



PRESERVING HOUSING

Current Trends and Future Outlook

Earlier in the past decade, there was major growth in Washington, D.C.'s housing market. Home prices in the city grew dramatically, vacancy rates fell, and a rapid pace of construction had a significant impact on many neighborhoods. More recently, the city's housing market has entered a slowdown, triggered by a decline in the housing market, a tightening of credit, and financial difficulties for homeowners and renters. The story in Ward 8 has been similar.

While the story has been similar, there have been some significant differences.

Ward 8 encompasses a number of distinct neighborhoods, with variations in housing stock, and levels of recent and planned development. The Ward as a whole faces significant challenges in terms of housing. Ward 8's homeownership rate is about half that of the city, and it has been harder hit by foreclosures. It has higher levels of residential vacancy and abandonment than many other parts of the city, and while the Ward has a high concentration of subsidized properties, a significant portion of households still struggle with housing costs that are high relative to their incomes.

New residents have been drawn to Ward 8 over the past decade, and as commercial corridors become more vibrant and sites such as St. Elizabeth's and Poplar Point are redeveloped the influx will intensify. Although new units on vacant property will be developed to meet most of the growing demand for housing, the increased demand could potentially lead to a rise in housing costs in many neighborhoods across the Ward. As Ward 8 gains amenities that both serve existing community members and attract new residents, what should be done to ensure that safe, decent and affordable housing options are available for all?

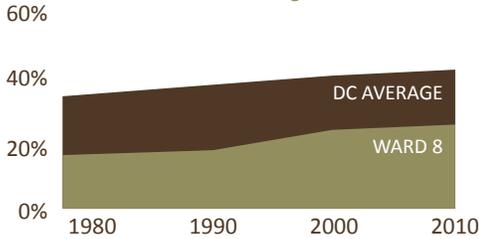
While recognizing that no one solution will fit all neighborhood dynamics, today's discussion will help us determine how to best address the housing challenges faced by residents of Ward 8, while continuing to build complete communities.



Housing Issues to Facilitate Discussion

Homeownership Rate

SOURCE: NeighborhoodinfoDC.org



Ward 8 Income Distribution 2009

SOURCE: Bay Area Economics. Ward 8 Comprehensive Housing Analysis Washington DC. 2008.



- 29% - MODERATE TO UPPER INCOME — >80% AMI
- 16% - LOW-INCOME — 51%-80% AMI
- 25% - VERY LOW-INCOME — 31%-50% AMI
- 30% - EXTREMELY LOW-INCOME — 0%-30% AMI



DHCD Housing Resource Center – 1800 Martin Luther King Jr. Avenue

Residents can visit the Housing Resource Center to learn more about the services, programs, and information that help the District’s low and moderate-income families and individuals purchase and rehabilitate homes and prevent mortgage default and foreclosure.

Area Median Income

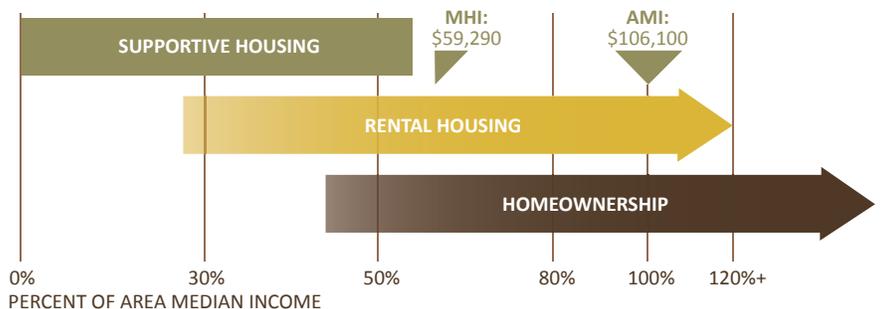
The Area Median income (AMI) for a family of four in the District of Columbia Metropolitan Area in 2011 is \$106,100. The median household income (MHI) in the District of Columbia in 2009 was \$59,290. Many government housing programs target specific income groups, which are represented as a percentage of this AMI. The charts below show these classifications and describe which types of housing tend to be available to each income group.

Continuum of Housing: Household Income Groups



Median income amounts shown are for 4-person households. Different income limits apply for different household sizes. Source: Coalition for Nonprofit Housing and Economic Development. *An Affordable Continuum of Housing – Key to a Better City. 2010.*

Continuum of Housing: Types by Household Income



Note: Supportive Housing serves special needs populations and is often provided in conjunction with additional human services. Source: Coalition for Nonprofit Housing and Economic Development. *An Affordable Continuum of Housing – Key to a Better City. 2010.*

Concentrations of Affordable Units

Market rate home values in Ward 8 are well below the District average, and the Ward also has significantly higher levels of subsidized housing than most other places in the District.

- Around 40% of all housing units in Ward 8 have project-based subsidies, the highest concentration in D.C. This is about 1/3 of all subsidized housing units in the District.
- More than half of the existing assisted affordable units in Ward 8 have subsidies that expire in the next 10 years.

Housing Cost Burdens

For most Americans, housing costs represent their biggest household expense. Households that spend more than 30% of their income on housing are considered burdened, and households that spend more than 50% of their income on housing are considered severely burdened.

- 32% of renters and 25% of homeowners in Ward 8 spend more than 30% of their income on housing.
- 16% of renters and 9% of homeowners in Ward 8 spend more than 50% of their income on housing.

Vacancy & Abandonment

The level of residential vacancy and abandonment in Ward 8 varies highly by neighborhood. For example, the 2010 Census indicates that Census Tract 74.3 (in the Shipley neighborhood) only 7.5% of homes are vacant, while in Census Tract 109 (in Washington Highlands, Blue Plains) the vacancy rate is 15%. Overall, Ward 8 has a 12.7% vacancy rate compared to 10.1% for the District as a whole.¹

Foreclosures

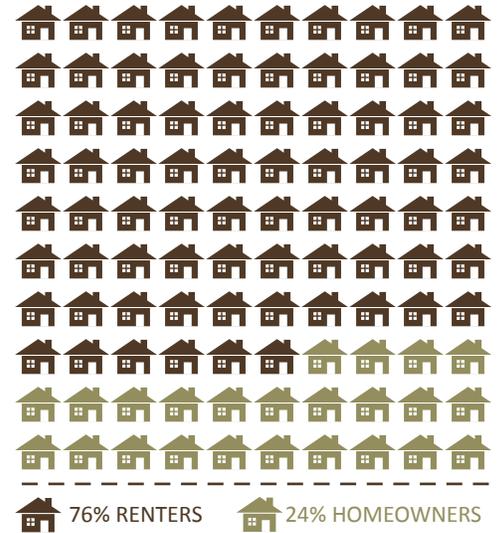
Foreclosures have increased everywhere, but they are a greater problem in Ward 8 than anywhere else in the city, as fully 35% of all home sales in the beginning of 2010 were foreclosure sales.

Housing within Ward 8. Source: DCOP



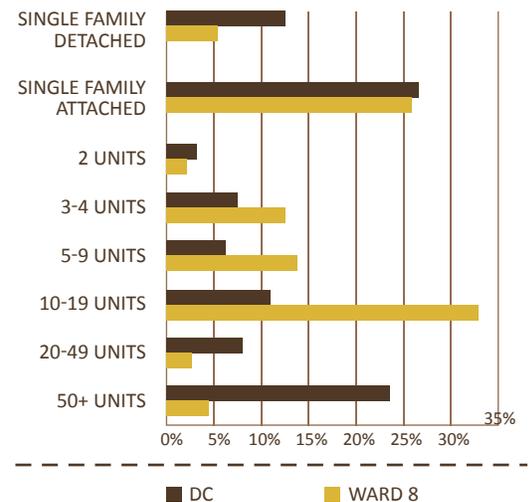
Ward 8 Housing Tenure

SOURCE: 2010 US Census



Percentage of Housing Units by Building Size

SOURCE: American Community Survey 2005-2009



¹ SOURCE: 2010 US Census

What Are Some Of The Tools And Resources Already Available?

Deputy Mayor for Planning & Economic Development

dbiz.dc.gov 202-727-6365

- Neighborhood Investment Fund (Anacostia, Congress Heights, Bellevue, Washington Highlands)

Department of Housing & Community Development

dhcd.dc.gov 202-442-7200

- Home Purchase Assistance Program
- Single Family Rehabilitation Program
- Inclusionary Zoning/Affordable Dwelling Units (ADU)
- Special Needs Housing/Supportive Housing
- Tenant First Right to Purchase Program
- DCHousingSearch.org
- Housing Resource Center
- Housing Counseling (through community based organizations)
- Development Financing for Affordable Housing and Community Facilities

Office of Planning

planning.dc.gov 202-442-7600

- Historic Homeowner Grants (Anacostia Historic District)

District Department of the Environment

ddoe.dc.gov 202-535-2600

- Weatherization Grant
- Low Income Home Energy Assistance Program (LIHEAP)

DC Housing Finance Agency

www.dchfa.org 202-777-1600

- DC Bond Financing and Down Payment Assistance
- HomeSaver Program
- Development Financing for Affordable Housing

Department of Human Services

dhs.dc.gov 202-671-4200

- Emergency Rental Assistance Program (ERAP)

DC Housing Authority

www.dchousing.org 202.535.1500

- Public Housing
- Housing Choice Vouchers

Office of Tax and Revenue

otr.cfo.dc.gov 202-727-4TAX

- Lower Income Home Ownership Property Tax Abatement
- Homestead Tax Deduction
- DC First-Time Homebuyer Tax Credit
- Property Ownership Data

The Overlook at Oxon Run, located at 3700 9th Street SE in Ward 8, preserves 316 units of affordable housing for persons at or below 60% of AMI. Source: DCOP

