



Summer 2019 Edition

Letter from the DHCD Director

Greetings Washingtonians,

It wasn't so long ago that we participated in June Housing Bloom with the Housing Expo and myriad other housing events. June Housing Bloom even extended into July with a scheduled ribbon cutting for four affordable townhomes in Shaw from Manna, Inc. at 8th and T Streets NW. Unfortunately, the ribbon cutting was cancelled due to the downpour we received on July 8th. But fear not we rescheduled for August 1st and the weather couldn't have been better.



At the event we heard from a MANNA Homeownership Center Member, LaVeta Moore about her experience, including the success she had in locating housing using the DC Housing Locator, DCHousingSearch.org. Additionally, Reverend Jim shared that the townhomes would be named in honor of former CNHED Executive Director Bob Pohlman as "Pohlman Towns". I was thrilled to join in the celebration for Bob and the bringing online of fantastic, affordable large homeownership units in Shaw.

In addition, I made an exciting announcement of my own. Following the departure of Allison Ladd to Newark as Deputy Mayor/Director Economic Housing Development, I shared at the event DHCD has two new Deputy Directors, Drew Hubbard and Sheila Miller. Drew previously served as Chief Administrative Officer at DHCD. Sheila comes to us from Madyson Capital Advisors where she served as Managing Principal in addition to serving on the DC Housing Finance Agency Board of Directors.



Mayor Bowser's 54 Month Progress Report

Mayor Bowser released her 54 Month Progress Report. The report delivers on the Mayor's commitment to transparency and accountability and provides a comprehensive summary of the Bowser Administration's progress; including specifically on housing.

Key topics in the report include housing, jobs, opportunities at every stage of life, public safety and justice, resiliency, and amenities across all eight wards.

Examples of progress highlighted in the housing component of the 54 Month Progress Report include:

- More than 1,100 homes kept affordable using the Housing Preservation Fund
- 45 percent decrease in family homelessness since launching the Mayor's strategic plan to end homelessness

This is the fifth progress report released by the Bowser Administration, and the 54 Month Progress Report and all previous progress reports can be found at progressreport.dc.gov.



I can't wait for you to connect with Drew and Sheila. I can't wait for more ribbon cutting opportunities like Pohman Towns. And I can't wait for the exciting opportunities yet to come in the future. Stay with us.

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



Over \$1.6M in HPAP/ EAHP Goes to 34 Households in June

In June, 34 households in the District received more than \$1.3 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!

ROOTS To ROOFS

Our strength is in our roots.

Preservation Fund Surpasses 1,000 Units

In July, the Affordable Housing Preservation Fund surpassed a significant milestone by [preserving more than 1,000 units of affordable housing](#) in the District.

Since its formation, the fund has provided more than \$36.7 million in financing for the preservation of approximately 1,152 existing affordable housing units at properties in Wards 3, 4, 7 and 8.

The fund provides short-term bridge acquisition and pre-development financing for occupied multi-family properties with more than five units and at least 50 percent of the units affordable to households earning up to 80 percent of the median family income (MFI).

In 2016, [Mayor Bowser's Housing Preservation Strike Force](#) recommended the creation of a fund to increase the preservation of affordable housing in the District. As a result, Mayor Bowser provided \$10 million in seed money to start the fund which has grown to approximately \$40 million in combination with other private and philanthropic investments.



Back Row (left to right) Aaren Smith, Christopher Hart, Justin Calhoun, DeAsia Scott. Front Row (left to right) Emma Lawrence, Kiara McRae Polly Donaldson, Ezekiel McShay

DHCD Hosts Summer Interns

DHCD was fortunate to have a two groups of talented interns from the Marion Barry



Request for Preservation Fund Manager

The Department of Housing and Community Development (DHCD) is requesting applications from fund managers capable of structuring, administering, funding and managing a public-private fund to increase the preservation of affordable housing in the District of Columbia.

A competitive request for applications (RFA) was released on the DHCD website, www.dhcd.dc.gov, on Friday, August 2, 2019 and provides details on the duties of the fund manager. Completed applications must be submitted electronically on or before October 1st, 2019. **No applications will be accepted after the submission deadline.**

For more information on this announcement, please contact the Housing Preservation Officer at ana.vanbalen@dc.gov or call 202-442-8392.



Request for Affordable Housing Proposals

In June, the Department of Housing and Community Development (DHCD) issued its [Consolidated Request for Proposals \(RFP\)](#) for real estate development projects requiring gap financing to produce or preserve affordable housing in the District of Columbia.

Proposals that produce new affordable housing units for households earning less than half of the Median Family Income (MFI), with a special emphasis on creating Permanent Supportive Housing (PSH)

Summer Youth Program (MBSYP) and the District Leadership Group (DLG). The interns were engaged in a plethora of meaningful activities that exposed them to on the job training as well as other professional development activities. We are certain that these talented youth will be successful and make valuable contributions to their respective communities. It was a joy to have them with us and we wish them the best of luck.

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.
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for individuals and families who were once homeless and continue to be at imminent risk of homelessness, are encouraged.

Available funding programs and sources from DHCD include: the 9% Low Income Housing Tax Credit (LIHTC), Housing Production Trust Fund (HPTF), Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), National Housing Trust Fund (NHTF) and the Department of Behavioral Health (DBH).

Proposals must be submitted by September 30, 2019. For more information and details, please visit <https://dhcd.dc.gov/>.



National League of Cities Housing Task Force Report

The National League of Cities released their comprehensive affordable housing report entitled [Homeward Bound: The Road to Affordable Housing](#). The report reflects the collaborative work of 20 bipartisan community leaders on NLC's housing task force, chaired by Mayor Bowser and staffed by DHCD Director Polly Donaldson. DHCD's Preservation efforts are highlighted as one of the case studies for local governments leveraging financing.

The report highlights a set of five national housing policy recommendations:

1. Immediately stabilize and stem the loss of public and affordable housing.
2. Follow emergency intervention with passage of a long-term, stand-alone federal housing bill that authorizes ten years of new funding for pilot programs that advance housing for all.
3. Support innovation and modernization of land-use and planning at the local and regional level.
4. Fix inequities in housing development and the housing finance system.

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.



5. Support scalable innovation and financing for cities, towns and villages.

It also includes five local recommendations:

1. Establish local programs by combining funding and financing streams to support housing goals.
2. Modernize local land use policies, including zoning and permitting, to rebalance housing supply and demand.
3. Identify and engage broadly with local stakeholders; and coordinate across municipal boundaries, to develop a plan to provide housing opportunities for all.
4. Support the needs of distinct sub-populations including the homeless, seniors and persons with conviction histories.
5. Prioritize equitable outcomes in housing decision as it is an essential component for success.

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.



Advisory Panel Convenes on Housing

The Urban Land Institute (ULI) convened an Advisory Services Panel under the direction of the Office of the Deputy Mayor for Planning and Economic Development (DMPED), DHCD and the Office of Planning (OP) to review the Mayor's goal of creating 36,000 new housing units by 2025.

Panelists were asked to evaluate how to produce new housing in the Rock Creek West Planning area (largely Ward 3). The panel consisted of experts from across the country and we spent the week with them, touring Ward 3, interviewing residents and experts, and the week culminated in a presentation of their [draft recommendations](#).

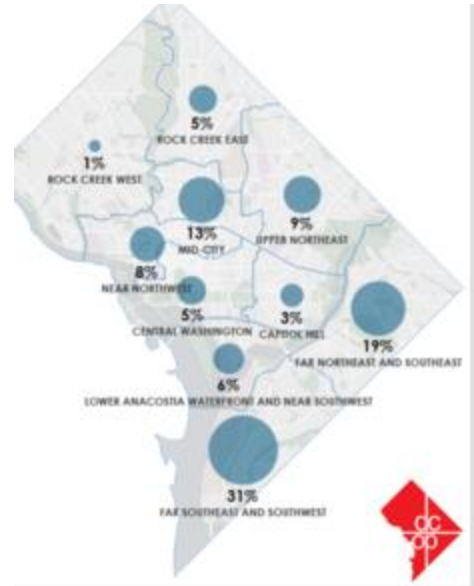
The panel recommended a three-pronged approach to meeting the 2025 goal: streamline and improve the development process, gain community support, and create more housing.

Housing Framework for Equity and Growth Communications Toolkit: Online Resident Survey

Ensuring everyone can live in the District without being burdened by rising housing costs requires a bold citywide effort. Following [Mayor Bowser's Mayor's Order](#) on housing affordability, the Office of Planning (OP) and Department of Housing and Community Development (DHCD) launched the Housing Framework for Equity and Growth. This citywide analysis will help the city reach the Mayor's goal of creating 36,000 new residential units by 2025 with at least 12,000 affordable for low-income residents and an additional 7,200 affordable homes preserved.

As part of this initiative, OP and DHCD are asking residents to take a [short 3 minute survey](#) on affordable housing in the District. The survey will help shape our recommendations on how the city can more equitably build and develop affordable and market-rate housing. We want to hear from you; [please take our housing survey](#) by Friday, August 30th.

To learn more about the initiative, you can visit us at housingdc.dc.gov or email us at housingdc@dc.gov.



Team DHCD: About Town

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



DHCD Attended Launch of Accessory Dwelling Unit Pilot

The Department of Housing and Community Development (DHCD) attended the launch of ADU DC, a pilot initiative to make accessory dwelling units more accessible to lower-income homeowners in the District.

In her remarks to commemorate the launch, DHCD Director Polly Donaldson reiterated that Mayor Bowser has set an "ambitious goal of building 36,000 new housing units by 2025."

"We won't be able to achieve this goal using existing tools alone," said Director Donaldson. "We must invest in new ones; this initiative brings us closer to realizing a new tool."

An accessory dwelling unit (ADU) is a secondary housing unit located on a property. The unit could be a basement, garage apartment or a free-standing structure. The District's zoning regulations allow for an ADU to be built as a matter of right in certain low-density residential neighborhoods.

The pilot is led by a partnership between the [United Planning Organization](#) (UPO), a District-based community development organization, and the [Coalition for Smarter Growth](#) (CSG), a community advocacy group.

Age-Friendly DC Housing Task Force Committee Meeting

The Age-Friendly DC Housing Task Force Committee, Co-Chaired by DHCD Director Polly Donaldson, met in Ward 4 at the Vida Senior Center to examine how [Age-Friendly DC](#) is progressing on implementation of its 2023 goals and strategies related to housing. Director Donaldson was happy to share we're making great progress on these goals and strategies.



To kick off the meeting, participants received a presentation on the [Housing Framework for Equity and Growth](#) by the Office of Planning in partnership with DHCD. Following the presentation, participants took a [survey](#) and engaged in lively discussion on the distribution of affordable housing in Washington, DC.

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.

- **August 15, 12:30 p.m. – 2:00 p.m.:** [Housing Production Trust Fund Board Meeting](#). Location: DHCD, 1800 Martin Luther King Jr. Ave. SE
- **September 21, 1:00 p.m. – 3:00 p.m.:** [DHCD and OP host a Community Conversation](#). Location: TBD

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

Muriel Bowser, Mayor, District of Columbia

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