

## DHCD Awards 6 Properties in Historic Anacostia

Tuesday, April 11, 2017

### Properties Will Be Transformed Into More Affordable Housing for Ward 8 Residents

(Washington, DC) – The DC Department of Housing and Community Development (DHCD) announced today that it has awarded six District-owned properties in Historic Anacostia in Ward 8 to two experienced, non-profit organizations for the development of family-style affordable housing units.

“We’ve promised the Historic Anacostia community that we will work aggressively to put vacant and blighted properties into productive use. Residents and DHCD agree that the best way to achieve these goals is through a competitive bidding process that is clear, transparent and equitable,” said DHCD Director Polly Donaldson. “We’ve made good on that promise, and are pleased that we have completed a major step in transforming these long-standing properties into affordable housing for Ward 8 residents.”

DHCD has awarded two vacant lots located at 1528 W Street SE and 1926 15th Street SE to **Mi Casa**, a nonprofit affordable housing developer, which will build a single family home on each lot for households earning no more than 50 percent of the area median income (AMI).

DHCD has also awarded four buildings to the **Development Corporation of Columbia Heights** (DCCH), a nonprofit community development corporation, which will rehabilitate four properties into five single family homes located at 1220 Maple View Place SE, 1648 U Street SE, 1518 W Street SE and 1326 Valley Place SE. Two houses will be available to households earning less than 50 percent of AMI; the others for households earning less than 80 percent of AMI.

In November 2016, DHCD released its solicitation for offers to build single-family homes in Historic Anacostia that promoted the provision of family-style affordable housing, made a commitment to long-term affordability and eliminated of blight. Overall, every vacant and blighted property in DHCD’s inventory will be in the process of transformation into affordable housing and mixed use communities by the end of 2017.

**Mi Casa** has completed more than 500 affordable housing units since it was founded in 1992. Completed projects include:

- **The Genesis Project in Brightwood in Ward 4:** New construction rental housing developed as an intergenerational intentional community for low income individuals and families.
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- **Ivy City Special Demonstration Project in Ward 5:** This two-phase project included renovation of eight condos and construction of seven new single-family homes.
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- **Crestwood Cooperative in Ward 1:** Helped Latino and senior tenants purchase and rehabilitate their building under the Tenant Opportunity to Purchase Act (TOPA).
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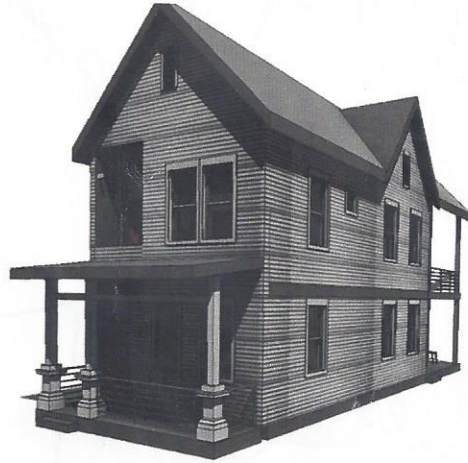
DCCH has delivered more than 131 units of affordable housing for low and moderate-income families since its first project in 1991. Completed projects in Columbia Heights include:

- **DC Pool Project:** The District’s first non-contiguous FHA-insured tax credit/tax exempt project developed by a non-profit organization provided 32 affordable housing units for low and moderate-income households.
- **Fairmont Square Apartments:** The building was purchased at a public auction to prevent displacement of low-income and elderly neighborhood residents.
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- **Commercial projects:** The 18,000 square foot Nehemiah Retail Center, the 29,000 square foot headquarters for the Latin American Youth Center; the transformation of the dilapidated Tivoli Theater into the mixed-use Tivoli Square; and the 500,000 square foot DC USA retail complex, which houses retailers such as Target and Best Buy, as well as local businesses.
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Mayor Muriel Bowser announced the next affordable housing steps in her inclusive prosperity platform as part of her March 30 **State-of-the-District** address. She will once again invest an unprecedented \$100 million in the HPTF. She is launching a new initiative: \$10 million dedicated solely to a new private-public housing preservation fund.

Since taking office, Mayor Muriel Bowser has made affordable housing a major focus of her administration. In October, the mayor celebrated a record Housing Production Trust Fund (HPTF) investment for FY 2016: \$106.3 million supporting 19 projects that will produce or preserve more than 1,200 affordable housing units across the city. And in the first five months of FY 2017, one half of the HPTF is already allocated to projects that will produce and preserve affordable housing across the District. DC’s annual \$100 million HPTF is more than any city per capita in the country. Additionally, in her March 30 **State-of-the-District** address, the mayor announced a new initiative of \$10 million dedicated solely to a new public-private housing preservation fund.

Since January 2015, the Bowser Administration has produced and preserved over 3,100 units of affordable housing units in the District with more to come. More than 3,700 affordable housing units—capable of housing more than 9,250 District residents—are in the development pipeline.



**Public Hearing on the Disposition of two DHCD-owned lots at 1528 W Street SE and 1928 15<sup>th</sup> Street SE**

**Homes Within Reach: Mi Casa’s Proposal to Build Two Affordable Homes for sale in Historic Anacostia**

Mi Casa Inc, a non-profit affordable housing developer with 25 years of experience in the District, is proposing to build two very affordable, energy-efficient, historically-styled, single-family homes for sale to first-time home-buyers on DHCD-owned vacant lots in Historic Anacostia. Utilizing best building practices, including high energy efficiency and long-lasting materials, Mi Casa proposes to provide homes that exceed energy targets on all levels that will remain affordable to very low-income home-buyers over the life of the home. Design for the homes proposes solar panels for renewable energy, large (3 and 4-bedroom) homes, accessibility and visitability, front porches and water-conserving landscaping.

Our plan provides low-impact development in keeping with the residential and historic character of Anacostia, and makes available high-quality homes that are within reach of average and below average incomes for the area (below 50% Area Median Income—around \$54,000 for a family of four), for sale at an estimated \$200,000 per home. The plan is for construction to commence in early 2018 and the homes will be for sale by the end of 2018.

New Historic-Style Homes	Affordability Level	1,450 sf each	Affordability Covenant
2 Single-family	50% AMI	3- or 4-bed 2-2.5 bath	15-years; extended affordability through land-trust/ shared equity

For more information please contact Mi Casa’s office: 202.722.7423 or [info@micasa-inc.org](mailto:info@micasa-inc.org)



## Advisory Neighborhood Commission 8A Monthly Meeting

Tuesday, April 3, 2018 | 7PM

Department of Housing and Community Development (DHCD) Housing Resource Center

1800 Martin Luther King, Jr Ave. SE (Corner of MLK and Good Hope Road)

Washington, DC 20020

[www.ANC8ADC.org](http://www.ANC8ADC.org)

### Call to Order

### Roll Call

### Approval of Agenda

### Approval of March 2018 Minutes

Public Safety Update: MPD 7<sup>th</sup> District/6<sup>th</sup> District

### Commission Vote:

- Support for BZA Case #19735: Application of Mi Casa, Inc., for area variances from the lot dimension requirements of Subtitle D § 302.1, and from the side yard requirements of Subtitle D § 307.4, to construct a new principal dwelling at 1528 W Street S.E. (Square 5779, Lot 824).
- Support for BZA Case #19736: Application of Mi Casa, Inc., for an area variance from the lot dimension requirements of Subtitle D § 302.1, to construct a new principal dwelling unit at premises 1928 15th Street S.E. (Square 5766, Lot 800).
- Demand HPO, HPRB and DCRA Intervene on Quality of Work Being Performed by District Properties for Historic Home at 1303 Maple View PL SE
- Protest ABRA -102372 Ever Yang Inc. Trade Name Sunny's Liquor

### Community Presentation:

- Update from United Medical Center  
**SPEAKER:** Matthew Hamilton, CEO, United Medical Center
- DC Opioid Awareness Program  
**SPEAKER:** Travis Dread-Hughes, Department of Behavioral Health

### Community Concerns

### Commissioner Roundtable

### Announcements

### Adjournment

**Next ANC 8A Meeting Date: Tuesday, May 1, 2018**

8A01: Holly Muhammad | 8A02: Barbara Clark | 8A03: Terri Acker —*Treasurer*

8A04: Troy Donté Prestwood—*Chair* | 8A05: Travon Hawkins | 8A06: Greta Fuller—*Secretary*

8A07: T'Chaka Sapp—*Vice Chair*

**Subject:** REMINDER: ANC 8A Meeting | Tuesday, May 1 at 7 pm  
**From:** Prestwood, Troy (SMD 8A04) (8A04@anc.dc.gov)  
**To:**  
**Cc:** Troy@PrestwoodPR.com;  
**Date:** Monday, April 30, 2018 1:32 AM

Hello neighbors,

A quick reminder that ANC 8A will meet on May Day: **Tuesday, May 1 at 7 pm** at DHCD's Housing Resource Center.

We are scheduled to have community presentations from the following:

- **Medical Marijuana Dispensary Application**  
(BCG Holdings, Inc. DBA Anacostia Organics) 2200 MLK Jr., Ave. SE  
SPEAKER: Linda Greene, *Owner*, BCG Holdings, Inc.
- **Update on Douglass Bridge Project**  
SPEAKER: Sean Moore, South Capitol Bridge Builders
- **Update on Reunion Square – Building 4 | Stage II PUD Application**  
SPEAKER: Keith Turner, *Senior Vice President*, Four Points, LLC.
- **DC Witness Community Outreach**  
(*They track every homicide in D.C. from date of death to resolution*)  
SPEAKER: LaTrina Antoine, *Editor*, DC Witness

The agenda also includes Commission votes on:

- SO Application Number 16-27269 – Columbian Quarter First-Stage PUD Application of Poplar Point RBBR, LLC for the Proposed Closing of a Public Alley in Square 5680 – Ward 8).
- Letter to DC Office of Planning Requesting Review of Building Materials Proposed for Maple View Flats
- Medical Marijuana Dispensary Application - (BCG Holdings, Inc. DBA Anacostia Organics) 2200 MLK Jr., Ave. SE
- BZA Case #19735: Application of Mi Casa, Inc., for area variances from the lot dimension requirements of Subtitle D § 302.1, and from the side yard requirements of Subtitle D § 307.4, to construct a new principal dwelling at 1528 W Street S.E. (Square 5779, Lot 824).
- BZA Case #19736: Application of Mi Casa, Inc., for an area variance from the lot dimension requirements of Subtitle D § 302.1, to construct a new principal dwelling unit at premises 1928 15th Street S.E. (Square 5766, Lot 800).

We hope to see you there!

Troy

Troy Donté Prestwood  
*Chair*  
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