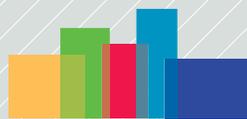


# **A DECADE OF PROGRESS**

Investing in Lives and Neighborhoods through the  
**Housing Production Trust Fund**



**CNHED**

**Coalition for Nonprofit Housing and Economic Development**

**Mission Statement**

The Coalition for Nonprofit Housing and Economic Development leads nonprofit community development organizations in ensuring that residents with low and moderate incomes have housing and economic opportunities in neighborhoods throughout the District of Columbia.

**Forward**

*A Decade of Progress: Investing in Lives and Neighborhood through the Housing Production Trust Fund* was prepared by staff of the Coalition for Nonprofit Housing and Economic Development (CNHED) for distribution, initially, at CNHED's special event held in October 2012 to celebrate the accomplishments of the Housing Production Trust Fund in the decade since passage of the Housing Act of 2002. primary source document for the data contained in the report is the "District of Columbia Housing Production Trust Fund Fiscal Year 2011 Fourth Quarter Report" prepared by the DC Department of Housing and Community Development (DHCD) for submission to the Council of the District of Columbia. The focus of this report is on the number of "affordable units" documented in the Trust Fund Fourth Quarter Report and the corresponding amounts of funding provided by the Trust Fund. CNHED developed the project descriptions as well as all other narrative sections of the report. CNHED obtained addresses for funded projects and categorized projects by Ward based on DHCD's report and in some instances its own research. Project listings, including unit counts, funding amounts and total development costs, were drawn directly from the Trust Fund report, except in a few instances where missing unit counts were obtained from DHCD. This report is intended to make information about the Trust Fund more accessible to the public, and is not intended to serve as the official source for data about the Fund. Anyone wanting further information should refer to the Department of Housing and Community Development's quarterly Housing Production Trust Fund reports or address queries directly to the agency.

**Acknowledgements**

An important acknowledgement CNHED wishes to make is to recognize the seminal contribution the DC Department of Housing and Community Development has made to providing affordable housing in the District of Columbia, by operating the Housing Production Trust Fund in an efficient and effective manner. Without the good work of DHCD's leadership and staff, we would not have had a decade of significant accomplishment to report on and celebrate.

Of equal importance is the work of the District's affordable housing providers whose projects are highlighted in this report. Their determination and drive to produce and presser ve affordable housing, despite all of its challenges, was critical in achieving the results documented in this report.

Finally, CNHED recognizes the significant role played by low and moderate income residents who need affordable housing , want to improve their living conditions, aspire to purchase their own home and advocate for housing for others. Witnessing the impact of the Housing Production Trust Fund on their lives and neighborhoods should inspire all of us to do more and to commit to maintaining a strong and vigorous Trust Fund in the coming decade.

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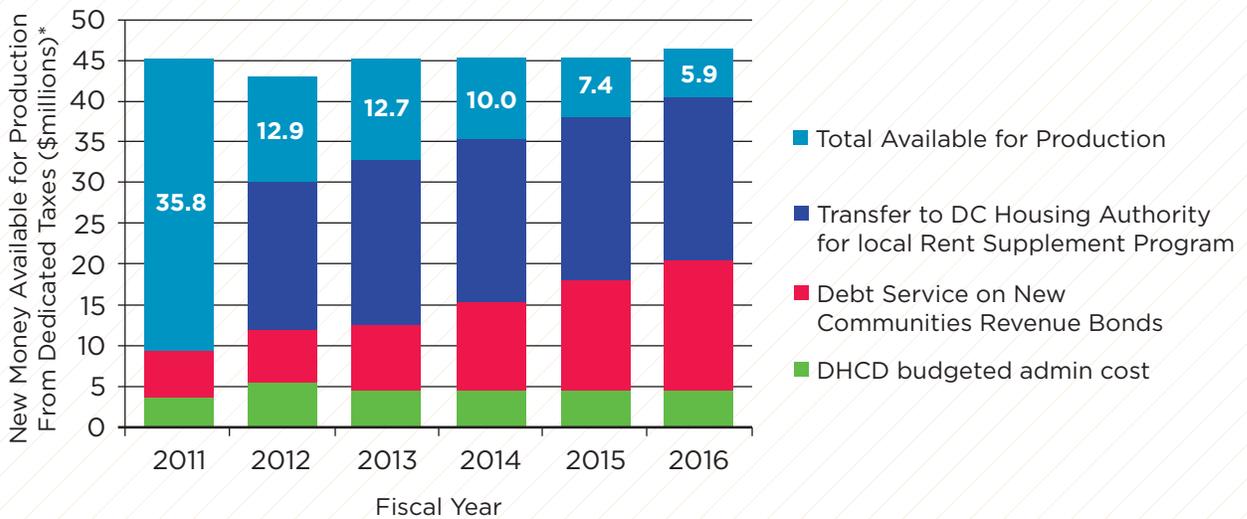
# HIGHLIGHTS OF DC'S HOUSING PRODUCTION TRUST FUND

Since 2002, the Housing Production Trust Fund (HPTF) has been helping to create vibrant neighborhoods in the District of Columbia as the key tool for preserving and developing affordable housing. The Trust Fund, administered by the DC Department of Housing and Community Development, enabled nonprofit housing providers, mission-driven for profit developers, and renters wishing to exercise their Tenant Opportunity to Purchase Act rights to complete over 7,500 units with hundreds more on the way.

Properties benefiting from the Housing Production Trust Fund can be found all over Washington, DC, impacting families and individuals, renters and home owners, as well as the communities in which they live. This flexible tool has helped keep residents in changing neighborhoods like Mount Pleasant, rehabilitated blighted and vacant buildings, and helped renters become homeowners. The Housing Production Trust Fund is an important tool for our communities.

- **It has produced and preserved over 7,500 units of affordable housing across every Ward in the District.**
- **Estimated conservatively, more than 15,000 DC residents currently live in units funded by the Trust Fund.**
- **It has invested \$320 million in DC neighborhoods and leveraged an additional \$794 million of financing from private and other sources, for a total of \$1.1 billion in development.**
- **For every dollar invested from the Trust Fund, \$2.50 was invested from other sources.**
- **It has created an estimated ten thousand short-term and permanent jobs.**
- **It has strong guidelines that prescribe levels and lengths of affordability to serve District residents with the greatest housing need.**
- **It has been used to add or improve housing across the Continuum of Housing: supportive housing, affordable rental housing, and affordable ownership housing.**
- **When used with DC's Tenant Opportunity to Purchase Act, it provides tenants with the opportunity to stay in their homes and preserve affordable housing for themselves and their neighbors.**

# ONGOING CUTS THREATEN THE TRUST FUND



\* \$2 million of the \$18 million cut in FY 2012 has now been restored in the FY12 Supplemental Budget. Ongoing DHCD Admin costs are estimated based on the FY 2013 budget.

In recent years, the Housing Production Trust Fund has been severely weakened. During the recession in the late 2000's, property sales fell drastically. As a result, much less money was collected by Deed Recordation and Transfer taxes, and funding for the Trust Fund fell to very low levels. Although the real estate market did begin to pick up in recent years, the Trust Fund received a major \$18 million cut in the Fiscal Year 2012 budget, bringing the amount of funding available for new production and preservation efforts down to only \$13 million (see chart above). The \$18 million transfer to the DC Housing Authority (DCHA) was used to pay for the

ongoing cost of the Local Rent Supplement Program, a program that had been previously funded from the general fund. This trend continued in FY13, when the amount transferred to DCHA increased to \$20 million. For FY 2013, the Council pledged proceeds from the sale of city owned property to restore most of this cut, and the Mayor and Council also pledged future revenue increases to restore funding. However, these promised actions have yet to occur. Even if funding is restored for FY 2013, the \$20 million cut could continue in FY 2014 and beyond (as shown in the chart above) unless permanent restoration is made in the District's budget.

# HOUSING PRODUCTION TRUST FUND REPORT

**THE TRUST FUND HAS HAD VALUABLE IMPACT ON THE DISTRICT'S RESIDENTS AND NEIGHBORHOODS OVER THE LAST DECADE. THIS REPORT HIGHLIGHTS ITS IMPORTANT WORK.**

## **The Trust Fund Brings Investment to DC**

The Housing Production Trust Fund (HPTF) leverages millions of dollars in financing from private and other sources. Over the last decade, HPTF provided \$320 million for financing and leveraged an additional \$794 million. In total, HPTF has resulted in more than \$1.1 billion of total development. Public investment is crucial to developing low-income housing projects; without the Trust Fund, much of this investment would not have occurred.

## **The Trust Fund Creates Jobs**

The National Association of Home Builders estimates that building 100 new low income housing multifamily units<sup>1</sup> for families can lead to the creation of more than 120 jobs during the construction phase. Furthermore, once the paint is dry and the homes are occupied, new residents continue to support roughly 30 jobs in a wide array of industries.<sup>2</sup> Using this as a guide, housing production financed by the Housing Production Trust Fund over the last decade created as many as 9,000 jobs during construction and an additional 2,250 spinoff jobs after occupancy. It is clear that thousands of jobs have resulted from the Housing Production Trust Fund, and that housing development is a major economic generator.

## **DC's Trust Fund is a Model Nationally**

DC's Housing Production Trust Fund is one of the most successful housing trust funds in the nation. Aside from the thousands of units HPTF has produced, it

also has strict requirements that ensure it is used to house families and individuals with the greatest need. HPTF's requirement that 80 percent of its funding be used to provide housing for households at or below 50 percent of Area Median Income puts it in the vanguard of housing trust funds. According to required annual filings, the District's Trust Fund has successfully met this requirement.

## **Implementation**

The major funding source of the Trust Fund is the Real Estate Recordation and Transfer Tax. Its governing legislation also allows for additional funding sources, such as "fee contributions made by commercial developers under a commercial linked development policy," which were never developed and implemented. The Trust Fund also gets repayment of the principal and interest from the loans given out by the fund, as well as interest earned on investments made. Occasionally, one-time fees, grants and donations contribute to the Trust Fund.

The Trust Fund is dispersed by the DC Department of Housing and Community Development as low-interest or zero-interest loans to produce or preserve affordable housing in accordance with Trust Fund guidelines. In most cases, the projects are proposed as a part of a competitive Request for Proposals process initiated by DHCD. Tenants wishing to use Trust Fund dollars to purchase a building under the Tenant Opportunity to Purchase Act can apply for funds from DHCD at any time, due to the time sensitive nature of that process.

### Site Acquisition Funding Initiative (SAFI)

Responding to a request from the Coalition for Nonprofit Housing and Economic Development (CNHED), the Department of Housing and Community Development developed a new program in 2005 to help nonprofit housing developers purchase property for development or rehabilitation of affordable housing. The program, the Site Acquisition Funding Initiative (SAFI), provided \$25 million from the Housing Production Trust Fund to a group of select lenders. The lenders are required to match the funds at least one-to-one, leveraging the Trust Fund investment, and then offer loans with below market interest rates for site acquisition and pre-development to qualified nonprofits. According to DHCD, “SAFI was designed to provide quickly accessible, revolving loan funds for nonprofit developers committed to the production, rehabilitation, and preservation of affordable housing.”

SAFI has been used successfully by nonprofits across the city, enabling them to act quickly to secure property, and allowing time for the longer-term development process.

### History of Advocacy for the Housing Production Trust Fund

Councilmember Charlene Drew Jarvis sponsored legislation that created the Housing Production Trust Fund in 1988, but it did not have a guaranteed source of revenue. In 2000, CNHED commissioned a research report on housing trust funds and submitted it to the Williams Administration, recommending that the City dedicate tax revenues to the Fund. Subsequently, in 2001, Mayor Anthony Williams submitted legislation to the DC Council to dedicate 15% of the District’s Real Estate Recordation and Transfer Tax to the Trust Fund. After the bill<sup>3</sup> was introduced at the DC Council, housing advocates and hundreds of residents successfully pushed for a number of improvements to the legislation, which passed in January 2002. The new law, the **Housing Act of 2002**, made HPTF a meaningful tool for affordable housing,<sup>4</sup> kick-started with a one-time \$25 million contribution from the sale of city-owned property.<sup>5</sup>

Among the improvements to the legislation won by advocates was clarification and strengthening of targeting guidelines for use of HPTF. Housing developed by the Trust Fund would now need to meet several criteria for the length of affordability, the type of

housing, and affordability at certain income levels. New provisions required that at least 50% of HPTF must be for rental housing because of the high proportion of renters in DC. Trust Fund dollars were also required to target very low income residents — 40% of the funds were designated for assisting households with incomes under 30% of Area Median Income (AMI), 40% for 31-50% AMI, and 20% for 51-80% AMI.

In addition, units receiving funds from HPTF have to remain affordable; homeownership units for at least 10-15 years, and rental units for not less than 40 years. Each of these provisions was designed to ensure that the Trust Fund would be used to provide housing for District residents with the greatest need.

Perhaps the most important element of the Housing Act of 2002 was the identification of an ongoing funding source. HPTF is funded in large part by a dedicated revenue stream of 15% of the **DC Real Estate Recordation and Transfer Tax**. This tax, based on the value of property at the point of sale, is the primary contributor of revenue to the Trust Fund. Because the tax occurs when property is sold, the mechanism allows the Trust Fund to grow as residential and commercial development occurs in the District.

Over the next decade, advocates continued to fight to protect the Trust Fund. First, changing priorities threatened the dedicated revenue source. At one time, the Mayor and DC Council considered cutting the dedicated source from 15% to 7.5% of the Real Estate Recordation and Transfer Tax. However, advocates successfully convinced the DC Council three times to maintain the full commitment to the Trust Fund. In 2006, CNHED recognized Councilmember Jack Evans for his early efforts to achieve full funding and later significantly increase revenues dedicated to the Fund. “We learned that we could never let our guard down,” said Bob Pohlman of CNHED. “It was only through the constant vigilance of advocates and the help of key allies on the DC Council that we preserved full funding for the Trust Fund.”

When the housing bubble burst in 2008, the economic crash particularly hurt the Housing Production Trust Fund. HPTF depended on a tax that comes from property sales, and without those sales, the Trust Fund lost significant funding. At this point the Trust Fund had a long pipeline of projects to which funding had been committed but not yet dispersed, and was unable to make new loans.

Again, CNHED and other housing advocates mobilized to address this issue. In the summer of 2008, CNHED's Housing Committee began the Campaign to Stabilize the Housing Production Trust Fund. That fall, the DC Council, led by Councilmember Marion Barry and co-sponsored by six other Councilmembers, introduced the "Housing Production Trust Fund Stabilization Amendment Act of 2008." The amendment would guarantee minimum levels of funding from Real Estate Recordation and Transfer Taxes for the Trust Fund: \$70 million in FY 2010, \$80 million in FY 2011, and \$80 million plus inflation thereafter.<sup>6</sup>

CNHED members advocated tirelessly, including packing a nine-hour hearing with 90 witnesses and overflowing the Council Chamber with over 200 residents and practitioners to highlight the importance of the fund and the need for higher funding levels. By the end of the year, the Council voted unanimously to pass the amendment.<sup>7</sup>

However, the Council passed this amendment subject to appropriation and the District government has never dedicated the funds necessary to reach this funding floor. As a result, the Housing Production Trust Fund continues to be a limited tool to meet the housing need.

### **Recent Challenges to the Housing Production Trust Fund**

Additional conditions have threatened the effectiveness of the Housing Production Trust Fund. Beginning in 2007, a portion of HPTF has been used to support the New Communities Initiative. The cost of debt service on securitized New Communities bonds currently comes out of the Trust Fund, leading to an annual loss of available funds for production. In Fiscal Year 2012, that amount was nearly \$7 million of \$43 million total HPTF revenue.

There was an opportunity to clear out the pipeline and begin to fund new projects when the real estate market began to pick up in recent years. Instead, HPTF received a major cut in the FY 2012 budget, just two years after the Council committed to funding the Trust Fund at higher levels. In the spring of 2011, The Mayor proposed and the DC Council voted for a budget that would use \$18 million from the Trust Fund to pay for the ongoing cost of the Local Rent Supplement Program (LRSP) by transferring the funds to the DC Housing Authority. Previous to this time, the LRSP had been paid for from the District's General Fund. In FY 2012, this cut,

along with New Communities debt service and DHCD's administrative costs, reduced the amount of funding left for new production and preservation efforts to only \$13 million. Although this was an unprecedented use of the Trust Fund, and despite vocal opposition by CNHED members through the Housing For All Campaign, this trend continues and has expanded. In FY 2013, the total transfer to the Housing Authority for LRSP will be \$19.9 million. Unless a permanent alternative solution to using HPTF to pay for the ongoing cost of LRSP is implemented, it will drain the Fund from its intended use indefinitely.

### **Housing Production Trust Fund and the Continuum of Housing**

The Housing Production Trust Fund is the key local tool for creating new and preserving existing affordable housing in the District of Columbia. The Trust Fund has been used on affordable projects across the Continuum of Housing, providing permanent homes to individuals and families with diverse needs for housing and services. The Continuum of Housing includes supportive housing, low cost rental housing, and low cost homeownership.

The Trust Fund is a capital investment tool that can provide the backbone of funding for all types of affordable housing. This flexible tool has been used independently and in combination with private and public funds to meet a diversity of housing needs.

Supportive housing is a combination of affordable housing with services that helps people who face the most complex challenges, such as mental illness, chemical dependency, and HIV/AIDS, become stably housed. The Trust Fund is most successful in these cases when matched with an operating subsidy such as the Local Rent Supplement Program (LRSP) or Housing First. For example, So Others Might Eat (SOME) has successfully developed hundreds of units using the Trust Fund and LRSP.

Rental housing has been preserved and created through the use of the Trust Fund. Thousands of vacant or dilapidated units have been rehabilitated by the Trust Fund into vibrant, livable spaces. Community Preservation and Development Corporation (CPDC) has used the Trust Fund to develop a number of large-scale buildings, impacting hundreds of rental units at a time. Smaller projects all over the city have also been preserved as affordable rental housing, such as Webster

**A Decade of Progress:** Investing in Lives and Neighborhoods Through the Housing Production Trust Fund

Gardens developed by THC Affordable Housing, INC. and Somerset Development in Ward 4. These rental projects leverage Trust Fund investment with significant outside investment from the public and private sector to fund long term sustainable projects.

The Trust Fund has also helped move hundreds of households from renting to homeownership. Many of these transitions were made possible by the Tenant Opportunity to Purchase Act, which offers tenants the opportunity to collectively purchase the multi-family developments that they live in when the owners put them up for sale. Through investment by the DC government, using the Trust Fund as the key local funding tool, dozens of buildings around the District have been purchased by tenants or their development partners and turned into affordable cooperatives and condominiums. It is virtually impossible for low-income tenants or their partners to afford to purchase and renovate multi-family properties, while keeping them affordable, without the support of public funds. As a result of supporting tenants in the purchases, the buildings have been kept from becoming high-cost rental or condominiums units that would have forced existing tenants out. In addition, the residents have control over the future use of their buildings and can choose to ensure long-term affordability

by forming limited equity cooperatives or build equity and enjoy other benefits of homeownership by making it possible for tenants to purchase their apartments as condos.

- 1 National Association of Home Builders. 2010. The Local Economic Impact of Typical Housing Tax Credit Developments. Washington, DC
- 2 National Association of Home Builders. 2010. The Local Economic Impact of Typical Housing Tax Credit Developments. Washington, DC
- 3 Housing Preservation, Rehabilitation, and Production Omnibus Amendment Act of 2001
- 4 Center for community Change. 2004 Winning at the Local Level: 5 Housing Trust Fund Campaigns Tell Their Stories. Washington, DC
- 5 DC Fiscal Policy Institute. 2007. The District's Housing Production Trust Fund Has Developed Thousands of Affordable Units Since FY 2001. Washington, DC
- 6 CNHED. 2008. CNHED Chronicle: "A Remarkable Victory: Housing Production Trust Fund Stabilization Amendment Act Passes Unanimously." Washington, DC
- 7 CNHED. 2008. CNHED Chronicle: "A Remarkable Victory: Housing Production Trust Fund Stabilization Amendment Act Passes Unanimously." Washington, DC

**7500**  
AFFORDABLE  
HOUSING  
UNITS ACROSS  
EVERY WARD IN THE  
DISTRICT

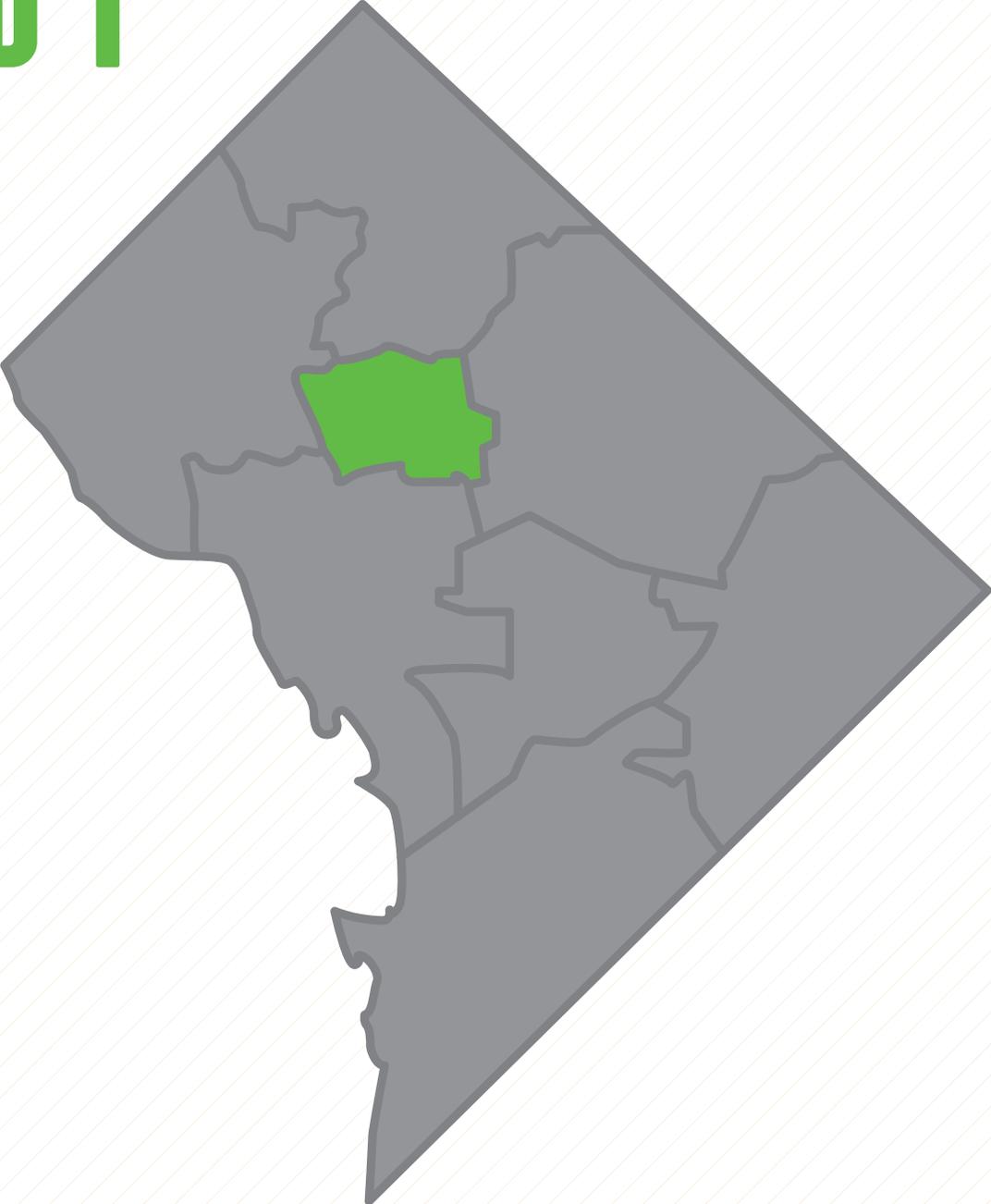
**\$320 MILLION**  
INVESTED IN DC NEIGHBORHOODS  
+  
**\$794 MILLION**  
FINANCING FROM PRIVATE  
AND OTHER SOURCES  
=  
**\$1.1 BILLION**  
IN DEVELOPMENT



**MORE THAN 15000 DC**  
RESIDENTS CURRENTLY LIVE  
IN UNITS FUNDED BY  
**THE TRUST FUND**

**FOR EVERY \$1**  
INVESTED  
FROM THE FUND  
**\$2.50**  
WAS INVESTED FROM  
OTHER SOURCES

# WARD 1



**A Decade of Progress:** Investing in Lives and Neighborhoods Through the Housing Production Trust Fund

<b>Project or Sponsor Name/Address</b>	<b>Units</b>	<b>Trust Fund Investment</b>	<b>Development Cost</b>
<b>Sherman Avenue</b> 3128 Sherman Avenue NW	13	\$665,000	\$665,000
<b>Claiborne Apt. Tenant Association</b> 3033 16th Street NW	92	\$11,912,076	\$11,912,076
<b>Hope and a Home I</b> 1236 Columbia Road NW	14	\$1,885,183	\$1,885,183
<b>Neighbors Consejo</b> 1622 Lamont Street NW	6	\$100,00	\$239,211
<b>Jubilee Housing Phase 1A &amp; 1B</b> 1630, 1650 Fuller Street NW 1631 Euclid Street, NW	118	\$3,554,306	\$22,514,691
<b>Immaculate Conception Apartments</b> 1330 7th Street NW	136	\$2,187,557	\$19,770,379
<b>Kara House Coop</b> 1498 Spring Place NW	13	\$1,194,000	\$1,194,000
<b>Crestwood Tenants Association</b> 1630 Irving Street NW	22	\$3,595,928	\$3,595,928
<b>New Beginnings Cooperative</b> 2922 Sherman Avenue NW	15	\$1,812,700	\$1,812,700
<b>Green Door</b> 3471 14th Street NW	4	\$368,504	\$521,160
<b>Las Marias Co-op, Inc.</b> 1428 Columbia Road NW	50	\$1,815,000	\$1,815,000
<b>Ontario Court Apartments</b> 2525 Ontario Road NW	27	\$3,428,019	\$9,267,065
<b>Alianthus Cooperative, Inc.</b> 1468 Harvard Street NW	9	\$925,000	\$925,000
<b>Fairmont I &amp; II</b> 1400 & 1401 Fairmont Place NW	204	\$8,750,000	\$35,710,000
<b>Sankofa Cooperative, Inc.</b> 1430 Belmont Street NW	48	\$5,194,061	\$7,073,017
<b>Quest Cooperative, Inc.</b> 1428 Euclid Street NW	23	\$2,135,000	\$2,135,000
<b>1703 Euclid Street NW (Phase I)</b> 1703 Euclid Street NW	3	\$286,147	\$664,719
<b>St. Dennis</b> 163S Kenyon St NW	32	\$1,845,000	\$9,700,000
<b>E &amp; G Tenants First Right to Purchase Pool</b> 1430 Belmont St NW 2922 Sherman Ave NW	134	\$5,385,361	\$33,175,762
<b>Total</b>	<b>963</b>	<b>\$57,038,842</b>	<b>\$164,575,891</b>

Photo credit: Lloyd Wolf



**“Our fight has been for affordable housing for low-income people.”**

*Eva Aurora Martinez,  
St. Dennis Resident*

# ST. DENNIS APTS

## 1636 KENYON ST NW

The St. Dennis apartments are located in the heart of Historic Mount Pleasant. After years of neglect and disrepair, the previous owners sought to sell the apartment building and replace the low cost rental units with newly renovated market rate condos. The Martinez family believed in another option, dreaming of high-quality, low cost rental housing available to themselves and their neighbors. Resisting buy-out offers and intimidation, the Martinez family stayed as the lone tenants and fought to maintain the St. Dennis as a home that they could afford. Through a partnership with National Housing Trust-Enterprise Preservation Corporation, that dream has become a reality. The Martinez family has been able to move into this newly

renovated building, with all units available to residents who make less than 60% AMI including eight units set aside for very low income households who qualify for the Housing Choice Voucher Program.

The Trust Fund investment came through the Site Acquisition Funding Initiative (SAFI), which encourages lenders to help developers purchase buildings by matching lenders' dollars with Trust Fund dollars. To help bridge a development funding gap, DHCD deferred repayment of their portion of the SAFI loan and allowed the Trust Fund dollars to remain in the development for the long term as permanent debt.

## St. Dennis Apts Community Benefits

- Preserved 32 affordable units in Historic Mount Pleasant neighborhood.
- Upgraded utilities including HVAC, wiring and water systems lowering cost and decreasing environmental impact.
- Preservation of historic features

## AT A GLANCE

**Trust Fund Investment**  
**\$1,845,000**

**Total Development Cost**  
**\$9,700,000**





**“I am so very happy here. I have been living at Ontario Court since 1972. Now, after the renovations, I am very comfortable. It is perfect for me and my family. I love living in Jubilee Housing. It is wonderful to live here because your neighbors support you; the community takes care of everybody.”**

*Gladys Bagwell,  
Ontario Court Resident*

# ONTARIO COURT APTS

## 2525 ONTARIO RD NW

Completed in 2010, the Ontario Court Apartments are representative of Jubilee Housing’s model that supports housing stability and services that provide opportunities. Jubilee Housing is a faith based nonprofit owner, developer, property manager, and service provider with nearly forty years in Adams Morgan.

The redevelopment consists of 27 affordable homes, the majority leased to residents making less than 30 percent AMI. This first-of-its-kind transaction used \$3.4 million from the Housing Production Trust Fund along with mortgage financing and New Markets Tax Credit (NMTC) equity for a total investment of \$9.3 million. This redevelopment preserves housing for long term affordability, while utilizing on-site space in innovative

ways. Utilizing NMTC financing, the project created an on-site early childcare development center, Jubilee JumpStart, which supports 50 low-income children from six weeks to five years old. For this population, early childhood development is often the critical difference in if a child falls behind or succeeds.

The Ontario Court Apartments and Jubilee JumpStart provide great opportunities for low-income families in Adams Morgan. It has allowed low-income households to stabilize, escape rent burden and reach larger life goals; young children are prepared to thrive, through nurturing cognitive, language and emotional development; and parents can work without worrying about childcare.

## Ontario Court Apts Community Benefits

- Preserved 27 units of housing in Adams Morgan available to very low income residents
- Creating Jubilee JumpStart, on-site early childcare development for 50 children
- Comprehensive renovations with new mechanical systems, a new security system and a new laundry facility on the building's ground level
- Units with new bathrooms and kitchens

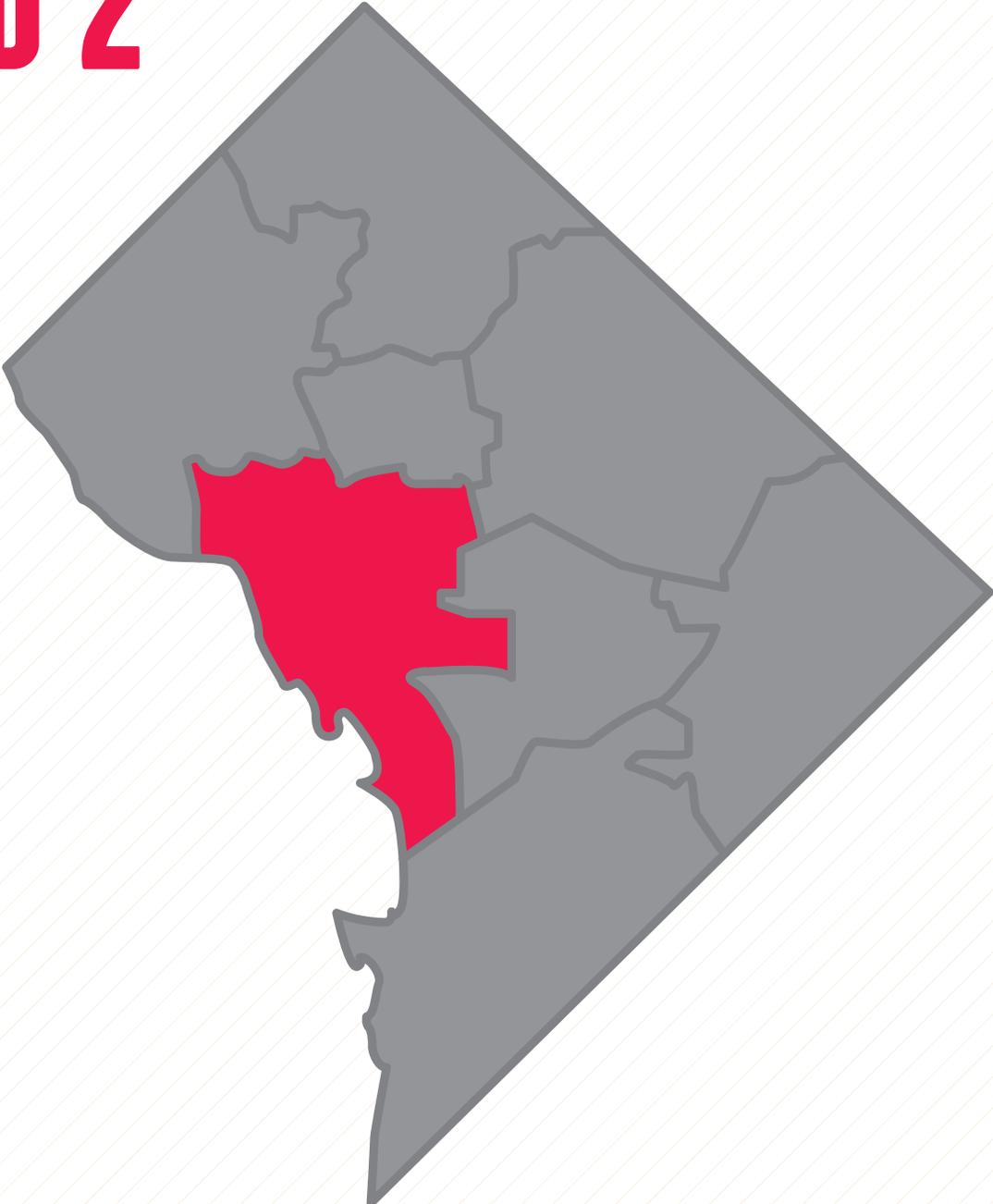
## AT A GLANCE

Trust Fund Investment  
**\$3,428,019**

Total Development Cost  
**\$9,267,065**



# WARD 2



**A Decade of Progress:** Investing in Lives and Neighborhoods Through the Housing Production Trust Fund

<b>Project or Sponsor Name/Address</b>	<b>Units</b>	<b>Trust Fund Investment</b>	<b>Development Cost</b>
<b>Martin Luther King Jr. Latino Coop</b> 1236 11th Street NW	74	\$14,896,120	\$20,040,129
<b>Phyllis Wheatley YWCA, Inc.</b> 901 Rhode Island Avenue NW	117	\$674,200	\$674,200
<b>1417 N Street NW DC Tenants Association</b> 1417 N Street NW	84	\$3,624,286	\$9,729,479
<b>R Street Apartments</b> 1416 & 1428 R Street NW	124	\$6,500,000	\$19,673,973
<b>Total</b>	<b>399</b>	<b>\$25,694,606</b>	<b>\$50,117,781</b>

Photo Credit: Marvin Jones



**“I have lived in the R Street Apartments for more than 50 years. I love everything about the new building. I’ve been here all my life and I’m not going anywhere.”**

*Frances Johnson,  
R St Apts resident*

# R ST APTS

## 1416, 1428, 1432, 1436, & 1440 R ST NW

The historic R Street Apartments were built 100 years ago, and have been affordable housing for over four decades. Located in the heart of Logan Circle, they are in the middle of new housing and business development along the 14th Street corridor. They provide convenient access to public transportation, jobs, and shopping.

When these historic buildings were put up for sale by the previous owner, residents worried they would be displaced if the buildings were converted to high price rental housing or condos. Instead, tenants worked with the National Housing Trust-Enterprise Preservation

Corporation and Hampstead Companies who were able to assemble the necessary financing, including funds from the Housing Production Trust Fund, to acquire the buildings and make much needed improvements. In addition to preserving 124 units of affordable housing, these apartments were upgraded to meet high standards of green building. The upgrades will protect the environment and save tenants money. The rehabilitation included all major systems, roofs, kitchens, flooring, and common areas as well as the addition of six new market rate units.

## R St Apts Community Benefits

- Preserved 124 affordable units in Logan Circle neighborhood
- Increased energy efficiency
- Minimized resource consumption
- Maintained the historic character of the buildings

## AT A GLANCE

**Trust Fund Investment**  
**\$6,500,000**

**Total Development Cost**  
**\$27,000,000\***



\* Updated by National Housing Trust-Enterprise Preservation Corporation. According to the District of Columbia Housing Production Trust Fund Fiscal Year 2011 Fourth Quarter Report, total development cost is \$19,673,973



**“Housing is the center of this community and it’s why we came together. What its meant for us to buy the building is the opportunity to stay in this community. We’re still here, and we’re proud that the work we put into it means we don’t have to worry about housing long term and are able to stay here and not move.”**

*Silvia Inéz Salazar,  
1417 N St Co-op  
President*

# 1417 N ST CO-OP (THE NORWOOD)

## 1417 N ST NW

Located in the heart of Logan Circle, 1417 N Street Cooperative is one of the most recent products of the Housing Production Trust Fund. It was purchased by the tenant association in July of 2011. Tenant leaders were vocal advocates for the Trust Fund, with hopes that they and others around the city would be able to purchase their buildings. They planned to buy and improve a building that had numerous problems including a faulty elevator, pest infestation, and leaks. The diverse community of tenants, supported by the Latino Economic Development Center (LEDC), had organized together for years for building improvements, but with limited success. Now that the residents are owners of their building, plans for full renovations are underway.

The Logan Circle neighborhood has very limited low cost housing options. 1417 N Street Cooperative now allows for low- and moderate income residents to become owners and live in an area close to downtown with great access to food, jobs, education, health services, transit, and recreation.

# 1417 N St Co-Op (the Norwood) Community Benefits

- Preserved 84 units of affordable housing in Logan Circle
- Planned renovations
- Access to equity for tenants through homeownership
- Conveniently located near transit, shopping and jobs
- Plans underway for affordable onsite an bilingual childcare center
- Ongoing collaboration with the DC Department of Health to address pest infestations

## AT A GLANCE

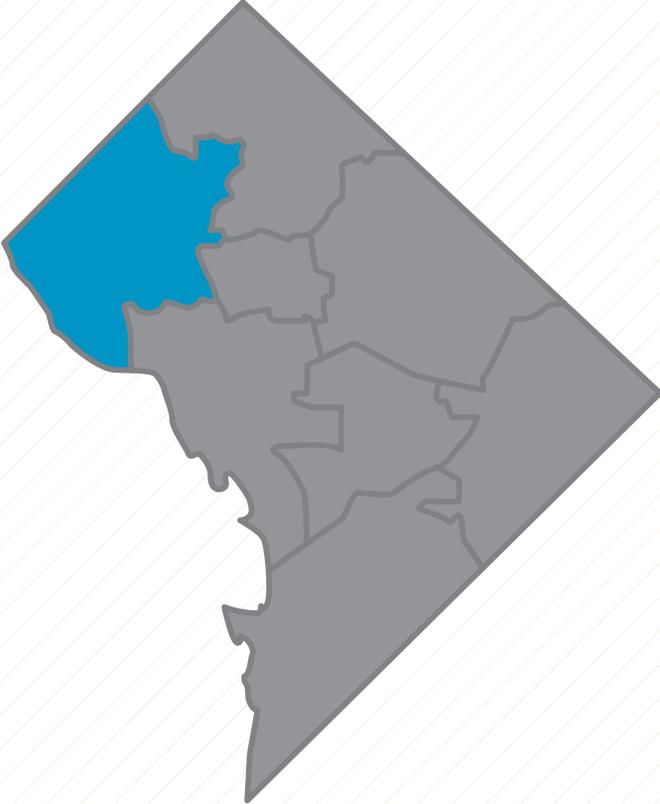
**Trust Fund Investment**  
**\$3,624,286**

**Acquisition and  
Immediate Repair Cost**  
**\$9,729,479\***



\* Does not include planned renovations.

# WARD 3



Project or Sponsor Name/Address	Units	Trust Fund Investment	Development Cost
<b>Woodley House</b> 2711-2713, 2731 Connecticut Ave. NW and 7426 13th Street NW	31	\$1,016,750	\$5,410,437

## AT A GLANCE

**Trust Fund Investment**  
**\$1,016,750**

**Production Cost**  
**\$5,410,437**

### **Community Benefits**

- 31 units of supportive housing
- On-site staff 24 hours a day, 7 days a week at some locations
- Nationally recognized community-based housing for persons with mental illnesses



# WOODLEY HOUSE

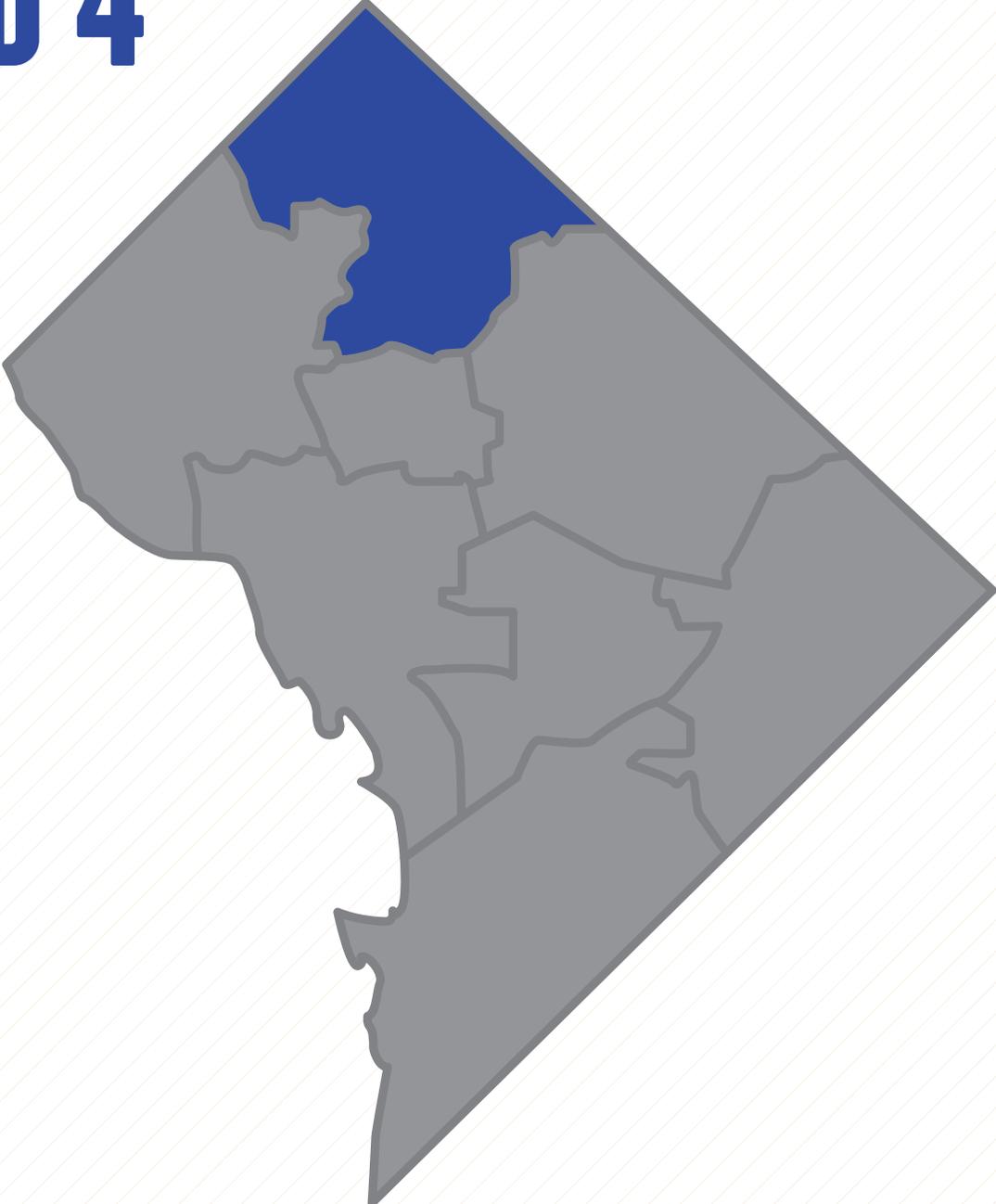
## 2711-2713, 2731 CONNECTICUT AVE

## 7426 13TH ST NW

Woodley House, Inc. was founded in 1958 as one of the first community-based care providers in the country. It was created by Joan Doniger, who left St. Elizabeths Hospital where she worked as an occupational therapist because she believed she could better serve residents with mental illnesses in a community-based environment. It has continued in that model and served District residents with mental illnesses since that time. These quiet buildings house small numbers of residents at a

time, providing a safe, secure home within the District's quiet Northwest neighborhoods of Adams Morgan, Woodley Park and Cleveland Park. The Woodley House residential care model has been nationally recognized. Woodley House focuses on the individual and personal treatment plans with the goal of returning residents to the community. (The Woodley House properties consist of four scattered properties; one property is in Ward 4.)

# WARD 4



**A Decade of Progress:** Investing in Lives and Neighborhoods Through the Housing Production Trust Fund

<b>Project or Sponsor Name/Address</b>	<b>Units</b>	<b>Trust Fund Investment</b>	<b>Development Cost</b>
<b>Victory Hills</b> 4211 2nd Street NW	23	\$425,000	\$3,011,232
<b>4000 Kansas Avene NW</b> 4000 Kansas Avenue NW	19	\$2,778,665	\$4,471,080
<b>Georgia Commons</b> 3910-3912 Georgia Ave NW	130	\$3,755,000	\$23,100,000
<b>Kennedy Street Apartments</b> 135 Kennedy Street NW	21	\$2,003,641	\$2,003,641
<b>The Duncan Cooperative</b> 4625 & 4627 13th Street NW	27	\$2,565,400	\$2,565,400
<b>Colorado Cooperative</b> 5610 Colorado Avenue NW	36	\$3,150,00	\$3,150,000
<b>Brightwood Gardens Cooperative</b> 931 Longfellow Street NW	52	\$3,676,357	\$3,676,357
<b>Voices of Madison Cooperative</b> 700 Madison Street NW	15	\$636,334	\$636,334
<b>Longfellow Arms NWDC LLC</b> 506 Longfellow Street NW	30	\$3,854,000	\$9,041,379
<b>4100 Georgia Avenue Apartments</b> 4100 Georgia Avenue NW	72	\$8,136,031	\$15,817,636
<b>Webster Gardens</b> 130 Webster Street NW	52	\$4,000,000	\$12,042,459
<b>Green Door</b> 6411 Piney Branch Road NW	6	\$74,162	\$86,500
<b>Total</b>	<b>483</b>	<b>\$35,054,090</b>	<b>\$79,602,018</b>



**“I stayed at Webster Gardens all these years because of the neighborhood, and the rent was affordable. Over the years, though, the buildings became almost unlivable and the landlord put them up for sale. The part I especially liked was that the rent would remain affordable and no one would have to move if they didn’t want to. We now have a beautiful complex with new landscaping, modern kitchens and bathrooms, an intercom system, community room, computer lab and many resident services.”**

*Mary Fauntleroy,  
Webster Gardens  
Resident*

# **WEBSTER GARDENS**

## **124-130 WEBSTER ST NW**

Webster Gardens, located near the Old Soldier’s Home in Ward 4, was purchased and renovated through a joint venture between THC Affordable Housing, Inc. and Somerset Development Company, LLC. This project created 52 newly renovated units while preserving affordable housing for 28 original households, many of whom are seniors, and securing affordability for them in the future.

The renovations restored and preserved the historic character of the four building complex, abated the extensive environmental hazards that existed there, and provided more efficient heating and cooling systems, kitchens and baths. To facilitate a program of resident services, community spaces and a computer lab at each property were included in the renovations.

## Webster Gardens Community Benefits

- 52 newly renovated rental units with long term affordability
- 28 original households retained
- Fully functioning resident services program
- New community spaces and computer lab
- Abated environmental hazards

## AT A GLANCE

**Trust Fund Investment**  
**\$4,000,000**

**Production Cost**  
**\$13,368,682\***



\* Updated by THC, Inc. According to the District of Columbia Housing Production Trust Fund Fiscal Year 2011 Fourth Quarter Report, total development cost is \$12,042,459



**“Great location,  
great things,  
great people...  
my home at  
3Tree Flats.”**

*Johnnie Mae Riggs,  
3Tree Flats Resident*

# 3TREE FLATS\*

## 3910 GEORGIA AVE NW

3Tree Flats is a 130-unit, mixed-income, mixed-use apartment building above a neighborhood health care center at 3910 Georgia Ave. NW in the historic Petworth neighborhood of the District. The project is transit-oriented, sustainably built, and amenity-rich. It was financed with 10 different sources including the Housing Production Trust Fund. 3Tree Flats offers 119 affordable homes, available to households at or below 60% AMI. This project was developed jointly by AHD, Inc., JAIR LYNCH Development Partners, and the Stratford Capital Group.

The developers approached the project with the intentions of creating affordable housing that does not look and feel like typical affordable housing. Building amenities include stunning views of Washington

monuments, quality finishes, fitness and community rooms and a green roof. 3Tree Flats has even earned a Gold rating for LEED® for Neighborhood Development from USGBC. At the ground floor is a new branch of Mary’s Center, a community-based healthcare facility that provides health and dental care. Neighborhood amenities including a new CVS, the Ms. Bernice Elizabeth Fontenau Senior Wellness Center, and a Safeway next door that is slated for improvements.

## 3Tree Flats Community Benefits

- 119 units will be restricted and reserved for low- and moderate income households for a term of 40 years
- Fitness facility
- Community room
- Green roof terrace

## AT A GLANCE

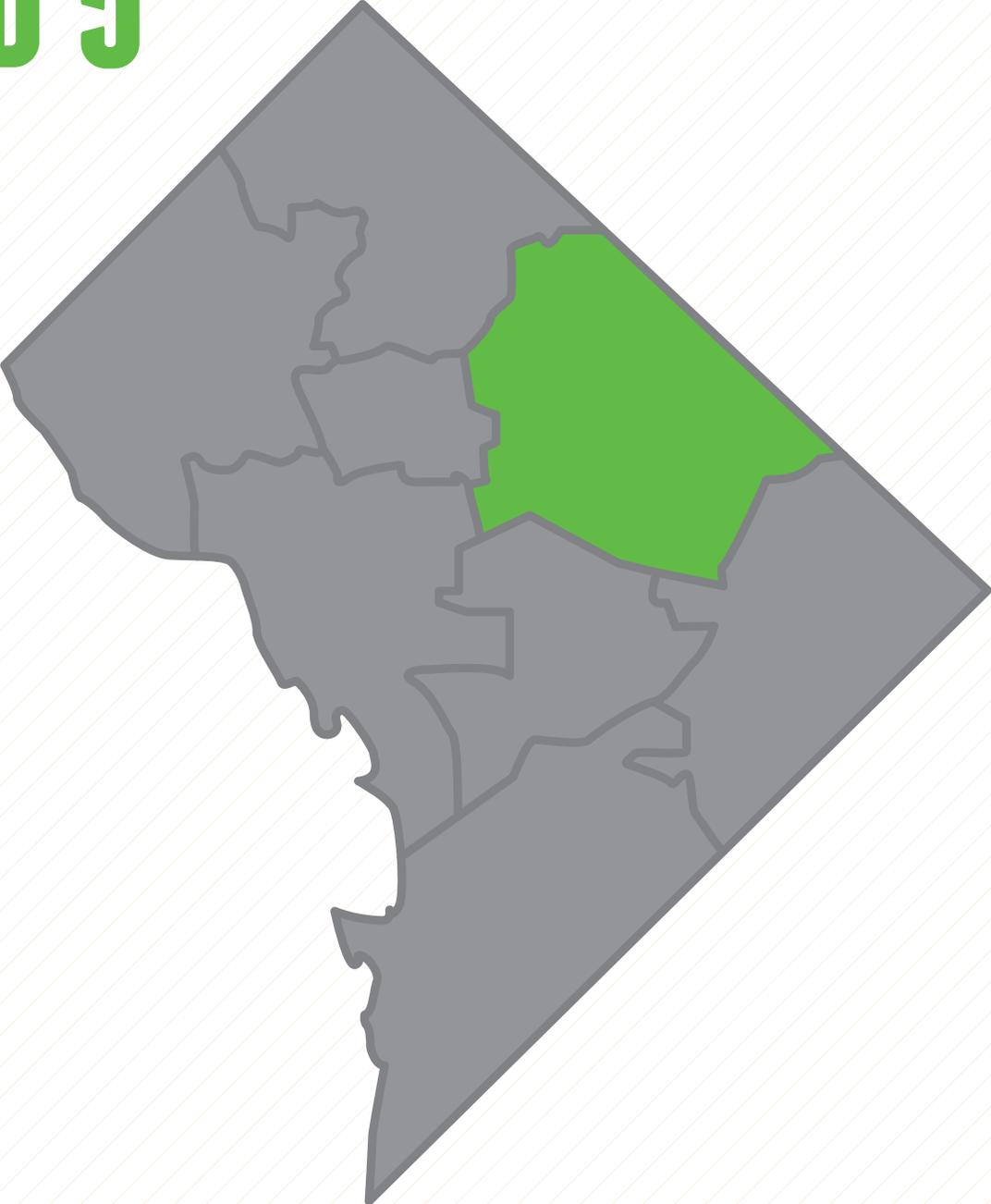
**Trust Fund Investment**  
**\$3,755,000**

**Total Development Cost**  
**\$23,100,000**



\* Formerly known as Georgia Commons

# WARD 5



**A Decade of Progress:** Investing in Lives and Neighborhoods Through the Housing Production Trust Fund

<b>Project or Sponsor Name/Address</b>	<b>Units</b>	<b>Trust Fund Investment</b>	<b>Development Cost</b>
<b>1029 Perry Street NE</b> 1029 Perry Street NE	16	\$600,000	\$2,888,557
<b>Bates Street Townhomes</b> 24,52, 230 Bates Streets NW 202 Q Street NW	5	\$1,705,403	\$1,705,403
<b>Edgewood IV</b> 635 Edgewood Terrance NE	258	\$3,200,000	\$21,735,657
<b>Carver Terrace Apartments</b> Maryland Avenue & 19th Street NE	312	\$1,335,000	\$27,096,789
<b>North Capitol Plymouth Senior Apts.</b> 5233 North Capitol Street NE	69	\$1,629,067	\$6,842,470
<b>Shalom House</b> 1876 4th Street NE	118	\$1,981,713	\$1,981,713
<b>The Dunbar Open Arms</b> 57 O Street NW	19	\$1,124,475	\$2,654,970
<b>Wesley House</b> 3600 Commodore Joshua Barney Dr. NE	57	\$3,101,787	\$16,146,587
<b>St. Martin's</b> 116 T Street NE	178	\$9,512,000	\$42,577,454
<b>Total</b>	<b>1032</b>	<b>\$24,289,445</b>	<b>\$123,629,600</b>



**“Open Arms Housing is dedicated to providing housing for women who have previously been overlooked by current housing programs and services for the homeless. The model rests on the premise that stable, safe housing is necessary to promote the physical, mental and emotional well-being of all persons, particularly women suffering from chronic illness.”**

*Marilyn Kresky-Wolff,  
Open Arms Housing  
Executive Director*

# OPEN ARMS HOUSING (DUNBAR)

## 57 O ST NW

Open Arms Housing, Inc., “provides permanent homes with ongoing support for women in DC who have lived on the streets or in shelters for years.” Open Arms owns the Dunbar, a small single site setting for homeless women with a wide range of mental health issues that provides low-barrier permanent housing. The building is designed to meet the individual and community needs of these women. The three-story building has 16 individual efficiency apartments that include a kitchen and bathroom. There are also community rooms on each floor to help build relationships and provide a location for on-site support groups. Three one-bedroom apartments accommodate live-in volunteers and women who pay fair market rent.

The women who live at the Dunbar have experienced significant struggles with homelessness; residents average eight years of homelessness. Open Arms provides housing as well as on-site supportive services and access to intensive services to help the women permanently address the conditions that led to homelessness. Each resident pays one third of her income in rent. Because of the high cost of operating housing with very low contributions from tenants, the Dunbar is also funded with operating subsidies from the DC Housing Authority.

## Open Arms Housing Community Benefits

- Created 16 supportive housing units for homeless women
- Individual apartments
- Renovated kitchenettes
- Intensive counseling and supportive services
- Common rooms for community building

## AT A GLANCE

**Trust Fund Investment**  
**\$900,000**

**Production Cost**  
**\$2,654,970**



\* Updated by Open Arms Housing. According to the District of Columbia Housing Production Trust Fund Fiscal Year Fourth Quarter Report, the Trust Fund award was \$1,124,475



# THE WILLOWBROOK

## 1029 PERRY ST NE

The Willowbrook is located at 1029 Perry St. NE in the Brookland neighborhood. Just three blocks from the Brookland/Catholic University Metro Station on the red line, this 16-unit building was purchased using the Tenant Opportunity to Purchase Act. The tenants worked with Manna Inc. to restore the building because they wanted to work with a nonprofit developer, and Manna was able to use the Housing Production Trust Fund to renovate the building and create low priced condominiums. In 2008, the original tenants were able to begin putting contracts on units, and the other units have since been purchased by outside low and moderate income buyers.

Manna works extensively with prospective homeowners, including credit counseling, homebuyer training, and a homebuyers club. This upfront investment ensures that residents are prepared for homeownership, which protects the homebuyer as well as the District's investment.

**“Owning a home and the road I took through Manna to get there has changed my life for the better. As a result of Manna’s Homebuyers Club, which is a part of Manna’s affordable homeownership services, and the city’s Home Purchase Assistance Program, known as HPAP, I was able to become a homeowner; without those two things I don’t know where I would be. Owning property in the District, where rent is so high, has made it possible for me to afford to live here and to continue my health care.”**

*Robert Cooke,  
Willowbrook  
Condo Owner*

## The Willowbrook Community Benefits

- 16 fully renovated units for low- and moderate income families
- First time homeownership opportunity with homebuyer training and support
- A fully renovated accessible unit with private entrance
- Tenants remained and purchased in an up and coming neighborhood

## AT A GLANCE

**Trust Fund Investment**  
**\$600,000**

**Production Cost**  
**\$3,373,000\***



\*Updated by Manna Inc. According to the District of Columbia Housing Production Trust Fund Fiscal Year 2011 Fourth Quarter Report, total development cost is \$2,888,557.

# WARD 6



**A Decade of Progress:** Investing in Lives and Neighborhoods Through the Housing Production Trust Fund

<b>Project or Sponsor Name/Address</b>	<b>Units</b>	<b>Trust Fund Investment</b>	<b>Development Cost</b>
<b>1314 K Street</b> 1314 K Street SE	12	\$1,499,265	\$1,499,265
<b>Golden Rule Apartments</b> 1015 1st St. NW	170	\$950,000	\$55,773,855
<b>Total</b>	<b>182</b>	<b>\$2,449,265</b>	<b>\$57,273,120</b>



# 1314 K ST APTS

## 1314 K ST SE

The tenants at 1314 K Street acquired and renovated their 12-unit apartment building to ensure that it remains affordable for the long term. Local Initiative Support Collaborative provided the tenant's association a \$72,525 predevelopment loan for preservation of this affordable housing near Capitol Hill. Residents worked with Harrison Institute for Housing and Community Development which acted as the attorney and development consultant on the project. 1314 K Street apartments, built in 1955, are just two blocks from the Potomac Ave Metro Station and a new Harris Teeter.

## 1314 K St Apts Community Benefits

- Preservation of 12 affordable units
- Preservation of historic and affordable housing near Capitol Hill
- Prevented displacement of residents

## AT A GLANCE

**Trust Fund Investment**  
**\$1,499,265**

**Production Cost**  
**\$1,499,265**





# SEVERNA I AND II\*

## 1015 1ST ST NW

The SeVerna is a key element of the Northwest One development in Ward 6. Part of a two phase project, the SeVerna I includes 60 affordable units that are scattered between a larger five-story building and townhouses located around the corner. Phase II will include 101 affordable units in a mixed income 9-story high rise building of 133 units. Golden Rule Apartments, Inc., Mission First Housing Development Corporation, and the Henson Development Company are the developers on this project, which is one of the largest projects funded by the Housing Production Trust Fund for new construction.

Northwest One, the District's first New Communities development also includes the new Northwest One Library, a branch of the DC Public Library, and significant amounts of new retail and office space. The affordable units at the SeVerna are designed to be part of an integrated investment in this neighborhood.

## SeVerna Community Benefits

- SeVerna I: 61 affordable units produced; SeVerna II: 101 upcoming affordable units\*
- Community spaces including club room, exercise room, business center and roof deck
- Part of total development in Northwest One: bringing new housing, retail and office space into an underserved neighborhood
- Townhouses designed with larger apartments for families
- Award-winning design

## AT A GLANCE

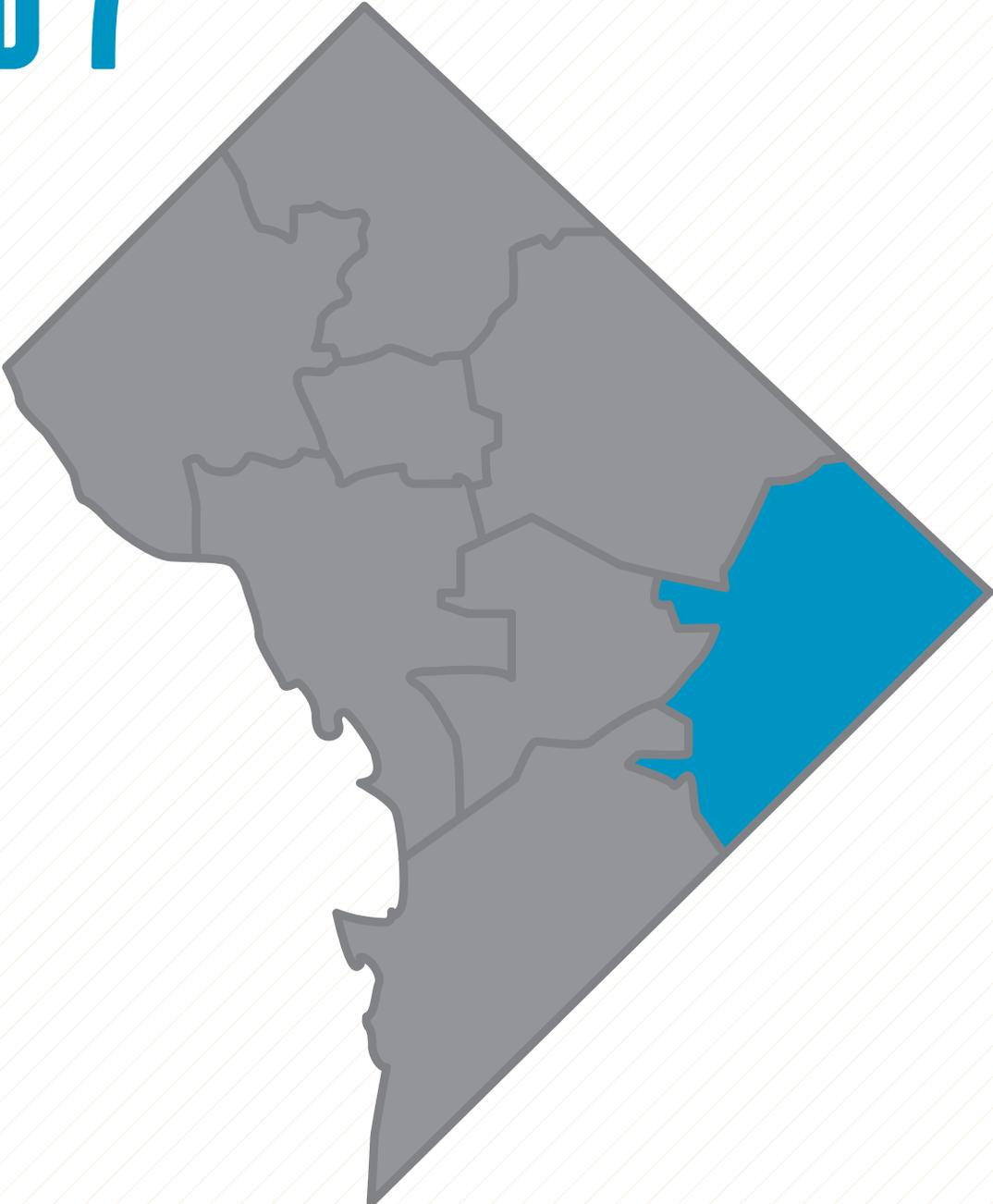
**Trust Fund Investment**  
**\$950,000**

**Total Development Cost**  
**\$51,700,000\***



\* Formerly known as Golden Rule Apartments. Totals updated by Mission First HDC. According to the District of Columbia Housing Production Trust Fund Fiscal Year 2011 Fourth Quarter Report, total number of units is 170 and total development cost is \$55,773,855

# WARD 7



**A Decade of Progress:** Investing in Lives and Neighborhoods Through the Housing Production Trust Fund

<b>Project or Sponsor Name/Address</b>	<b>Units</b>	<b>Trust Fund Investment</b>	<b>Development Cost</b>
<b>Bethune House</b> 401 Chaplin Street SE	44	\$3,477,659	\$3,477,659
<b>Copeland Manor Cooperative</b> 4710-4760 C Street SE	61	\$4,083,606	\$4,083,606
<b>Green Door</b> 2721 Pennsylvania Avenue SE	6	\$174,548	\$294,548
<b>George Washington Carver Senior Apts.</b> 4700 East Capitol Street SE	103	\$4,926,492	\$33,050,300
<b>Hacienda Co-op</b> 102 58th Street NE	59	\$1,419,219	\$7,485,440
<b>Independence Place</b> 2800 29th Street NE	21	\$1,300,000	\$3,028,833
<b>Amber Overlook</b> 4922-5000 Call Place SE	50	\$1,200,000	\$17,874,124
<b>A Street Manor Co-op</b> 4920 A Street SE	16	\$1,045,110	\$1,045,110
<b>Mayfair Mansions Phase II</b> 3819 Jay Street NE	409	\$24,550,000	\$24,550,000
<b>Mayfair Mansions Phase III</b> 3819 Jay Street NE	160	\$6,913,646	\$6,913,646
<b>Pleasant Park Cooperative</b> Clay Street, Banks Place NE	60	\$4,710,265	\$4,710,265
<b>The Elizabeth Ministry Foster Care</b> 200 & 210 55th Street NE	27	\$2,699,313	\$7,292,327
<b>The Community Builders 2</b> 700 Blocks of Q and R Streets SE 5000 Block of Call Place SE	98	\$6,059,234	\$25,162,500
<b>Four Walls Development, Inc.</b> 4400 Hunt Place NE	15	\$773,808	\$1,573,000
<b>Foote Street Renovation</b> Foote Street	6	\$345,312	\$863,125
<b>Victory Square</b> 600 Barnes Street, NE	98	\$3,667,887	\$18,798,648
<b>Linda Joy &amp; Kenneth Jay Pollin Memorial</b> 705 Anacostia Avenue, NE	83	\$8,000,000	\$27,214,743
<b>62nd Street Apartments - Phase I</b> 300 Block of 62nd Street NE	39	\$354,410	\$8,000,000
<b>Total</b>	<b>1355</b>	<b>\$75,700,509</b>	<b>\$195,417,879</b>



**“You feel as if you are running your business. You have a say and a hand in your living conditions. We all have an intricate part in having something and making it grow. And I like owning something in the Washington metro area.”**

*Brenda Jordan,  
Pleasant Park  
Co-op President*

# **PLEASANT PARK CO-OP**

## **CLAY ST, BANKS PL, AND 63RD ST NE**

Located in the heart of Ward 7, the Pleasant Park Cooperative is a 60-unit collection of garden apartments owned by the residents. The conversion from rental property to cooperative has made the tenants the owners and decision-makers in their housing. Like other forms of homeownership, it provides them with equity and stability. Tenants worked with Mi Casa, Inc. to purchase the buildings in 2007. With support from Mi Casa and the DC Department of the Environment, the cooperative underwent a green weatherization that included upgrades of heating and cooling systems, improved insulation, and installation of Energy Star appliances. Mi Casa helped secure a predevelopment loan to continue to work with the co-op on a plan to completely rehabilitate the complex. Mi Casa assisted Pleasant Park in applying for gap financing from DHCD in 2012, and additional funds were awarded as a result.

Pleasant Park is made up of two-story duplexes which open onto green courtyards, reflecting a classic District style. It is located close to transit lines and an elementary and high school.

## Pleasant Park Co-op Community Benefits

- Preserved 60 units of affordable housing
- Ensures long term affordability
- Green weatherization
- Community ownership through limited equity cooperative

## AT A GLANCE

**Trust Fund Investment**  
**\$4,710,265**

**Acquisition Cost**  
**\$4,710,265**





**“It’s a beautiful community; it’s convenient to get around in the Washington, DC area. The residents are loving and kind. The swimming pool’s playground is great if you have children. The community center is a great role model for families wishing to advance in learning.”**

*Michelle Singletary,  
Mayfair Mansions  
Tenant Association  
President*

# MAYFAIR MANSIONS

## 3819 JAY ST NE

Mayfair Mansions is a series of historic structures located in the Mayfair neighborhood of the Northeast quadrant of Washington, DC. These three-story garden apartments were built in the 1940’s. Mayfair Mansions was designed and built by Howard Professor Albert Cassell, one of the District’s first professional African American architects. When built, Mayfair Mansions was among the first federally subsidized housing projects for African Americans. It provided housing opportunity for working- and middle-class African Americans who had been excluded from other housing options.

In 2005, the residents exercised their Right of First Refusal under the Tenant Opportunity to Purchase Act to purchase the property and sought a development partner who would be interested in addressing the long term physical problems, be committed to preserving

the property as affordable housing and would be willing to engage the residents as participants in the development process. The tenants chose to work with Community Preservation and Development Corporation (CPDC). CPDC worked with tenant leaders to accomplish substantial long term preservation of 72% of the development (12 of 17 buildings) as affordable rental housing even after making substantial renovations.

Hundreds of those units had their affordability ensured through a renewed Section 8 contract, which will make them affordable to very low income residents for 20 years. The rehabilitation of the units included a host of significant improvements, including mechanical, plumbing, and electrical system upgrades; sprinklers in all buildings and units; new fire alarm and security systems; completely new kitchens and bathrooms; new flooring; new windows and doors; roof replacement; and a tot lot.

## Mayfair Mansions Apts Community Benefits

- Significant renovation and preservation of 410 units
- Preservation of affordable housing
- Extension of a Section 8 contract
- Rehabilitation of kitchens and baths
- Recreation center

## AT A GLANCE

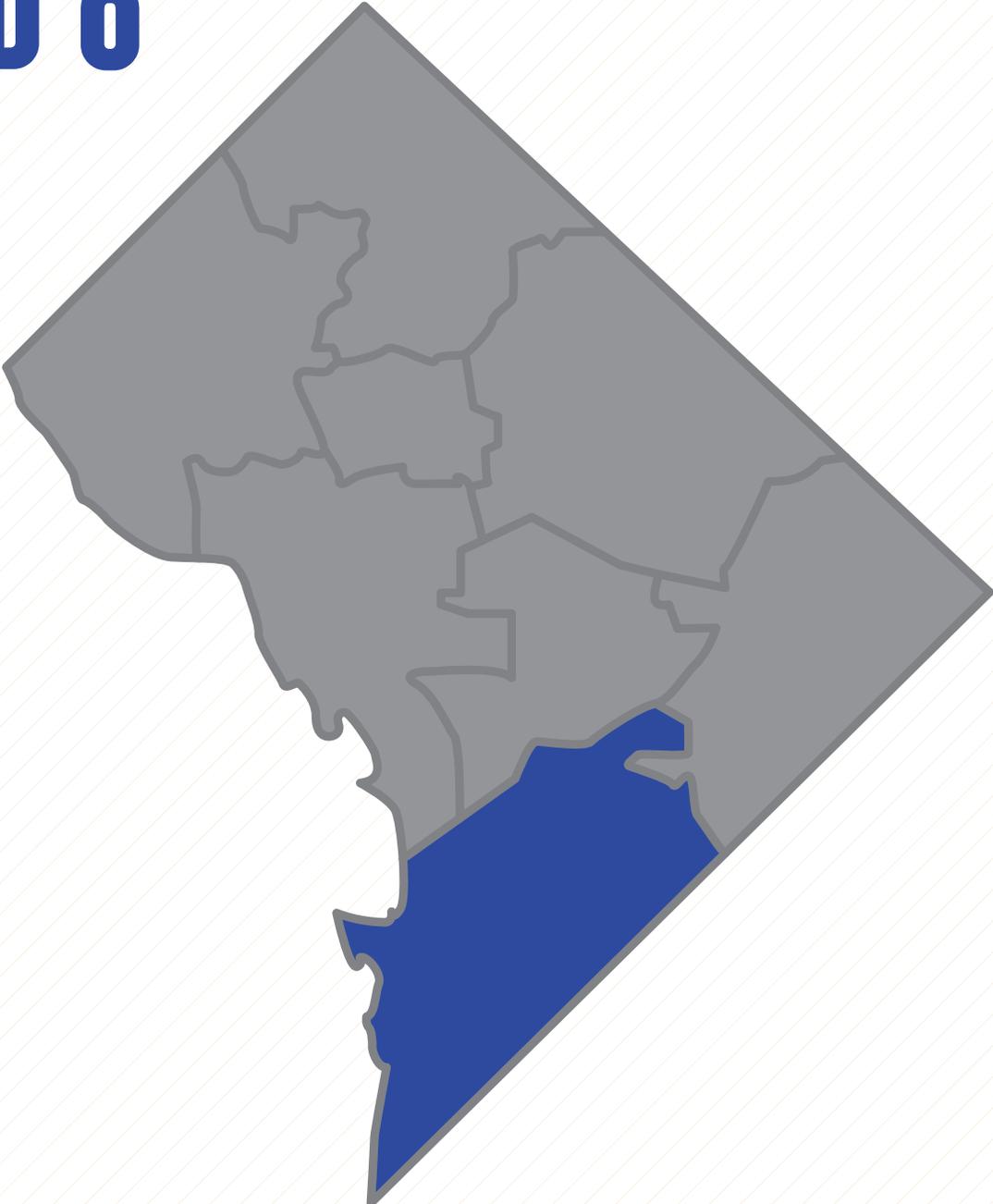
**Trust Fund Investment  
\$24,550,000**

**Total Development Cost  
\$94,000,000\***



\*Updated by CPDC. According to the District of Columbia Housing Production Trust Fund Fiscal Year 2011 Fourth Quarter Report, total development cost is \$24,550,000 and total unit count is 409.

# WARD 8



**A Decade of Progress:** Investing in Lives and Neighborhoods Through the Housing Production Trust Fund

<b>Project or Sponsor Name/Address</b>	<b>Units</b>	<b>Trust Fund Investment</b>	<b>Development Cost</b>
<b>SOME Scattered Sites</b> 730-736 Chesapeake St SE; 1667 Good Hope Rd SE; 3820-3838 S Capitol St SE; 740 Barnaby SE	241	\$11,503,000	\$35,706,015
<b>Archer Park Apartments</b> 3401-3441; 10 Place SE 950 Mississippi Avenue SE	214	\$5,648,000	\$60,685,486
<b>Trinity Plaza</b> 3927 South Capitol Street SE	28	\$1,380,000	\$1,380,000
<b>Freedom House</b> 2125 18th Street SE	30	\$1,177,500	\$1,912,823
<b>Henson Ridge Hope VI</b> Stanton Road and Alabama Avenue SE	22	\$2,900,000	\$10,710,000
<b>Howard Hills Apartments</b> 1341, 1345, 1349, 1361 Howard Road SE	43	\$2,062,497	\$2,726,630
<b>Langston Lane</b> 2720-2734 Langston Lane SE	114	\$6,980,500	\$6,980,500
<b>Trenton Park</b> 3500-3649 6th Street SE	259	\$1,750,000	\$11,862,090
<b>Stanton View Townhomes</b> Stanton Road SE	31	\$4,000,000	\$11,628,631
<b>Wheeler Terrace</b> 1201-1241 Valley Avenue SE 3901 13th Street SE	118	\$5,725,086	\$33,395,427
<b>Wingate Tower Apartments</b> 4660 Martin Luther King Avenue SE	717	\$2,500,000	\$66,746,000
<b>Arthur Capper Senior II</b> 5th & M Street SE	136	\$1,700,000	\$19,105,637
<b>Bowling Green Royal Courts</b> 2nd & Wilmington Place SE	126	\$1,600,000	\$18,300,000
<b>J. W. King Senior Center</b> 4638 H Street SE	74	\$2,120,000	\$11,656,237
<b>Renaissance</b> 851-853 Yuma Street SE	12	\$2,666,547	\$4,503,094
<b>Parkside Terrace Development</b> 3700 9th Street SE	316	\$21,452,064	\$75,000,000
<b>Zagami House</b> 1701 19th Street SE	12	\$1,000,000	\$3,846,637
<b>Graceview/House of HelpCity of Hope</b> 2310-2322 16th Street SE	12	\$2,166,900	\$2,166,900
<b>Park Southern Apartments</b> 800 Southern Avenue SE	360	\$3,076,641	\$3,076,641
<b>Hyacinth Place</b> 1058-1060 Bladensburg Road NE	15	\$1,753,652	\$2,364,393
<b>1320 Mississippi Avenue</b> 1320 Mississippi Avenue SE	19	\$4,026,684	\$6,583,525
<b>St. Paul's Senior Living I &amp; II</b> 110-124 Wayne Place SE	56	\$2,425,000	\$12,247,772
<b>Community of Hope</b> 3715 2nd Street SE	10	\$1,300,000	\$2,565,000
<b>2300 Pennsylvania Avenue</b> 2301-2347 Pennsylvania Ave SE	118	\$7,500,000	\$32,500,000
<b>Total</b>	<b>3083</b>	<b>\$98,414,071</b>	<b>\$437,649,438</b>



**“They said: ‘James, what’s wrong with you?’ I broke down and started crying. And I began to tell her the deep things that I was feeling, and they were so old. I was mentally and sexually abused when I was a child. When I was young and strong I could combat it. I did a whole lot of different things to keep my mind off of it. But it affected me, it affected my marriage, it affected my family. I owe SOME so much. They care about you. They actually care how you feel. That’s what SOME gives me every day.”**

*James,  
Kuehner House  
Resident*

# **KUEHNER HOUSE\***

## **1667 GOOD HOPE RD SE**

Kuehner House was purchased and rehabilitated by SOME, Inc. (So Others Might Eat). SOME's first affordable housing program designed specifically for the elderly, Kuehner House opened in 2011. The building contains 48 single rooms and efficiencies, including six for abused and neglected elderly, and features a spacious day center for residents. Each resident has a washer and dryer in his or her apartment or suite, and an elevator was added to the building during construction. These amenities are necessary for elderly residents to be as self-sufficient and active as possible. Kuehner House was developed as part of a multi-building effort which impacted a total of 250 units across Ward 7 and Ward 8, all of which are affordable for residents with incomes under 30% AMI.

## Kuehner House Community Benefits

- Rehabilitated 48 units of housing for very low income seniors
- Redesigned for accessibility, including installation of elevator and addition of ramp
- Roof-top deck and courtyard green space

## AT A GLANCE

**Trust Fund investment  
Production Cost  
\$38,714,944\***

**Total Fund Investment  
\$11,503,000**



\* Kuehner House is part of SOME Scattered Sites. Totals updated by SOME, Inc. According to the District of Columbia Housing Production Trust Fund Fiscal Year 2011 Fourth Quarter Report, total development cost is \$35,706,015 and unit total is 241.



**“The Overlook is a convenient place to live because of the services and programs here. We have a lot of activities such as computer classes, entertainment, trips and stuff like that. It is also an affordable place to live on my retirement.”**

*LaVerne Preston,  
The Overlook at  
Oxon Run Resident*

# THE OVERLOOK AT OXON RUN

## 3700 9TH ST SE

This 12-story, 316-unit building located in the Washington Highlands neighborhood has been transformed from an eyesore to a community asset. Built in the early 1960's, the building formerly known as Parkside Terrace, fell into disrepair and was abandoned in 2003. According to the Community Preservation and Development Corporation (CPDC) who rehabilitated the building, “sitting in a prominent intersection in the Washington Highlands neighborhood, one of the District’s poorest areas, the building had long been a public nuisance and an impediment to the revitalization of the area.”

CPDC transformed the building, creating a unique model with senior housing and family housing in the same building. The first seven floors are senior housing, with a separate elevator and access, while the upper floors are family housing. CPDC has maintained an eye for security as well as important community and individual resources, such as reading rooms on each floor, a computer lab, community room, laundry facility, and free internet.

## The Overlook at Oxon Run Community Benefits

- 316 units of affordable housing: 181 units for seniors and 135 for small families
- Restored and reopened 12-story abandoned building
- Free services for seniors including nutrition classes, transportation, and more
- Academy of Hope adult education classes onsite
- Community room and computer lab

## AT A GLANCE

**Trust Fund Investment**  
**\$21,452,064**

**Production Cost**  
**\$75,000,000**





## Board of Directors Officers

**Polly Donaldson**, President  
Executive Director, Transitional Housing Corporation

**Maurice Perry**, Vice President  
Vice President, Banc of America CDC

**April Gaines-Jernigan**, Secretary  
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