

Washington, DC new communities initiative

The New Communities Initiative (NCI) is a comprehensive public-private partnership designed to improve the quality of life for families and individuals living in four neighborhoods in Washington, DC: Northwest One (Ward 6), Barry Farm (Ward 8), Lincoln Heights/Richardson Dwellings (Ward 7), and Park Morton (Ward 1). Designated New Communities exhibit high rates of poverty and unemployment, as well as, blight and deterioration of the housing stock.

NCI is funded through the securitization of a dedicated portion of the Housing Production Trust Fund (HPTF). This funding acts as a powerful and innovative gap financing tool and is managed by the **District of Columbia Office of the Deputy Mayor for Planning and Economic Development (DMPED)**. The incentive is designed to catalyze the renewal of both the physical and social conditions of designated neighborhoods in Washington, DC.



Guiding Principles

- ❖ **One-for-One Replacement** of existing units to ensure that there is no net loss of the existing, deeply-subsidized units in the neighborhood.
- ❖ **Mixed-Income Housing** to ensure the long-term viability of the neighborhood by providing a range of housing options for all incomes.
- ❖ **The Opportunity to Return/Stay** to ensure that current families will be able to remain in their neighborhood through the redevelopment process.
- ❖ **Build First**, which calls for new housing on publicly-controlled lands to be built prior to the demolition of existing distressed housing to minimize displacement.

Achievements

A. Northwest One

- Almost **\$100 million** will be invested in the neighborhood in the next phase to create over **350 units** of housing, of which, approximately **40%** will be affordable.
- Opened in 2009, construction of the new Walker Jones Education Campus (K-8 School, Recreation Center, and Public Library) was completed, totaling over **\$50 million** in public investment.
- More than **100 residents** have been engaged in job training and/or linked to employment.
- More than **150 youth** have been engaged in job training, academic enrichment, college preparation, computer literacy and life skills programs.

B. Barry Farm

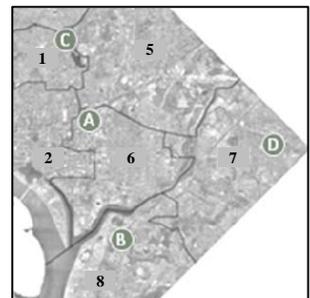
- Over **200 units** of affordable housing are currently under construction, which equate to **\$50 million** of investment into this once neglected community.
- Plans to construct the **Barry Farm Recreation Center** which will include an indoor gymnasium, an indoor pool, a multi-purpose field, basketball courts, a playground, and a community room.
- Secured assistance for the creation of a **local public charter school** which serves many neighborhood residents.
- Approximately **250 youth** have been engaged in job training, academic enrichment, college preparation and life skills programs.

C. Park Morton

- **\$27 million** to be invested in creation of approximately **83 affordable housing units**, with construction beginning in first quarter of 2011.
- **Youth center**, playground and basketball court renovated.
- **200 backpacks and school supplies** were provided to school-aged children.

D. Lincoln Heights/Richardson Dwellings

- Completion of the new **235,000 sf** HD Woodson High School, representing over **\$100 million** in investment, will occur in 2011.
- Over **\$50 million** invested in projects that are delivered, under construction, or in pre-development to create almost **300 units**.
- Plans to invest approximately **\$10 million** in improvements to Marvin Gaye Park.
- More than **200 children and youth** have been enrolled in after-school programs.



For more information and/or to apply to the New Communities Initiative Program, please contact NewCommunities@dc.gov.

(continued on the next page)

Eligible Recipients and Projects:

- Eligible recipients include for-profit and not-for-profit developers with demonstrated development and property management experience.
- Eligible projects may include acquisition of real property; construction of residential and mixed-use developments; or substantial rehabilitation or preservation and adaptive reuse of existing facilities.

Selection Considerations:

When applying to the New Communities Initiative Program, applicants should note that projects will be evaluated to see how they meet the following criteria:

- ✓ Achieve all four New Communities Initiative Guiding Principles.
- ✓ Provide improved opportunities for education, training, jobs, and childcare for neighborhood residents.
- ✓ Create local job opportunities, business opportunities, and CBE contracting opportunities.
- ✓ Develop projects that minimize their impact on the environment through sustainable design features.

Program Benefits:

New Communities Initiative Program recipients may be awarded low interest loans and/or grants. Awards amounts and types (loan vs. grant) are based on a projects' ability to meet and exceed the above stated Selection Considerations and project specific needs. **For further details, please contact NewCommunities@dc.gov.**

Program Requirements:

At a minimum, all New Communities Initiative Program recipients will be required to comply with the below items. **Additional requirements and terms will be identified on a project-by-project basis.**

- Execution of a Certified Business Enterprise Agreement with the District Department of Small and Local Business Development.
- Execution of a First Source Agreement with the District Department of Employment Services.
- Engagement of a third-party construction monitor who is assigned to report to the District (paid by the Recipient).
- Compliance with the DC Green Building Act of 2006.

Application Requirements:

A complete application package will be required prior to evaluation. At a minimum, the below materials must be submitted with each application. Additional materials will be required throughout the application process. **Applicants are strongly encouraged to contact NewCommunities@dc.gov to set up an introductory meeting with DMPED staff to understand the program application timeline.**

1. Project Narrative

The narrative should be a written document outlining the project's development plan including, at a minimum, the site and building type(s), all building addresses, project history, current and proposed zoning, and current and proposed unit types and amenities.

2. Background and Experience of Developer/Sponsor and General Partners

The background information provided should include, at a minimum, previous projects worked on by the developer (developer resume), the financial capacity of the developer and any general partner(s), a description of the ownership entity, and financial feasibility/credit enhancement information.

3. Project Financial Information

The project financial information should include, at a minimum, an operating pro forma through the lease up period plus 15 years at stabilized occupancy, a statement of sources and uses of funds (DMPED format required), and a project budget in its current state (DMPED format required).

4. Project Plans & Timeline

Please include a set of plans in their current state which should include, at a minimum, a site plan. Additionally, please submit a high level schedule that outlines the project's acquisition, financing, construction, and other critical milestones.

For more information and/or to apply to the New Communities Initiative Program, please contact NewCommunities@dc.gov.