

Preservation Works

*Preserving Quality Affordable Housing for Lower-Income Households in
Washington, DC*

May 2016



“Finding and Keeping Affordable Housing is By Far the Dominant Stress Among Low-Income Residents”

Finding from The Community Listening Project – sponsored by The DC Consortium of Legal Services Providers

Preserve the existing occupied multi-family apartments that meet the needs of lower income households



Tenant Opportunity to Purchase (TOPA)

Unique to the District of Columbia

- Tenant Association has the first right of purchase/refusal of their building when the owner plans to sell, demolish and continue as rental housing
- The TOPA timeline follows this process (though deadlines depend on building size):

The landlord notifies the tenants of the offer of sale. Tenants can request pertinent information from the landlord.

After registration, tenants have 120 days to negotiate a contract with the landlord and put down an earnest money deposit.

Tenants must organize into a tenants association, and register their intent to purchase (typically within 45 days of the offer of sale from the landlord).

Tenant groups then have another 120 days to secure financing for acquisition (though this may be extended, in certain circumstances).

Outcomes Achieved through TOPA

Preservation through TOPA

- Helps residents avoid displacement
- Helps residents reap the benefits from revitalization while maintaining a connection to their community

The TOPA process

- Results in positive, personal impacts for resident leaders, including increased familiarity with financing, housing development, and management
- Helps residents gain new connections to institutions and individuals

Exercising TOPA rights

- Results in improved living conditions for residents with renovations that reflect their desires
- Immediate improvements and longer term preservation of the building
- Allows residents to become permanent stakeholders in the development of their neighborhood

Tenant Associations



“Whenever I’m talking to the residents, I tell them, ‘I’m looking at something bigger than you and I.’ It’s bigger than that. It’s our children. So our children can have a place, and say ‘my mother, my grandparents, or whoever, took the time to preserve a place for me in the Washington Metropolitan area.’ In this little small area, this is the last street- 63rd, it’s the last street on the map.”

Brenda Jordan, Pleasant Park Cooperative President



“If you cannot do it by yourself, and you can form a cooperative with a group, you have more strength than by yourself. That was our way of thinking—what took us through the whole thing. Together we can afford to do more things....”

Ligia Pardo, Meridian Cozy Resident



“(We want to) keep it affordable so if you're not making \$90,000 or better, you can still live in DC. You don't have to run to the suburbs....Everybody here, a lot of people, are on a fixed income. And that was another thing that pushed me to try to keep (it) affordable.”

Cynthia White, President of 812 Jefferson St Tenants Association

Preservation through Reinvestment in Aging Stock

Preservation through Reinvestment in Aging Stock

Expiring Subsidies
Properties

Owner Find Creative Ways to
Refinance

Modernizing Older
Properties

Outcomes Achieved through Reinvestment

Preservation through Reinvestment

- Prevents displacement by ensuring longer term affordability of units
- Results in improved living conditions for residents, promoting a sense of pride and ownership

Renovations

- Promotes longer-term sustainability of the building, ensuring its continued use
- Results in residents' positive change in attitude towards their homes

Residents

- Benefits from increased interaction with developer staff
- Feel more connected to the broader community

Reinvestment in Aging Housing Stock Profiles

“Initially the thinking was to do this as low income condo, but then the more we thought about it, the more we decided it would be better to keep it as a rental. This was and is our signature project...and (we wanted) to preserve affordable housing, because the city keeps losing affordable housing. Once that decision was made, then the only really viable option was to go with LIHTC...we want it to remain a community asset.”

- George Rothman, Previous CEO of Manna Inc.



Reinvestment in Aging Housing Stock Profiles

“Nobody cared. This was the attitude, and it caused a lot of disaster in the building...Now it’s different. People say ‘this is my building.’ I feel responsible – you’re not going to come here and mess it up. That’s the difference between last year and this year. People feel responsible, it’s nice, it’s quality...it makes a difference.”

- *Gregory Thomas, Edgewood Resident on Edgewood IV Renovations*



Questions

Elevating Equity Initiative

*Working Toward Equity and Inclusiveness
in the 11th Street Bridge Park Impact Zone
Washington, DC*

May 2016



11th Street Bridge Park

The old 11th Street traffic bridges that connect Washington DC's Capitol Hill and historic Anacostia neighborhoods have been replaced.

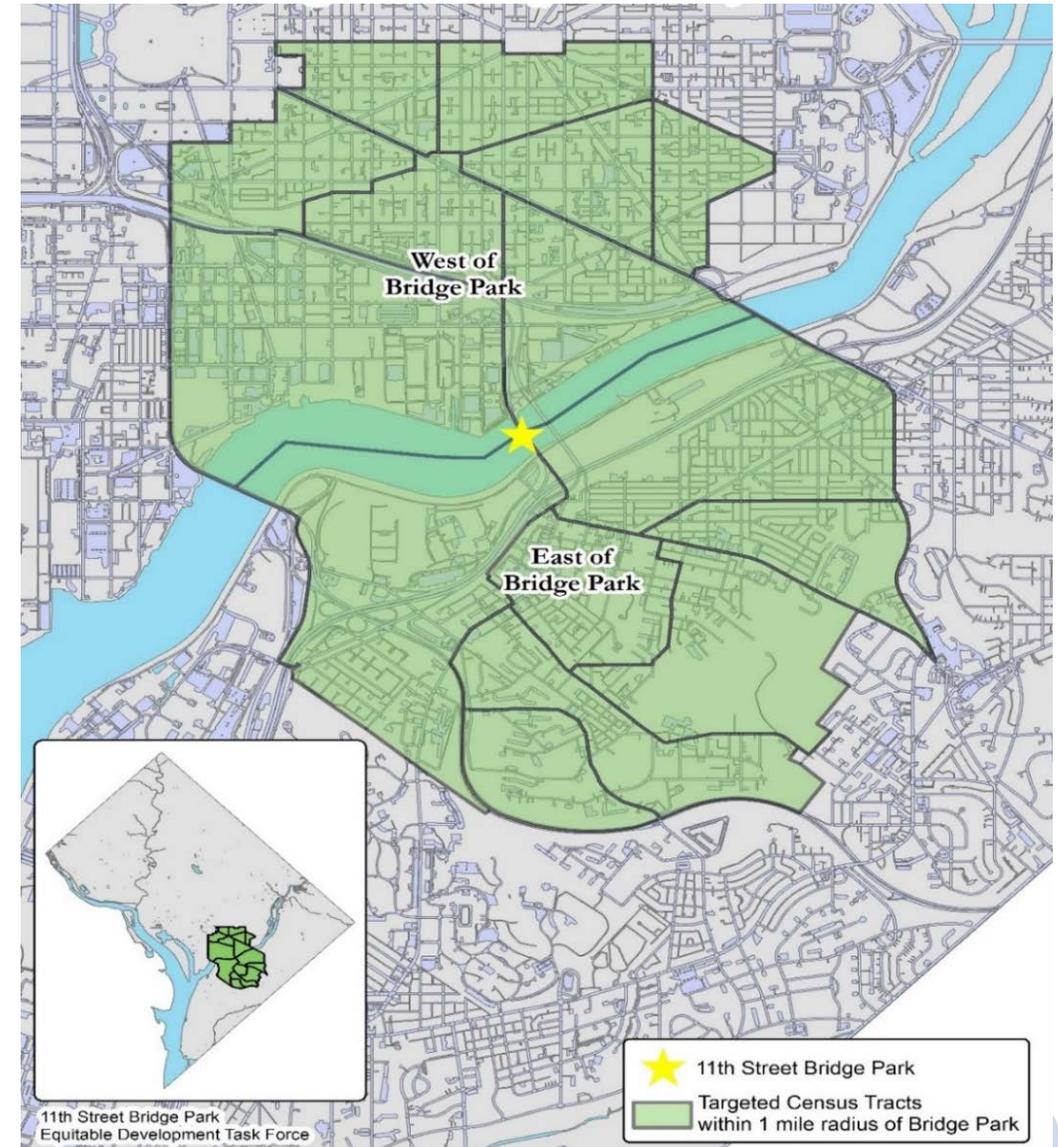
Reusing old bridge piers, the old infrastructure is being converted to the elevated 11th Street Bridge Park, a new venue for healthy recreation, environmental education, and the arts.



11th Street Bridge Park Impact Area

Consists of the neighborhoods located within a one-mile radius of the future site of the 11th Street Bridge Park.

These neighborhoods include Anacostia, Fairlawn, Hillside, Capitol Hill, and the Navy Yard.



11th Street Bridge Park Impact Area – Demographics

Household statistics	Total Population	Unemployment	Poverty Rate	Child Poverty Rate	Median Household Income
East of Bridge Park Ward 8	21,259	20.9%	35.1%	51.8%	\$33,399
West of Bridge Park Ward 6	22,117	5.5%	12.4%	23.6%	\$112,478

Housing Statistics	Total Housing Units	Vacancies	Renter-Occupied Housing Units	Median Value of Owner-Occupied Housing Units
East of Bridge Park Ward 8	21,259	20.9%	35.1%	51.8%
West of Bridge Park Ward 6	22,117	5.5%	12.4%	23.6%

LISC Mission

- To help neighborhood residents create healthy and sustainable places of choice and opportunity – good places to live, work, raise children, and conduct business
- We provide loans, grants, tax credit equity, in-kind services and technical support to nonprofits that undertake projects, initiatives, and programs that help meet the needs of lower income households and revitalize neighborhoods

Elevating Equity

- Elevating Equity is a \$50 million LISC DC initiative devoted to the neighborhoods within a 1-mile radius of the future of the 11th Street Bridge Park
- Elevating Equity will focus on these neighborhoods through LISC’s five pillars of community development:



Expanding investment in the production and preservation of affordable housing

Supporting healthy environments and lifestyles



Increasing family income and wealth



Improving access to quality education



Stimulating economic development



Equitable Development

The *Elevating Equity* initiative is at the heart of LISC DC's mission: to help neighborhood residents create healthy and sustainable places of choice and opportunity – good places to live, work, raise children, and conduct business.

It is a comprehensive effort to **help foster equity, inclusiveness, and an improved quality of life** for low-income households in the 11th Street Bridge Impact Area.



Implementing Elevating Equity

LISC DC will work with its nonprofit partners to invest in viable, feasible projects, and initiatives that are being developed and implemented in the respective neighborhoods. We will vet the nonprofits and provide resources that will help them build and sustain their capacity.

Our resources will be used to create and/or preserve:

- Housing that is affordable to existing and new residents; and
- Facilities that will meet the needs of low-income residents (e.g. health care, early learning, adult education, food and nutrition, senior services, services for youth, and the arts).

Examples of LISC DC Investments in Impact Zone

Four Points

- Loan and potential low income housing credit equity
- New construction of 71 unit mixed income apartment building



Examples of LISC DC Investments in Impact Zone



1869 Good Hope Road

- Recoverable grant and acquisition / renovation financing for 18 unit apartment building being purchased by tenants and nonprofit

Examples of LISC DC Investments in Impact Zone

Stanton Square

- Grant funds and potential New Market Tax Credit (NMTC) equity for construction of community facility that will house early learning center and federal qualified health center



Examples of LISC DC Investments in Impact Zone

Hunter Place

- Funding for construction of 18 unit condominium and a companion Homebuyer Club program for future buyers



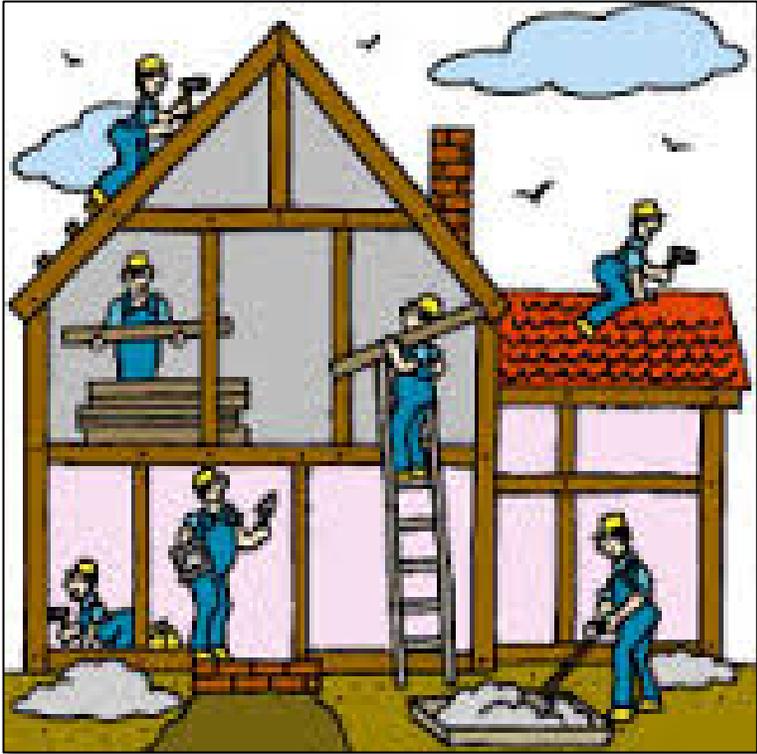
Examples of LISC DC Investments in Impact Zone



Bright Beginnings Early Education

- Funding for new construction of early childhood learning center for homeless families

Examples of LISC DC Investments in Impact Zone



Senior Housing

- Partnership with nonprofit that makes repairs for homes owned by senior citizens

Examples of LISC DC Investments in Impact Zone

Far Southeast Family Strengthening Collaborative

- Support for nonprofit purchasing its own building and providing space for new restaurant and culinary training program



Questions