

# DCHA Development

## DISTRICT OF COLUMBIA HOUSING AUTHORITY

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# Development Experience

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- Development activity is managed through DCHA's Office of Capital Programs.
- Received 7 HOPE VI Awards from U.S. Department of Housing and Urban Development (HUD) totaling \$182 million. DCHA has leveraged the awards into \$1.5 billion in private investment.
- Completed 21 projects in the past 5 years, totaling 5,000 units.
- \$300 million in projects are currently in process.



# Development Principles

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- Include a mix of incomes where possible when developing affordable housing. May include market-rate rental or homeownership.
- Use public funds to leverage additional private investment.
- Design and build to a “market-rate” standard.
- Include green design measures to lessen environmental impact and lower utility bills for residents.
- Utilize private management companies for new developments and manage to a high standard.



# Capitol Quarter Townhomes I and II

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**Location:** 6 block area in Southeast; between I and M Streets and 3<sup>rd</sup> and 5<sup>th</sup> Streets

**Description:** New construction of 323 townhouse units. Includes 237 market-rate and workforce homeownership units, and 86 affordable rental units.

**Status:** Construction completed in 2012.

**Management Company:** Edgewood Management

**Project Cost:** \$20 million

**DCHA Role:** Joint venture, co-developer

# Lofts at Capitol Quarter

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**Location:** 651 L Street, SE

**Description:** New construction of 195 unit rental building. Includes 39 affordable units, and 156 market-rate units.

**Status:** Under construction, to be completed in 2015

**Management Company:** Forest City Residential

**Project Cost:** \$51 million

**DCHA Role:** Joint venture, co-developer



# Williston Apartments

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**Location:** 212 W Street, NW

**Description:** Renovation of existing building into 28 affordable units.

**Status:** Completed in 2009

**Management Company:** CIH

**Project Cost:** \$3.4 million

**DCHA Role:** Developer. Secured financing, managed design and construction.





# Oak Street Apartments

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**Location:** 1456 Oak Street, NW

**Description:** Renovation of existing building into 50 affordable units.

**Status:** Completed in 2007

**Management Company:** CIH

**Project Cost:** \$2.5 million

**DCHA Role:** Developer. Secured financing, managed design and construction.



# 2905 11<sup>th</sup> Street, NW



**Location:** 2905 11<sup>th</sup> Street, NW

**Description:** Partial new construction and renovation of existing building into 14 affordable senior assisted-living units. Meals provided on site, along with programming for seniors.

**Status:** Completed in 2013.

**Management Company:** MIA Senior Management

**Project Cost:** \$5 million

**DCHA Role:** Developer. Secured financing, managed design and construction.





# Highland Dwellings

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**Location:** 400 Atlantic Street, SE

**Description:** Renovation and new construction of 208 affordable rental units.

**Status:** Construction to begin in 2014, to be completed in 2016

**Management Company:** CIH

**Project Cost:** \$62 million

**DCHA Role:** Developer. Secured financing, managed design and construction.



# Capitol Gateway Marketplace



**Location:** 5850 E. Capitol Street, NE

**Description:** New construction of 312 affordable rental units, ground floor retail, parking garage to serve residents and retail. A new Walmart store will be constructed adjacent to the building.

**Status:** Construction to begin in 2015

**Management Company:** A&R Management

**Project Cost:** \$78 million

**DCHA Role:** Joint venture, co-developer





# Spring Road Development



 Proposed Property Line

► **District of Columbia Housing Authority**



# Spring Road Development

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## Site Information

- Combined current land area is about 142,000 square feet (Square 2902, Lots 804 & 807)
- Site will be about 117,000 square feet after restoring public right of way on 10<sup>th</sup> Street.
- Robeson School side of the site is about 51,000 square feet of *land area*.
- Former Hebrew Home building is 85,000 *interior square feet*, this side of the site is about 66,000 square feet of *land area*.

## Site Challenges

- Hebrew Home building has a historic landmark designation.
- Need to include on-site parking while preserving Hebrew Home building.
- Hebrew Home and Robeson School currently share utility systems.
- Significant grade changes. Site is higher in both the western and northern points, slopes downward to corner of Spring Road and 10<sup>th</sup> Street.
- Need to officially re-open 10<sup>th</sup> Street, build new sidewalk.





# Spring Road Development

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## Potential Development Program

- Renovate Hebrew Home building into apartments
  - Could accommodate 70 to 80 units
- Construct new apartment building on Robeson School site
  - Match to height of Hebrew Home building, 4 to 5 stories
  - Construct underground parking garage to accommodate both buildings
  - Could accommodate 90 to 120 units
- Combined site could accommodate 160 to 200 units
- Could include a mix of different housing types:
  - Affordable
  - Market
  - Senior







# Incomes and Rents

- Affordability is defined by household size, and as a percent of the Area Median Income (AMI)
- Affordable rents assume household is paying 30% of their income for housing and utilities
- The AMI for Washington, DC in 2014 was \$107,000 for a 4 person household

## Income and Household Size

% of AMI	1	2	3	4	5
30%	\$ 22,500	\$ 25,700	\$ 28,900	\$ 32,100	\$ 34,700
50%	\$ 37,450	\$ 42,800	\$ 48,150	\$ 53,500	\$ 57,800
60%	\$ 44,940	\$ 51,360	\$ 57,780	\$ 64,200	\$ 69,360
80%	\$ 59,920	\$ 68,480	\$ 77,040	\$ 85,600	\$ 92,480
100%	\$ 74,900	\$ 85,600	\$ 96,300	\$ 107,000	\$ 115,600

## Affordable Rents by Income and Unit Size

% of AMI	Efficiency	1 BR	2 BR	3 BR	4 BR
30%	\$ 563	\$ 643	\$ 723	\$ 803	\$ 868
50%	\$ 936	\$ 1,070	\$ 1,204	\$ 1,338	\$ 1,445
60%	\$ 1,124	\$ 1,284	\$ 1,445	\$ 1,605	\$ 1,734
80%	\$ 1,498	\$ 1,712	\$ 1,926	\$ 2,140	\$ 2,312
100%	\$ 1,873	\$ 2,140	\$ 2,408	\$ 2,675	\$ 2,890