face displacement due to the sale of their apartment building. Residents formed the Jefferson Homestead People United Tenants Association Inc., in order to purchase Homestead and assigned Jefferson Partners to complete the sale.

“The building renovation/revitalization project is scheduled to begin in a couple of weeks, and we are feeling quite elated and blessed,” said Cynthia White, the tenants association president and a Homestead resident for more than five years. “I am extremely grateful to our tenants association board, government agencies, Homestead and the development company for their committed efforts, which helped make this quest a reality.”

White added, “It is my hope that we have set an example for other tenants in Washington, DC to know that it is possible to remain in this beautiful progressive city and maintain residency in comfortable affordable housing.”

Since January, DHCD has provided over \$13.8 million in acquisition financing for tenants to purchase their buildings, preserving 135 units of affordable housing in the District.

Since taking office, Mayor Bowser has made affordable housing a major focus of her Administration. The District has added more than 3,400 total affordable housing units between July 2014 and July 2015. Over 5,300 units of affordable housing are currently in the development pipeline, which will house nearly 12,000 District residents.

On June 11, the Mayor's Housing Preservation Strike Force unveiled six recommendations on how the District can preserve its existing affordable housing covenants set to expire by 2020.

Earlier this year, the Mayor announced nearly \$90 million in affordable housing opportunities that will provide more than 800 affordable housing units for an estimated 1,760 DC residents. These units are being funded by the HPTF, part of the historic \$100 million commitment the Mayor has made in her budget each year.

Not only is this commitment historic for the District, it is unprecedented among U.S. cities. The nation's capital leads most states in housing trust fund investment. Out of four states that reported collecting more than \$50 million in FY2015—Florida, New York, New Jersey and Connecticut—only Florida exceeded the District's \$100 million investment.

For more information on the District's efforts to preserve and produce affordable housing, visit: dhcd.dc.gov.

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