

# EXHIBIT “K”

# Ward 3 Housing Fund

*Preserving, Producing, and Protecting Ward 3 Affordable Housing*

A LISC Proposal



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Together with residents and partners, LISC helps forge resilient and inclusive communities of opportunity across America—great places to live, work, visit, do business and raise families.

# LISC's Model

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## LISC is:

- A certified Community Development Financial Institution (CDFI) by the U.S. Treasury Department
- Nonprofit 501(c)(3)
- S&P rated



### Pool Public and Private Dollars

We raise funds from philanthropies, corporations and financial firms, federal, state and local governments and through the capital markets.

We also generate income through our lending services and fund management.



### Work With Local Partners

Through a network of local offices and community-based partners across the country, we provide grants, loans, equity and technical assistance.

We also lead advocacy efforts on local, regional and national policy.



### Support People and Places

By investing in housing, businesses, jobs, schools, public spaces, safety, youth, health centers, grocery stores and more, we catalyze opportunities in communities nationwide.

# LISC's National Impact Since 1979

Across 38 local offices

We create opportunities  
for people to thrive.



**506,300** affordable homes for  
more than a million people



**515** schools and early childhood  
centers for **124,000+** students



**452** fields and recreational  
spaces for more than  
**745,000** kids



**130** Financial Opportunity Centers®  
in more than **30** urban and rural  
markets nation-wide serving tens  
of thousands of people annually



**210** food and health-related  
projects, including clinics  
and grocery stores serving  
thousands of families

Plus 100s of other  
retail, arts and  
community projects

# LISC DC

LISC DC is one of LISC's longest standing offices. Founded 1982, our local office is an investor, capacity builder, and convener that works with partners to bring local neighborhood ideas to life.



**Housing**

Oramenta Gardens



**Community Centered  
Economic Inclusion**

Anacostia



**Convening &  
Capacity Building**

Blue Line Corridor

\$557 Million Invested

\$3.3 Billion Leveraged



**15,000+ Homes**

Affordable homes built  
and/or preserved

**3.7 Million Square Feet**

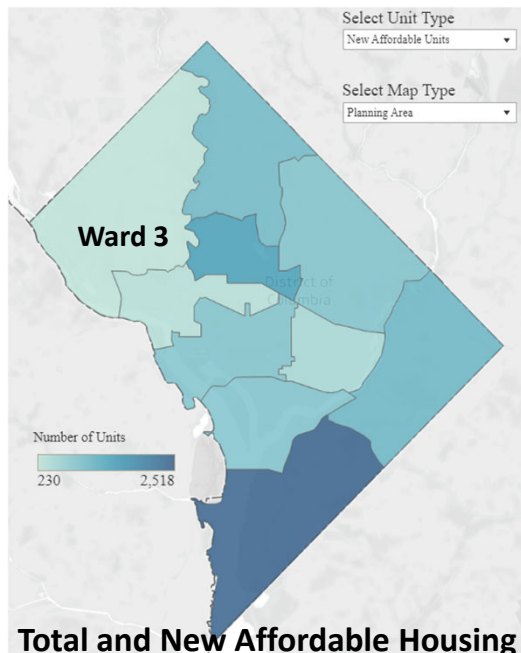
Of commercial,  
retail and community  
space

**National Network**

# Ward 3 is Well-Below District Affordable Housing Goals

## Mayor's Plan

In 2019, DC Mayor Muriel Bowser issued plan to build 36,000 housing units in the city, including 12,000 affordable units by 2025.

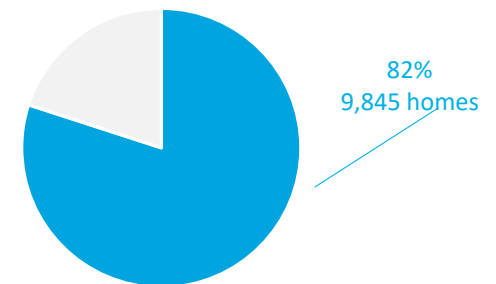


**Total and New Affordable Housing Units Since 2019 by Planning Area**

## District's Progress to Date

DC has already reached 82% of the District-wide 9,845 units affordable housing goal

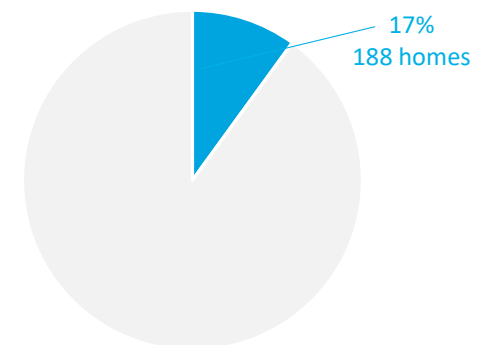
DC Affordable Homes



## West of Rock Creek Falls Short

Rock Creek West remains far below the City's 1,600 goal at just 17% or 188 units

West of Rock Creek Affordable Homes





# Affordable Housing Challenges in Ward 3

1. High cost of Land
2. Competition from market-rate developers
3. The length of time it takes to develop an affordable housing project (NIMBY)
4. High Interest rates
5. Increasing construction costs
6. Difficulty securing long-term, permanent financing

RESULT: Very few new construction projects on tap in Ward 3





# Proposal: Establish Ward 3 Housing Fund

## Concept

The Ward 3 Loan Fund will offer flexible, low-cost capital to support the production and preservation of affordable housing in Ward 3.

Blend Wesley contribution with nonprofit capital to catalyze investment in Ward 3 affordable housing.

## Structure

The Ward 3 Fund will complement acquisition and permanent financing for affordable housing in Ward 3.

- Lower interest rate, 3-4%
- Deepen affordability to below 60% AMI.
- Affordability Covenant for longer-term affordability
- Focus on preservation, pending improved market conditions
- Some contributions can be repaid and revolved by LISC



## Potential Recipients of Ward 3 Loan Fund

Project	Address	Unit Count	Rentable SF	Total Development Cost	First Loan Needed	Wesley Infusion	Present Affordability
Somerset	ANC 3E	72	71,885	\$ 58,000,000	TBD	\$8,000,000	All units 30-50% AMI
SOME Woodley Park	2607 Connecticut Avenue NW	23	18,942	\$ 11,610,000	\$ 6,500,000	\$2,700,000	All units under 30% AMI
Wisconsin Ave Coop	3218 Wisconsin Avenue NW	20	9,713	\$ 7,101,366	\$ 2,600,000	\$1,000,000	50% of units at 80% AMI
DevonCort	2715 Cortland Pl NW, 2760 Devonshire Pl NW	45	30,864	\$ 11,600,000	\$ 5,800,000	\$2,000,000	80% at 80% AMI, 20% at 60% AMI
Tunlaw	2626-2628 & 2632-2634 Tunlaw Rd	65	46,500	\$ 14,778,000	\$ 13,897,000	\$2,300,000	50% of units at 80%AMI
<b>TOTAL</b>		<b>225</b>	<b>106,019</b>	<b>\$ 103,089,366</b>	<b>\$ 28,797,000</b>	<b>\$8,000,000</b>	

# Ward 3 Housing Fund Mechanics

1. Wesley IZ Funds granted to LISC; Grant agreement to govern use.
2. LISC will work with developers in Ward 3 footprint with mission-aligned projects
3. LISC will underwrite loans and review at credit committee, ensuring rigorous evaluation for project viability, mission-fit, and borrower capacity
4. LISC will deploy loan to project
5. LISC will track development progress, units produced or preserved, and provide an annual report to share with project partners
6. Repaid fund will be re-deployed as received.

