



April 2019 Edition

Letter from the DHCD Director

Greetings Washingtonians,

Yesterday, I was pleased to share before the DC Council our agency's FY2018 achievements in using local and federal funding resources to further Mayor Bowser's mission of giving all Washingtonians a Fair Shot at safe, stable, and affordable housing.



In my testimony before the Committee of Housing and Neighborhood Revitalization, I described some of our proudest accomplishments from FY 2018 and the past year:

- Disbursed \$154 million in from the Housing Production Trust Fund (HPTF), reducing the fund balance built up in previous years by \$70 million.
- Gave 362 households \$20 million in assistance through the Home Purchase Assistance Program (HPAP).
- Implemented these Housing Preservation Strike Force recommendations: the Preservation Fund, the District Opportunity to Purchase Act (DOPA), and the Small Buildings Program.
- Launched the Oramenta Newsome Predevelopment loan program to help nonprofits develop strong and competitive projects,
- Used Federal Community Development Block Grant (CDBG) funds to support small business technical assistance (SBTA), improve 60 storefront facades, and fund a new community facility in Ward 8.

Looking forward, I explained the [new housing investments](#) in the Mayor's "Fair Shot" Fiscal Year 2020 Budget, as well as funding increases to other programs: (1) increasing our CDBG funding



Still Time to RSVP for April 30 Fair Housing Symposium

Next Tuesday, several District Government agencies are hosting the city's 18th Annual Fair Housing Symposium. This year's theme, "Telling Our Story," will focus on how community stakeholders have overcome barriers and discrimination in accessing housing and how media outlets can be used to shed light on these issues.

The symposium is open to renters, community advocates, housing providers, policymakers, the media, and others interested in understanding fair housing issues in the District.

- **Date:** Tuesday, April 30, 2019
- **Location:** The Auditorium at DC Housing Finance

allocation to our housing counseling community-based organizations, amounting to an additional \$1.9 million; (2) boosting homeownership with an over \$3 million increase in HPAP, and doubling the Employer-Assisted Housing Program for District Government employees to over \$4 million; (3) increasing the Single-Family Residential Rehabilitation Program by over a half million dollars to help low-income owner occupants make needed repairs to their homes; and (4) increasing CDBG funding for SBTA by \$2.5 million so more of our aspiring entrepreneurs and existing businesses can make the most of the District's strong economy.

All in all, this budget was carefully crafted to build on the successes of the past four years. This could not have been accomplished without the hard work of TeamDHCD, and I thank them for their efforts. Now, we ready ourselves to take on the exciting challenge of doing even more, so that all can benefit from Washington, DC's continued prosperity.

Polly Donaldson, DHCD Director

Follow me on Twitter: [@maryrandolph](https://twitter.com/maryrandolph)



Sharing the Importance of a Workforce Housing Fund

The Mayor's proposed FY 2020 budget would create a \$20 million [Workforce Housing Fund](#). Why is this needed?

Agency, 815 Florida Avenue NW

- [RSVP here.](#)



Voice Your Views at Community Meetings on Fair Housing

DHCD, along with the Poverty & Race Research Action Council and the Lawyers' Committee for Civil Rights, is working on a fair housing analysis of the District. As part of this process, a series of community meetings is being held where residents can voice their views and experiences. This will help us understand and find solutions for fair housing issues such as discrimination; segregation; equal access to affordable and safe homes; access to transit, good schools, and healthy neighborhoods; and issues faced by voucher holders and public housing residents.

Here are the details on the hearings; registration is not required:

- [Monday, April 29, 2019](#); 6:30 p.m. – 8:30 p.m.; Frank D. Reeves Center of Municipal Affairs, 2000 14th Street NW, 2nd floor
- [Tuesday, April 30, 2019](#); 6:30 p.m. – 8:30

Programs such as the HPTF and the Preservation Fund are designed to acquire, preserve and/or produce affordable housing for the District's most vulnerable low- income populations, generally below \$58,600 (50 percent of the 2018 Median Family Income [MFI] for a family of four). They are not specifically designed to serve families with moderate incomes. But such households (\$70,320 to \$140,640 [60 percent to 120 percent MFI]) also struggle to find suitable housing in DC. The Fund will attract private capital that would leverage another \$180 million in private sector investment to help finance 1,000 units. This would further the Mayor's goal of an inclusive city, keeping the District affordable for families who earn a decent living but are finding affordability in the District increasingly challenging.

Mayor Bowser, Director Donaldson, and other members of her team are meeting with Advisory Neighborhood Commissioners, community representatives, stakeholders, and the media to share why this fund is necessary. Below is just a sampling of recent community outreach on the fund, and the budget.



- In a Facebook post, Donaldson [noted](#) examples of workers who would benefit from housing created by the fund, including teachers, social workers, first responders, and nonprofit workers.
- In early to mid April, Donaldson met with local media to enlighten them

on the benefits of the fund. See this [WUSA9 story](#) and this [Street Sense story](#).

- Always ready to listen to the affordable housing needs of residents, Mayor Bowser held an April 11 workforce housing roundtable where public servants shared their stories. Donaldson, Deputy Mayor of Planning and Economic Development Brian Kenner and Office of Planning Director Andrew Trueblood also participated. Read the [Washington Post article](#) and see this [NBC4 story](#).

- Before an April 19 meeting of the DC Building Industry Association, Donaldson emphasized why we need to do more to help middle-income households live affordably in the city.



- On April 18, Donaldson was [interviewed](#) by WUSA9 Reporter Bruce Johnson, along with At-Large

p.m.; Petworth Library, 4200 Kansas Avenue NW

- **Monday, May 6, 2019;** 6:30 p.m. – 8:30 p.m.; Cleveland Park Library, 3310 Connecticut Avenue NW
- **Tuesday, May 7, 2019;** 6:30 p.m. – 8:30 p.m.; Dorothy I. Height/Benning Library, 3935 Benning Road NE
- **Thursday, May 9, 2019;** 6:30 p.m. – 8:30 p.m.; Anacostia Neighborhood Library, 1800 Good Hope Road SE



Housing Providers: Learn Rules on Condo Registration and Conversion

Specific rules must be followed when constructing a new residential condominium or cooperative building or converting an existing structure into one. **Among them: You must register a new or converted condominium or cooperative building.** A May 2 workshop will explain these rules to housing providers and realtors.

This workshop is sponsored by DHCD's Housing Regulation Administration (HRA), which [administers and regulates](#) parts of the District's

Councilmember Robert White Jr. They discussed what the District can do to ensure residents can afford to stay here; Donaldson emphasized budget proposals like the workforce housing fund will help.



Over 60 Family-sized Units Will Be Part of New Ward 8 Affordable Housing Project

DHCD [recently provided](#) \$17,688,687 in HPTF financing to Horning Brothers to produce the new Stanton Square Apartments at 2395 Pomeroy Road SE in the Fort Stanton neighborhood of Ward 8. Half of the 121 units will be family sized, with 59 two-bedroom/two-bath units and two three-bedroom units. The remaining 60 units will be one bedrooms.

The affordability mix at Stanton Square Apartments will be as follows: 108 units designated for households making no more than \$58,600 (50 percent MFI); and 13 units as permanent supportive housing (PSH) for households making no more than \$35,160 (30 percent MFI).

“We thank all the partners who came together to provide the financing necessary to build the apartments and are thrilled to break ground on these critically needed affordable homes,” said Horning Brothers Vice President of Development Andrew M. Vincent. Other government partners included DCHFA, which underwrote \$17 million in 4 percent low income housing tax credits (LIHTC).

rental housing and condominium laws.

- **Date:** Thursday, May 2, 2019
- **Time:** 10:00 a.m. – 12:00 p.m.
- **Location:** DHCD Housing Resource Center
- [RSVP here.](#)



Register Online for June 15 Annual Housing Expo

Registration is [now open](#) for the 11th Annual DC Housing Expo and Home Show, hosted by DHCD and the Greater Washington Urban League (GWUL).

This event celebrates “National Homeownership Month,” as promoted by the U.S. Department of Housing and Urban Development. The Expo also has a District-centered theme of “June Housing Bloom.”

Here are the details:

- **Date:** Saturday, June 15, 2019
- **Time:** 10:00 a.m. to 3:00 p.m.
- **Location:** Walter E. Washington Convention Center, 801 Mount Vernon Place NW



- [RSVP here.](#)

May 3 Is Exhibitor Deadline

By exhibiting at the Expo, businesses and agencies can reach more than 6,000 attendees. Special sponsorship packages are also available. A sponsor/exhibitor packet can be found [online](#) or provided by contacting dhcd.events@dc.gov.

DHCD Financing Helps to Preserve, Produce Over 80 Affordable Units in Ward 4

DHCD [provided](#) \$7,972,536 in HPTF financing to WC Smith to preserve and produce affordable housing at Petworth Station, 930 Randolph Street NW, in the Petworth neighborhood of Ward 4. DCHFA issued \$12.5 million in bond financing as a part of its HUD Level I Risk Share Program and underwrote \$7.9 million in equity generated by 4 percent LIHTC.

Petworth Station is a project under the Tenant Opportunity to Purchase Act (TOPA); 78 units will be preserved for existing residents, and 10 new units will be added—five of which will be Uniform Federal Accessibility Standards (UFAS) compliant. The goal is for all units to be affordable for households making no more than \$70,320 (60 percent MFI).

“We thank the DC Department of Housing and Community Development for its collaboration and support in securing the funding we need to make Petworth Station a source of pride for its residents,” said WC Smith CEO Chris Smith. “Through this partnership, we will ensure that long-time and new residents will have an attractive and affordable place to call home in the rapidly changing Petworth neighborhood.”



Over \$1.3M in HPAP/ EAHP Goes to 27 Households in March

In March, 27 households in the District received more than \$1.34 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!

Vacant to Vibrant DC

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.



DHCD Receives Casey Trees' Canopy Award for Partnership for Conservation Efforts

On April 25, DHCD was presented with Casey Trees' [Canopy Award for Partnership](#) for its efforts in conserving green space in the District through the [Vacant to Vibrant DC](#) initiative. In Action 4—Expanding Green Space, we partnered with [Casey Trees](#) to expand and preserve green space in four locations throughout the District.

That partnership was fulfilling enough, but then came the Canopy Award. Here's how DHCD was described when the award was announced:

As a city housing authority, what do you when you assume dozens of vacant properties that are physically impossible to build on? If you are D.C.'s Department of Housing and Community Development (DHCD) you make the bold, forward thinking choice of keeping that space green in perpetuity. We're fortunate to work with them to preserve acres of greenspace and trees all over the city so Washington remains green for generations....

[See what Director Donaldson said](#) about how meaningful our conservation efforts, and this award, are to DHCD.

Team DHCD: About Town

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

- [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.

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.

DHCD Announced New Development Opportunities, including a May 10-May 15 online auction, during March Madness. On March 26, DHCD joined Mayor Bowser and Deputy Mayor Kenner for the



[unveiling of several development opportunities](#) at the fifth annual March Madness. Director Donaldson announced an upcoming solicitation for 199 Chesapeake Street SW, in Ward 8, as well as [auction opportunities](#) for several properties from the Property Acquisition and Disposition Division (PADD), through [Vacant to Vibrant DC](#). Additionally, DHCD announced its next round of its consolidated Request for Proposals for affordable housing projects will be released on June 28, 2019. On April 17, DHCD held a Kick-Off Meeting for projects [recently selected](#) to produce and preserve affordable housing in DC.

Donaldson Attends High-Cost Cities Housing Forum, International Edition. Donaldson attended a special session on international approaches to affordable housing held April 8 and 9 in Boston as a member of the High Cost Cities Forum. The forum typically meets twice a year and provides Donaldson the rare opportunity to discuss her work and learn from her closest peers—the housing directors of Boston, New York, Miami, Denver, Chicago, Seattle, San Francisco, and Los Angeles. At the Boston meeting, titled “Meeting the Challenge: Global Innovations in Urban Housing” and presented in collaboration with Boston University’s Initiative on Cities, housing directors engaged with international practitioners and academics. Topics ranged from the approach to PSH for the homeless in Finland to building public support for housing in Mexico and the debate over the future of “social housing” in the United Kingdom. Hearing about the worldwide affordable housing challenges and opportunities deepened the Director’s resolve that DHCD break new ground in addressing the affordable housing crisis.



Promoting the Bigger Tax Credit for Housing in the Mayor's Budget. On Tax Day, Donaldson joined Mayor Bowser [in highlighting](#) the [Fiscal Year 2020 budget](#) “Keep Housing Affordable Tax Credit” proposal, which would [invest \\$5.2](#)

[million to increase and expand](#) the refundable [Schedule H tax credit](#), which assists low- and moderate-income residents who



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.

face high property taxes or rents compared with their income, particularly seniors. The Mayor's proposal would increase: (1) the maximum tax credit to \$1,200; (2) the income ceiling thresholds for residents under age 70 to \$65,000; and (3) the income ceiling thresholds for residents age 70 and older to \$80,000. Donaldson noted that this initiative, as well as other new housing investments in the budget, will help more Washingtonians get a Fair Shot.

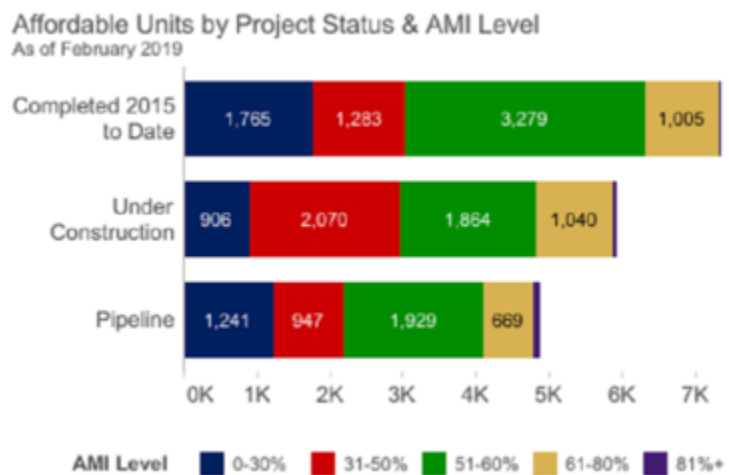
Mark Your Calendars for Upcoming Events

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.

- **April 29; 6:30 p.m.:** [Community Meeting on Fair Housing Issues](#). Location: Frank D. Reeves Center of Municipal Affairs, 2000 14th Street NW, 2nd floor
- **April 30: 9:00 a.m.:** [18th Annual Fair Housing Symposium](#). Location: The Auditorium at DC Housing Finance Agency, 815 Florida Avenue NW
- **April 30; 6:30 p.m.:** [Community Meeting on Fair Housing Issues](#). Location: Petworth Library, 4200 Kansas Avenue NW
- **May 2: 10:00 a.m.:** [Let's Talk Condos: Nuts and Bolts of Registration & Conversion Rules](#). Location: DHCD Housing Resource Center
- **May 6; 6:30 p.m.:** Community Meeting on Fair Housing Issues. Location: Cleveland Park Library, 3310 Connecticut Avenue NW
- **May 7; 6:30 p.m.:** Community Meeting on Fair Housing Issues. Location: Dorothy I. Height/Benning Library, 3935 Benning Road NE
- **May 9, 6:30 p.m.:** Community Meeting on Fair Housing Issues. Location: Anacostia Neighborhood Library, 1800 Good Hope Road SE
- **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

See Latest Affordable Housing Stats

The Bowser Administration is producing and preserving more affordable housing than ever before in the District's history. See the latest statistics from the Deputy Mayor for Planning and Economic Development's [dashboard](#) (see graphic), as well as a [pipeline report](#) of DHCD-specific projects.



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

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