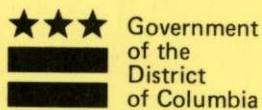


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# ALABAMA AVENUE RENAISSANCE



Marion Barry Jr., Mayor



Robert L. Moore  
Director

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January 1982

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## ALABAMA AVENUE RENAISSANCE

### I. Introduction

The Alabama Avenue Renaissance, named after the major corridor through the Ward 8 community in far Southeast/Southwest Washington, is a comprehensive effort to improve housing and stimulate community development in an area with the most severe economic problems in the District.

The program has four major objectives: 1) to substantially increase the availability of homeownership opportunities in Ward 8; 2) to create training opportunities and new jobs in housing rehabilitation, management services and maintenance in the area with one of the highest unemployment rates in the District; 3) to encourage critical commercial and professional services to locate in Ward 8; and 4) to improve the investment environment.

The initial focus of the program is to bring back into active use the many vacant and boarded housing units which are one of that community's most serious problems, as well as one of its greatest resources. The 2,200 vacant and boarded housing units constitute nearly 10 percent of Ward 8's housing stock. To date, the Department of Housing and Community Development (DHCD) has been successful in securing commitments for rehabilitating over 800 vacant units through the HUD Section 8 rental assistance housing program, with Housing Finance Agency and private sector involvement. Over 500 units have already been rehabilitated under the HUD Section 8 substantial rehabilitation program.

The Fiscal Year 1983 appropriated budget request of \$5.0 million is to provide funds which will allow the rehabilitation of 200 vacant units and provide home purchase assistance for 100 of these 200 vacant units and an additional 100 other units by the end of 1983. These funds, along with acquisition funds from existing resources, will also provide for the rehabilitation and sale of about 200 units in each succeeding year under present economic assumptions, with potential acceleration of the program in future fiscal years.

## II. Community Characteristics

Ward 8 covers the southern part of the District east of the Anacostia River. It has few major businesses or employment centers and is located away from routes frequently traveled by most area residents. It is, therefore, relatively isolated from much of the City.

The Ward's population trends show a declining total population at the same time as there is an increase in households, particularly one-person households:

- Between 1970 and 1977, the population declined by 17 percent from 94,400 to 77,900.
- Between 1970 and 1977, the number of households increased by 3 percent to 26,000, including a 2,000 increase in one-person households.
- One-third of female-headed households in the District are located in Wards 7 and 8.

Socio-economic statistics show Ward 8 to face some of the most serious problems in the District:

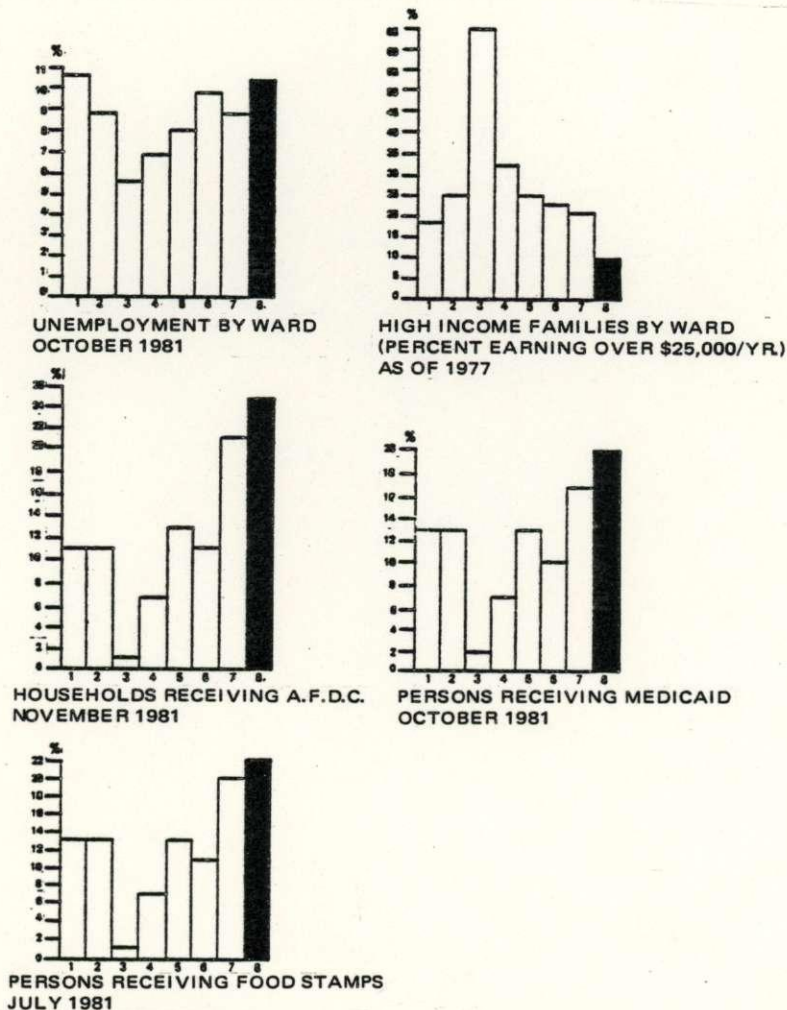
- The unemployment rate of 10.3 percent in October 1981 was far above the citywide average of 8.5 percent.
- In 1977, 41 percent of two or more person households in the ward earned less than \$10,000 per year, nearly the highest percentage of lower-income families in the city.



Only 9 percent of such households earned over \$25,000 per year. This is one-half the percentage for the Ward with the next smallest proportion of higher-income households.

- In 1981, Ward 8 had the highest number of Medicaid, Food Stamp and AFDC recipients of any ward.
- In 1977, the 6,760 families receiving AFDC assistance in Ward 8 was the highest number of any ward in the city and represented one out of every four households. Sixty-nine percent of AFDC recipients in the ward, or 4,664 families, were female-headed households.

The following graphs portray relative socio-economic conditions among the District's wards: <sup>1/</sup>



<sup>1/</sup> Primary data sources for this study are: U.S. Bureau of the Census, U.S. Department of Housing and Urban Development, D.C. Office of Planning and Development, "A Perspective on the District of Columbia and the Eight Election Wards", the D.C. Department of Housing and Community Development, D.C. Department of Human Services and D.C. Department of Employment Services.

Ward 8's housing stock includes many deteriorated and deteriorating units. The 2,200 vacant units are frequently concentrated in groups of buildings which are a severe blight on the surrounding neighborhoods. Concentrations of vacant and boarded buildings extend along a corridor several blocks on either side of Alabama Avenue. Other such units are scattered throughout the ward. All or major portions of such large housing developments as Congress Park, Garfield Hills, Atlantic Gardens, Wheeler Terrace and Potomac View, are vacant and either boarded or left open. Frequently, properties have been held by owners for tax advantages, allowed to run down, and have become uninhabitable.

In addition, Ward 8 has a high concentration of subsidized housing. Over 2,000 units of public housing, some 1,400 units of Section 8 assisted housing and about 1,800 units subsidized under the HUD 236 and 221(d)(3) programs, for a total of 5,200 subsidized units, are located in the Ward. Thus, about one-fifth of the units in the ward are subsidized. Strikingly, only 4,100 of the 24,600 units in Ward 8, or 17 percent, were owner-occupied in 1977, compared to a citywide average of 34 percent. This leaves a total of nearly 15,000 rental units, with many in need of rehabilitation.

The area suffers from not only vacant units but also from aging, neglected and decaying buildings. But more importantly, the area suffers from a lack of direction for recovery, with most financial interventions in the social service and/or public assistance category that most likely have kept the area from massive social deterioration.



There is a serious lack of commercial and entertainment facilities in Ward 8. Only a single chain grocery store is located in the ward, virtually no restaurants other than fast food shops, no movie theaters and only scattered small shopping strips. Many residents must drive to Maryland to obtain basic services, producing a significant drain of job producing income and a consistent tax loss from the District to our sister state.

The serious housing shortage, high unemployment, economic leakage into Maryland and escalating social cost make this Ward 8 strategy crucial to the recovery of this important section of this community.

A high crime rate, a lack of income and residential instability have produced considerable disincentives to private investment. A recent study by DHCD estimated that more than half of all expenditure for goods and services are made outside of the area.

Despite the negative socio-demographic data, the gross income of the area is estimated to be slightly more than \$600 million. While this level of gross income is low compared to other Wards in the District, and includes substantial transfer payments, it is critical that this income be captured within the Ward to create more jobs.

### III. Strategy

The gross income, combined with a growing amount of Federal and District funds, can be utilized creatively to achieve progressive goals for the area. The program proposed herein will provide a direction for Ward 8. Over time, four basic strategies are required to make progress

in Ward 8. First, every effort must be made to stabilize the housing stock. The Department has already started an Apartment Improvement Program (AIP) described in Appendix VII to assist owners of rental apartments to stabilize, rehabilitate and refinance their buildings in partnership with tenants. A tenant assistance program has been started (Appendix VII) to aid the purchase of developments by residents. A new neighborhood shopping center has been assisted by the Department and an existing center rehabilitated. A tenant-developed condominium has been completed and a new townhouse development for lower-income residents has been occupied with the new homeowners receiving 4 percent mortgages.

This program offers as its first phase a concentrated effort to improving the availability of moderately priced homeownership utilizing housing units currently off the market. This strategy will not only help those needing stability in their housing, but will retain families earning near middle income in Ward 8, who will be the base for crucial economic development activities.

The second strategy is employment enhancement. The direct funding of this effort with District resources, combined with forthcoming housing development loans will generate an estimated 1,100 jobs. This program proposes to implement policies to ensure that a large percentage of these jobs go to Ward 8 residents. To assist this effort, the Department will work with private owners and developers on job training and placement as the projects move toward execution.

The third strategy has to be one of stimulating service and commercial development of the kind that is highly labor intensive. The development of improved retail, food and service business is critical to



servicing the existing population. This strategy is necessary not only to retention of existing population, who rank the availability commercial facilities high when choosing housing location, but also to capture the substantial income flooding out of Ward 8. The capture and recycling of this income is important to any hope of reducing unemployment in the future.

The fourth strategy is one of improving the investment climate in the area. Currently, Ward 8 is in an exceptionally poor competitive position for the substantial investments now being made in the District. While office space development, an improved retail core and the Convention Center will help the City as a whole, including Ward 8, the increasing problems of the area will overwhelm this progress unless action is taken. The District is taking the lead in this investment strategy in the area, and every effort must be made to work in a partnership with the private sector, citizens, churches and other Ward 8 groups. While the funds requested in this proposal may seem meager, they can be leveraged and combined with current commitments to produce a reasonable amount to begin, and if the effort is continued over three years, with \$8 million in Fiscal Year 1984 and \$10 million in Fiscal Year 1985, it will yield dramatic results.

The Alabama Avenue area was selected because of its strategic route through Ward 8. The Avenue's mix of vacant multifamily buildings, struggling entrepreneurs, stable homeownership areas, schools, public housing, financial assistance committed for additional subsidized housing, planned Metro station and substantial opportunities for job-generating commercial development, can provide a focal point for a new beginning.

If one subscribes to the theory that the whole is the sum of its parts, then the development of Ward 8 strengthens the entire city. This program proposes no special treatment or political preference position for the ward. The condition of this area affects the entire City positively or negatively. This proposal requires a multiyear commitment of resources to have a quantifiable impact. However, the gains far exceed the expenditure in real return in terms of an improved tax base, and a reduction of the high level of social transfer payments; but the human improvement dimension clearly outweighs all other considerations.

Between 1970 and 1977, 1,300 ownership units were added to Ward 8's housing inventory, a 46 percent increase over those seven years. As of August 1981, only 78 units in five buildings had converted to condominium ownership. Thirty-four of those units were in the Elmwood South Condominiums, a DHCD project. The People's Coop on Elvans Road (66 units) and Cole Gardens (66 units) have received DHCD assistance to convert to tenant cooperative ownership, and Southern Hills tenants are currently working with the Department to purchase their building of 250 units.

Some of the city's most attractive neighborhoods are located in Ward 8. The spectacular views of Downtown, the monuments and other parts of the city and suburbs from the many hillsides are a special attraction of the area. Many of the vacant units are in attractive, sound structures in pleasant neighborhoods. Construction of the Metro's Green Line will add an important transportation link to other parts of the City.



#### IV. Supportive Activities and Analysis

Until the last several years, the Ward 8 community had received a relatively small share of community development assistance. This was in part because the old urban renewal program focused on the central city area. None of the urban renewal areas or parcels acquired was in Ward 8. The cumulative development cost of current and completed urban renewal projects of over one billion dollars has all been on sites west of the Anacostia River.

Since January 1979, a series of major development activities has begun in that community, as shown in Appendix I and on the map in Appendix VIII. Among these activities are the rehabilitation of 34 units at Elmwood South for sale as condominiums, financial assistance in converting to cooperative ownership to the People's Coop, construction of Section 235 townhouses at Wilburn Mews and construction of the Wheeler Road and Clay Plaza shopping facilities. The rehabilitation of Skytower, Parklands, Stanton Oaks, Barnaby Manor and Hunter Pines Apartments for rental to lower-income persons has also been completed as noted in Appendix III. The Fiscal Year 1983 Capital Budget submitted to the Council includes a request for \$9,000,000 for comprehensive modernization of Highland Dwellings and the Fiscal Year 1982 Capital Budget contains \$14 million for modernization of Barry Farms public housing. The tables and maps in Appendices II and VIII provide information on current major activities of other District agencies in Ward 8. Throughout the ward there are new schools and recreation centers. Together, these activities begin an Alabama Avenue Renaissance.

The Alabama Avenue Renaissance has as its focus providing additional housing and the jobs associated with housing production by bringing vacant units back onto the housing market. Already, under the Section 8 substantial rehabilitation program, commitments have been obtained for housing assistance payments to subsidize rents after the rehabilitation of some 700 housing units. In addition, over 500 units in the same projects will be rehabilitated for market rate housing. These include major rehabilitation at Parkchester, Congress Park, Wheeler Terrace, Atlantic Gardens, and Potomac View. As previously noted, 185 housing units at Parklands and Skytower, have been rehabilitated, as have 204 units at Hunter Pines East and West, 12 at Stanton Oaks, and 124 at Barnaby Manor, for a total of 527 units. One hundred twenty-five units in four projects at Chesapeake Street, Yuma Street, Elvans Road (People's Coop) and Stanton Road which are in poor condition but still occupied will be rehabilitated through the HUD Section 8 moderate rehabilitation program.

These figures can be summarized as follows:

#### WARD 8 RESIDENTIAL REHABILITATION

##### Current Commitments

Vacant Units in Projects with Section 8 Rehab Commitments	800+ <sup>2/</sup>
Occupied/Deteriorated Units in Projects with Section 8 Rehab Commitments	<u>1,150</u>
Total Vacant and Occupied Units with Rehab Commitments	1,950+

<sup>2/</sup> Exact figures cannot be stated because Section 8 rehab commitments are to entire buildings, but not necessarily for all the units in these buildings. In some cases buildings are only partially vacant.



## WARD 8 RESIDENTIAL REHABILITATION (cont'd.)

New Plans and Completed

Planned Rehab of Additional Vacant Units by End of FY 83 with New Funds	200 <u>3/</u>
Completed Rehab Units To Date	527

DHCD is requesting from the Council an appropriation of \$5 million in Fiscal Year 1983 to assist in bringing 200 vacant housing units into use in that year, and a similar number in each succeeding year, based on present economic assumptions. Three million four hundred thousand dollars will be used for financing rehabilitation. One million six hundred thousand dollars will be used for providing assistance under the Home Purchase Assistance Program to qualifying lower-income families to buy the rehabilitated units and others in Ward 8. Funds from the Fiscal Year 1982 appropriated acquisition budget will be used to purchase the units. Home purchase assistance funds will be provided to qualifying lower-income families.

It is our intention to provide these units for homeownership because of the relatively small proportion of homeowners in the Ward. The 1,400 vacant units to be brought on the market under present commitments are primarily rental, and in large part subsidized, housing. We believe that a better balance of ownership opportunities

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3/ Additional units to be rehabilitated annually with returns from sales. As rehabilitated units are sold, the funds expended for their acquisition and renovation will be returned to the Department. These funds will then be used to acquire and rehabilitate additional units.

along with subsidized housing increase neighborhood stability, encourages a greater income mix and strengthens the entire community. We will seek to acquire units in neighborhoods where DHCD and other District government activities are planned or underway, so as to further strengthen these communities.

Part of the Department's Fiscal Year 1982 acquisition appropriation will be used in part to purchase the first group of units. From the \$5 million present appropriation request, \$3.4 million will be used to provide construction financing to rehabilitate the first units. When these units are completed and sold, the money will be returned to the Department through a revolving fund for use in purchasing and rehabilitating additional housing units.

The remaining \$1.6 million of the appropriation will be used to provide homeownership assistance in Ward 8 under the Home Purchase Assistance Program. Based on experience, we expect this will provide assistance for 200 families to purchase homes in Ward 8 by the end of 1983. Preference will be given to those who purchase the homes rehabilitated under the program. These funds will also be used to reduce the cost of other sales housing to induce additional private sector involvement.

Resources will be leveraged from the Housing Finance Agency and from private lenders to obtain construction and permanent financing for additional units. We believe that with our commitment and that of the Council, there will be a compelling case for leveraging these additional resources to strengthen the program.



V. Housing Prices, Target Population and Investment

Together with the commitments to bring vacant units back into use under Section 8 and Housing Finance Agency programs, the Alabama Avenue Renaissance will bring into active use by the end of 1983 about 1,000 of the 2,200 vacant units in the ward. As the 200 ownership units rehabilitated by DHCD are sold, the proceeds will be returned to the Department through a revolving fund to be used again to bring additional units back to the market. The District's commitment, will, we believe, stimulate private developers to rehabilitate other housing units in the area at a moderate cost attracted in part by Home Purchase Assistance funds.

Housing units produced for both condominium and cooperative homeownership under this program are expected to sell for between \$20,000 and \$35,000. These projected prices are based on the anticipated savings to be derived from the Department's financing of rehabilitation construction and the community's involvement in some of the renovation activity. Families earning between \$12,000 and \$26,000 per year will be the primary group for which the homeownership units will be targeted, with Home Purchase Assistance Program funds available to assist them to purchase units. These families are about 50 percent of Ward 8's population. The 9 percent of Ward 8 families earning over \$25,000 per year will also be a market for these units with a higher repayment schedule related to their income.

While the emphasis will be on two- and three-bedroom units, the actual unit mix will be determined by a more detailed analysis of the market demand. Forty-five percent of the Ward's population is one- and two-person households.

VI. Program Execution

A. Joint Venture

The program will be implemented in concert with neighborhood organizations, tenants' associations, churches, and other groups who exhibit a commitment to build a housing development capacity. The impact area in general suffers from a lack of institutional capability to redevelop housing. One desirable outcome is to build several groups' understanding and skill in development so that there is a residual capacity to continue the production effort on a basis that is managed and coordinated by the community itself.

Each project will begin with an indigenous organization joint venturing with the Department and a private contractor/developer to produce a well-defined plan for the development.

Community-based organizations who will be participating will be required to make a full commitment to training area residents to develop new skills. A further commitment will be required to assist in reducing final costs so that these savings may be passed on to the purchase. The organizations will be required to actively participate in: 1) initial clean-up and security of the vacant property; 2) interior demolition; 3) maintenance of grounds and trash removal; 4) marketing and selection of purchasers; and 5) homeownership counseling.

Contractor/developer will be selected on the basis of: 1) past quality performance during and after construction; 2) commitment to hire and train unemployed target area residents; 3) acceptable bid price; and 4) ability to work in harmony with a program of this nature.



The Department will be a full participant in the joint venture by carrying out: 1) program planning; 2) property appraisals; 3) architectural design and review; 4) financial packaging; 5) construction inspection; and 6) subsidy allocation as appropriate.

While these functions are to be carried out by the respective venture participants, each participant will fully share in the decision-making process on an equal basis.

B. Cost Reduction

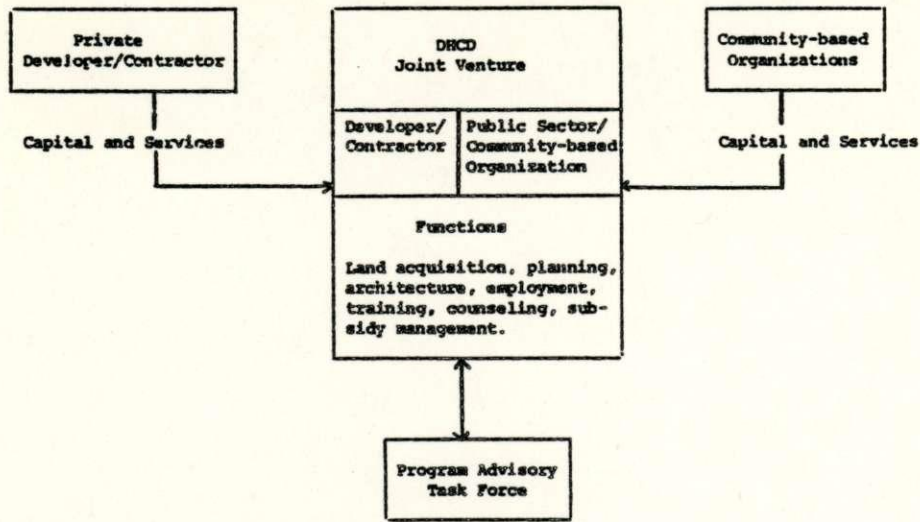
The income distribution in Ward 8 requires that homeownership units be completed at a cost that reflects a no frills approach. In that sense the program is designed to help area households enter the homeownership market for the first time in a basic unit. Therefore, the program proposes to keep rehabilitation amenities at a minimum, but to utilize all techniques for energy and maintenance efficiency to minimize future increases in operating costs.

C. Citizen Participation

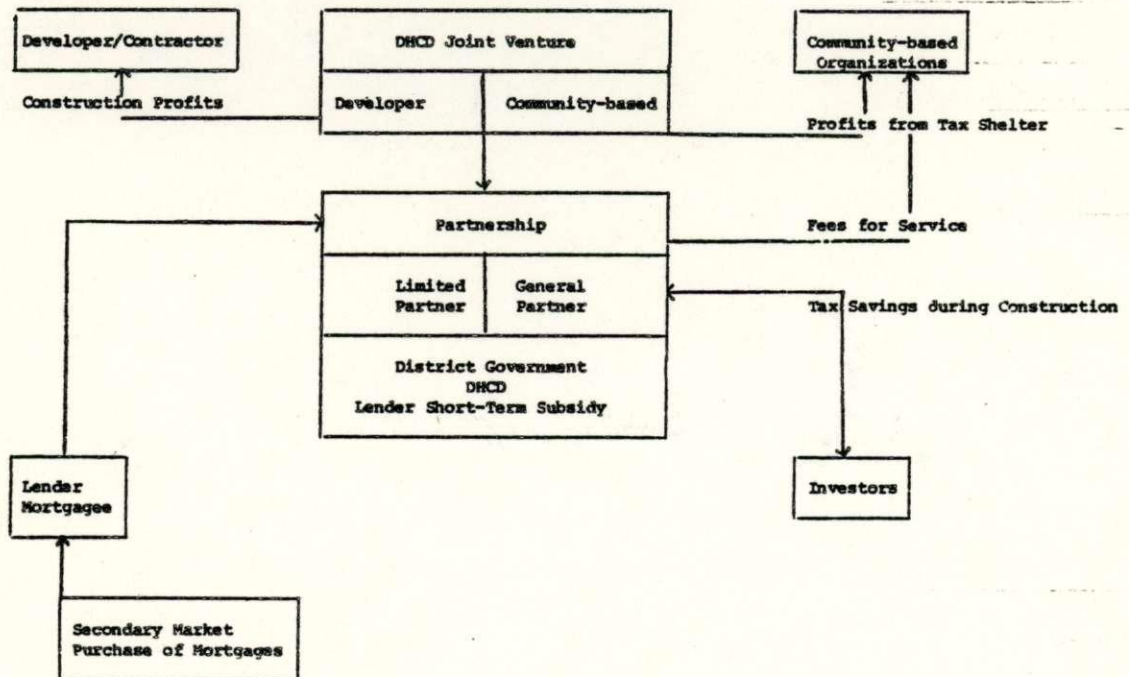
Early in the planning process a Program Advisory Task Force will be organized by the leadership in Ward 8. This Task Force will fully participate in goal-setting, program review, targeting specific buildings for participation and resource development. The Task Force will meet regularly with the various venture partners to monitor progress and to report to the Director of DHCD any or all recommendations for program improvement.

Joint venture organization model and joint venture development phase illustrations follow:

JOINT VENTURE ORGANIZATION MODEL



JOINT VENTURE DEVELOPMENT PHASE





VII. Conclusion

The jobs and investment that are generated through these activities will strengthen the community and benefit its residents by improving the economic base necessary to sustain adequate housing and community facilities. Over 400 construction jobs and over 1,100 jobs in other industries will be created by the rehabilitation activity alone. Over \$6 million in private mortgages to the Ward 8 community can be generated as the initial 200 units are purchased, with additional private investment leveraged as more units are rehabilitated and sold. Over \$1.2 million in new tax revenues annually to the District are projected.

The Mayor has asked all District agencies to work closely together to plan their activities and resource commitment to the Ward 8 community to ensure that the goals of the Alabama Avenue Renaissance are achieved. Employment opportunities, recreation facilities, commercial and shopping facilities, crime, health and educational services are among the issues being addressed.

The Council's support will ensure that these goals can be achieved.

Appendix I

DHCD ACTIVITIES IN WARD 8  
FROM JANUARY 1979



## DHCD ACTIVITIES IN WARD 8 FROM JANUARY 1979

## I. PUBLIC HOUSING MODERNIZATION

A. PROGRAM ACCOMPLISHMENTS

1. Highland Dwellings  
400 Atlantic Street, S.E.  
Funding Source: HUD (\$212,000)  
Activities: Entrance Doors  
No. of Units: 203
2. Sheridan Terrace  
Sheridan Road between Howard and Pomeroy  
Roads, S.E.  
Funding Source: HUD (\$446,346)  
Activities: Boiler renovation and window  
replacements  
No. of Units: 183
3. Barry Farms  
1230 Sumner Road, S.E.  
Funding Source: Capital Improvement Program (CIP)  
(\$300,000 approximately)  
Activities: Gas lines replacement  
No. of Units: 432

TOTAL UNITS: 818          SUBTOTAL (\$956,346)

B. CURRENT ACTIVITIES

1. Valley Green  
1101 Valley Avenue, S.E.  
Funding Source: HUD (\$2,384,921)  
Activities: 46 units rehab and improvements for  
23 public stairs and entrances  
No. of Units: 351
2. Sheridan Terrace  
Sheridan Road between Howard and Pomeroy  
Roads, S.E.  
Funding Source: HUD (\$375,800)  
Activities: Improvements to grounds  
No. of Units: 183
3. Highland Addition  
8th, 9th, and Valley Avenue, S.E.  
Funding Source: HUD (\$391,152)  
Activities: Hot water and electrical system  
improvements  
No. of Units: 246

4. Barry Farms  
1230 Sumner Road, S.E.  
Funding Source: HUD (\$25,000)  
Activities: Upgrade utilities  
No. of Units: 432

TOTAL UNITS TO BENEFIT: 1,212  
SUBTOTAL (\$3,176,873)

C. PLANNED ACTIVITIES

1. Highland Dwellings  
400 Atlantic Street, S.E.  
Funding Source: CIP (FY '83) (\$9,000,000)  
Activities: Comprehensive modernization  
No. of Units: 208
2. Highland Addition  
8th, 9th and Valley Avenue, S.E.  
Funding Source: CIP (FY '84) (\$8,595,000)  
Activities: Comprehensive modernization  
No. of Units: 246
3. Barry Farms  
1230 Sumner Road, S.E.  
Funding Source: CIP (FY '82) (\$14,410,500)  
Activities: Comprehensive modernization  
No. of Units: 432

TOTAL UNITS TO BENEFIT: 886  
SUBTOTAL (\$32,005,500)

II. HOUSING PRODUCTION

A. PROGRAM ACCOMPLISHMENTS

1. Single Family Rehab Loans (3 units at \$121,081)\*  
2318 Shannon Place, S.E.  
1879 Savannah Place, S.E.  
1973 Alabama Avenue, S.E.
2. Emergency Repair Loans (4 units at \$92,320)  
1901 Savannah Place, S.E.  
1903 Savannah Place, S.E.  
1905 Savannah Place, S.E.  
733 Upsal Street, S.E.
3. Deferred Payment Loans (4 units at \$29,292)\*  
1875 Alabama Avenue, S.E.  
1901 Savannah Place, S.E.  
1903 Savannah Place, S.E.  
1905 Savannah Place, S.E.

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\*Number limited by HUD-imposed moratorium.



4. Rehab Construction Loans to Developers (2 projects at \$3,292,496)
    - Elmwood South Condominiums  
100 Danbury Street, S.W.  
No. of Units: 34 at \$1,392,496
    - NOTE: A total of \$1.7 million public funds is expected to result in \$2 million in private investment.
    - Skytower Apartments  
1000 Wahler Place, S.E.  
No. of Units: 91 at \$1,900,000
  5. Building Repair Fund (No. of Units N/A at \$384,738)
  6. Soil Erosion Technical Assistance and Surveys (3700 site evaluations at \$225,000)
  7. Property Acquisition (3 properties at \$1,098,000)
    - Danbury Apartments (Elmwood South Condominiums)  
100 Danbury Street, S.W.  
No. of Units: 34 at \$335,000
    - 733-737 Atlantic Street, S.E. and  
820 Barnaby Street, S.E.  
No. of Units: 69 at \$347,000
    - 215-225 Newcomb Street, S.E.  
No. of Units: 63 at \$416,000
  8. Urban Homesteading (5 properties at \$102,385)
    - 421 Xenia Street, S.E.  
No. of Units: 1 at \$32,133
    - 401 Savannah Street, S.E.  
No. of Units: 1 at \$20,092
    - 125 Mississippi  
No. of Units: 1 \$18,810
    - 1003 Savannah Street, S.E.  
No. of Units: 1 at \$14,250
    - 1347 Morris Road, S.E.  
No. of Units: 1 at \$17,100
- TOTAL HOUSEHOLDS: 307 at \$5,345,312

B. CURRENT AND PLANNED ACTIVITIES

1. Emergency and Rehabilitation Loans  
1905 Savannah Place, S.E. (current request of \$1,850)
2. Development of Knox Hill for mixed use (\$20 million+ development).
3. Building Repairs
4. Soil Erosion Technical Assistance
5. Other ongoing program activities.

## III. HOMEOWNERSHIP/ANTI-DISPLACEMENT

A. PROGRAM ACCOMPLISHMENTS

## Home Purchase Assistance (\$1,340,721)

1. Wilburn Mews  
4th and MLK Avenue, S.E.  
No. of Households: 29 at \$610,337
2. Elmwood South Condominiums  
100 Danbury Street, S.W.  
No. of Households: 8 at \$51,351  
(Additional commitments: \$340,000)
3. Scattered Beneficiaries  
No. of Households: 31 at \$339,033

## First Right Purchase (\$278,800)

4. People's Coop  
2430 Elvans Road, S.E.  
No. of Households: 66

## Coop Conversion Technical Assistance (\$159,830)

5. Cole Gardens Tenant Association  
2800-2802 Jasper Road, S.E.  
No. of Households: 66
6. Southern Hills Tenant Association  
Fourth Street, S.E.  
No. of Households: 250

## Home Counseling (\$240,000)

7. Far Southeast Community Organization

## Weatherization (\$17,000)

8. Insulation  
No. of Households: 17

TOTAL HOUSEHOLDS BENEFITTED: 1,540 at \$2,035,551



## IV. ECONOMIC DEVELOPMENT

A. PROGRAM ACCOMPLISHMENTS

## Innovative Grant (Commercial)

1. Wheeler Road Shopping Center Construction  
Wheeler Road and Wahler Place, S.E.  
\$103,000 Innovative Grant with \$437,000  
leveraging of private dollars resulting in a total  
development cost of \$540,000.
2. Clay Plaza Construction  
2200 Alabama Avenue, S.E.  
\$110,000 Innovative Grant

TOTAL VALUE OF DHCD ACTIVITIES IN WARD 8

Total Completed	\$8,987,209
Total Current and Planned	\$35,182,373 *

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\* Does not include projected \$20 million+ Knox Hill project.

Appendix II

MAJOR ACTIVITIES BY OTHER DISTRICT AGENCIES



## ACTIVITIES BY OTHER DISTRICT AGENCIES IN WARD 8

## CAPITAL IMPROVEMENTS PROGRAM (CIP)

The following capital improvements are scheduled for Ward 8. Those for FY '82 have been finally approved 1/; those for FY '83 have been submitted for Council approval; other projects are proposed for FY '84 - FY '88 2/.

D.C. Fire Station -- South Capitol and Atlantic Streets, S.E. --  
New Facility (FY '82)

Department of Transportation (FY '82) -- (Bridge and Street Program)

Bruce Street, S.E., Robinson Street - 200' south  
Newcomb St., S.E., 2nd Street - 4th Street  
Oakwood St., S.E., 2nd Street - 300' east  
Stanton Terrace, S.E., Bruce Pl. - Alabama Avenue  
Trenton Pl., S.E., Brothers Pl. - Raleigh St.  
9th St., S.E., Valley Avenue - 150' south  
LeBaum St., S.E., Mellon St. - MLK Avenue  
Barnaby Terrace, S.E., Wheeler Rd. - Wheeler Rd.  
Esther Pl., S.E., MLK Avenue - Forrester St.  
Stevens Rd., S.E., Firth Sterling Avenue - Wade Road  
9th St., S.E., Valley Ave. - 300' south  
Wahler Pl., S.E., Wheeler Road - cul-de-sac  
Chesapeake St., S.E., Southern Ave. - 400' west  
Frankford St., S.E., 16th St. - 18th St.  
Livingston Rd., S.E., Atlantic St. - 1000' south  
22nd St. & Langston Pl., S.E. - Hartford St. - Reynolds Pl.  
Howard Rd., S.E., Bowen Rd. - High Street

D.C. Department of Housing and Community Development (FY '82) --  
Barry Farms: Public Housing Comprehensive Modernization,  
Sumner Road, S.E.

Office of Business and Economic Development -- Target Area

Economic Development Fund for Martin Luther King, Jr. Avenue/  
Good Hope Road and Congress Heights/South Capitol, along with  
six other target areas in the District. The funds are to be used  
infrastructure improvements to further business development.

1/ Note that Department of Environmental Services has an approved project at the Blue Plains Water Pollution Control plant which is located in Ward 8 but serves the whole City. The project calls for design and construction of additional primary and secondary and advance waste treatment facilities, as well as upgrading of existing facilities.

D.C. Department of Housing and Community Development -- Highland Dwellings and Addition: Comprehensive Public Housing Modernization, 400 Atlantic Street, S.E. (FY '83 - FY '84)

D.C. Police Department -- Seventh District Police Stationhouse (new facility): Alabama Avenue and Knox Terrace, S.E. (FY '84 - FY '85)

Department of Environmental Services -- Trunk and Secondary Watermains: Intersection of Stanton Road and Alabama Avenue, along Alabama Avenue to Ninth Street, along Ninth Street to Portland Street, along Portland Street to Martin Luther King, Jr. Avenue, along Martin Luther King, Jr. Avenue to Brandywine Street, S.E.

Department of Transportation (Bridge and Streets Program) (FY '83)

Anacostia Freeway Metrorail Station Access

Douglass Road, S.E.

Douglass Road, S.E.

22nd Street, S.E.

Alabama Avenue, S.E.

13th Street, S.E.

Brothers Place, S.E.

South Capitol Street, S.E. and S.W.

Chesapeake Street, S.E.

Second Street, S.W.

First Street, S.E.

Chesapeake Street, S.E.

Sixth Street, S.E.

Suitland Parkway

- 2/ Note that Department of Environmental Services has a proposed project for FY '84 at Blue Plains Water Pollution Control Plant located in Ward 8 but serving the whole City. The project calls for completion of Advanced Wastewater Treatment Plant at 5000 Overlook Drive, S.W.



## PUBLIC FACILITIES IN WARD 8

Educational Facilities

The following chart shows educational facilities located in Ward 8. The schools are noted according to name, type and enrollment capacity. The Ward contains one senior high school, three junior high schools and nineteen elementary schools. Total enrollment capacity is 22,379 students. Those schools with associated recreation facilities are also noted.

<u>Name and Type</u>	<u>Enrollment Capacity</u>	<u>Associated Recreation</u>
SENIOR HIGH SCHOOL:		
Ballou	2044	x
JUNIOR HIGH SCHOOLS:		
Johnson	1257	x
Douglass	756	x
Hart	<u>1175</u>	x
Subtotal	3188	
ELEMENTARY SCHOOLS:		
Birney	925	
Congress Heights	792	x
Draper	651	
Friendship	2730	x
Garfield	545	
Green	771	x
Hendley	751	
Leckie	792	
Malcolm X	1180	x
McCogney	751	
Moten	1182	
Nichols Avenue	308	
Patterson	703	
Savoy	730	x
Simon	675	
Mary C. Terrell	1124	x
Turner	826	
Washington Highlands	939	x
Wilkinson	<u>772</u>	x
Subtotal	17,147	
GRAND TOTAL	22,379	

Recreation Centers

The following chart lists recreation centers located in Ward 8. These facilities are noted according to name, address, type and acreage. All are operated year-round. There are seven neighborhood-oriented recreation centers, four major centers and five community centers. The attached map shows specific sites for the sixteen recreation centers.

<u>Name and Type</u>	<u>Address</u>	<u>Acreage</u>
<b>NEIGHBORHOOD CENTERS</b>		
Ballou	4th & Trenton Sts., SE.	N/A
Congress Heights	Alabama Ave. & Randle Pl., SE.	4.4
Green	15th St. & Mississippi Ave., SE.	3.0
Malcolm X	Alabama Ave. & Congress St., SE.	7.2
Savoy	2440 Shannon Pl., SE	.5
Terrell	3301 Wheeler Rd., SE	3.2
Wilkinson	Pomeroy & Stanton Rds., SE	3.5
<b>MAJOR CENTERS:</b>		
Douglass School	2600 Douglass Rd., SE.	N/A
Friendship	5600 Livingston Rd., SE.	10.2
Hart	601 Mississippi Ave., SE.	N/A
Johnson	Bruce & Robinson Sts., SE	6.0
<b>COMMUNITY CENTERS:</b>		
Bald Eagle	MLK Ave. & Joliet St., SW.	4.2
Barry Farms	1230 Sumner Rd., SE.	6.6
Douglass CC	19th St. & Stanton Terr., SE.	5.3
Fort Greble	MLK Ave. & Elmira St., SW	6.0
Washington Highlands	8th & Yuma Sts., SE.	4.0



## PUBLIC HEALTH CARE SERVICES IN WARD 8

Congress Heights Health Center  
8th and Xenia Streets, S.E.

D.C. Village Elderly Housing  
No. 2 D.C. Village Lane, S.W.

Hart Junior High School Dental Clinic  
601 Mississippi Avenue, S.E.

Community Care Social Service Center  
3234 15th Place, S.E.

Congress Heights Decentralized Social Service Center  
Wheeler Road and Valley Avenue, S.E.

Emergency Family Shelter  
2840 Hartford Street, S.E.

## EMPLOYMENT SERVICE CENTERS IN WARD 8

Anacostia Job Service Center  
1217 Good Hope Road, S.E.

Washington Highlands Job Service Center  
8th and Xenia Street, S.E.

Appendix III

PLANNED AND EXISTING SECTION 8  
MODERATE AND SUBSTANTIAL  
REHABILITATION PROJECTS IN WARD 8



PLANNED AND EXISTING SECTION 8 MODERATE  
AND SUBSTANTIAL REHABILITATION PROJECTS  
IN WARD 8

Moderate Rehabilitation

- |   |   |
|---|---|
| 1. Chesapeake/Yuma Ltd. Partners<br>851-853 Yuma Street (34 units)<br>838-842 Chesapeake Street | 3. 2430-2438 Elvans Road<br>People's Coop<br>(66 units) |
| 2. 400 Chesapeake Street (13 units)   |   |

Total Units - 113 Units\*

\*All are proposed and have FY '81 funding reservations.

Substantial Rehabilitation

<u>Project</u>	<u>Current Vacant Units for Rehab</u>	<u>Subsidized Units for Rehab</u>	<u>Rental or Sale Market Rate Units for Rehab</u>	<u>Total Rehab Units</u>
Parkchester	94	84	-0-	94
Congress Park <sup>1/</sup>	265	163	235	398
Wheeler Terrace <sup>1/</sup>	75	113	-0-	113
Atlantic Gardens	72	108	-0-	108
Potomac View <sup>2/</sup>	215	128	312	440
Garfield Hills <sup>2/</sup>	93	93	-0-	93
Parklands <sup>3/</sup>	-0-	84	10	94
Skytower <sup>3/</sup>	-0-	91	-0-	91
Hunter Pines <sup>3/</sup>				
East	-0-	122	-0-	122
West	-0-	82	-0-	82
Stanton Oaks Apartments <sup>3/</sup>	-0-	12	-0-	12
Wellington Park Apartments <sup>3/</sup>	-0-	68	-0-	68
Barnaby Manor <sup>3/</sup>	-0-	126	-0-	124
<b>Totals</b>	<u>814</u>	<u>1,272</u> <sup>4/</sup>	<u>557</u>	<u>1,839</u>

<sup>1/</sup> HUD-held projects

<sup>2/</sup> Project financing to be provided by DCHFA for a total of 533 units.

<sup>3/</sup> Projects completed and occupied total 527 units.

<sup>4/</sup> Total includes 677 new Section 8 units with FY '81 funds reservations in projects that have not gone to closing.

Source: U.S. Department of Housing and Urban Development (Area Office) Weekly Status Report for Mortgage Insurance/Funding Reservations; DHCD.

ESTIMATED HOUSING SUBSIDY FUNDS  
COMMITTED TO WARD 8 ANNUALLY

Subsidy for Public Housing Units	\$4,032,000
Subsidy for Section 8 Substantial Rehabilitation Units	\$10,274,500
Subsidy for Section 8 Moderate Rehabilitation Units	\$40,000
TOTAL*	\$14,346,500

---

\*Does not include subsidies associated with Section 8 Existing  
Housing Certificates, Section 236 and Section 221(d)(3) projects.



Appendix IV

PROJECTED LOCAL EMPLOYMENT, TAX REVENUE  
AND MORTGAGE LOANS GENERATED  
BY THE PROGRAM

PROJECTED LOCAL EMPLOYMENT, TAX REVENUE AND MORTGAGE LOANS  
GENERATED BY THE ALABAMA AVENUE RENAISSANCE

Program Scope: Approximately 1200 rental units and 200 homeownership units are to be rehabilitated for a total of 1,400 units.

I. EMPLOYMENT

The rehabilitation activity noted above will create a number of jobs in construction and other industries. Estimates are based on the jobs generated per unit rehabilitated.

Construction (.32 jobs per unit) - 448 jobs  
Other Industries (.83 jobs per unit) - 1,162 jobs  
TOTAL JOBS - 1,610

II. LOCAL TAX REVENUE

During the first two years of the program, taxes will be generated as the 200 homeownership units are sold.

From the 200 sales units:

One-time recordation tax (2% maximum of \$35,000 sales price) -  
\$140,000  
Condo transfer fee (4% of \$35,000 sales price) -  
\$280,000  
TOTAL TAXES AND FEES - \$420,000

After the first two years of the program, property tax assessments on all 1,600 units will generate substantial revenue.

From property taxes

200 sales units (\$35,000 maximum assessment x \$1.22 per \$100 of assessed value) - \$85,400  
1,200 rental units (\$35,000 maximum assessment x \$2.13 per \$100 of assessed value) - \$849,000  
TOTAL PROPERTY TAX AFTER FIRST TWO YEARS - \$979,400

III. MORTGAGE LOANS GENERATED

\$30,000 x 200 = \$6,000,000

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Source of Jobs/Units Employment Assumptions: D.C. Office of Business and Economic Development; National Association of Homebuilders.



Appendix V

PERMITS FOR NEW CONSTRUCTION IN  
WARD 8

## PERMITS FOR NEW CONSTRUCTION IN WARD 8

<u>YEAR</u>	<u>DISTRICT OF COLUMBIA</u>	<u>WARD 8</u>
1970	1,946	395
1971	836	82
1972	573	--
1973	1,799	--
1974	1,264	11*
1975	447	89
1976	1,987	74
1977	2,148	131
1978	2,579	43
1979	1,757	21
1980	<u>2,686</u>	<u>8</u>
	18,022 (100%)	854 (4.7%)
1981**	593 (100%)	8 (1.3%)

\*1,055 Units were also built on Bolling Air Force Base

\*\*January 1981 through October 1981

Source: Office of Planning and Development - "A Perspective on the District of Columbia and the Eight Election Wards, 1970-1980." The Dynamics of Change "A Study of Demographic, Social, Income and Housing Trends -- Implications for the Future."



Appendix VI

CONDOMINIUM CONVERSIONS IN WARD 8

## CONDO CONVERSIONS IN WARD 8

## Recorded Condominium Conversions as of August 1981

1. 450 Xenia Street, S.E.	5 units
2. 400 Xenia Street, S.E.	5 units
3. 3415 5th Street, S.E. (East Gate)	22 units
4. 100 Chesapeake Street, S.E.	8 units
5. 100-126 Danbury Street, S.W. and 3401 South Capitol Street, S.W. with Elmwood Condos.	<u>34 units</u>
Total	74 units



Appendix VII

APARTMENT IMPROVEMENT PROGRAM DESCRIPTION

TENANT PURCHASE ASSISTANCE

APARTMENT IMPROVEMENT PROGRAM  
(AIP)

The AIP is a joint effort of the District Government, the lending community, the real estate and property management industry, and neighborhood organizations to stabilize multifamily rental housing in the District.

The purpose of the AIP is to involve financial institutions, real estate industry, city government and community in cooperative effort to find solutions to the problems of given apartment properties.

Solutions are identified through the technical assistance of the AIP staff and through negotiations between owners, tenants and mortgagees of properties selected for treatment (building partnership). The building partnership, through collective bargaining, develops a building improvement plan which typically would include:

- needed rehabilitation to, at least, housing code standards;
- tenant involvement in the management process to the end of stabilizing the post rehabilitation condition of the property by giving tenants some proprietary interest;
- maintenance schedule;
- rent schedule, freely negotiated by the parties in consequence of the interim exemption which the Housing Act of 1980 provides AIP properties from its Title II (Rent Control Provisions);
- financing.

The goals of the AIP are to:

- prevent displacement;
- find ways to effect rehabilitation and positive changes in management and maintenance;
- show landlords that it can make economic sense for them to keep their property as rental housing for existing tenants;
- stimulate a return of private capital to multifamily rental housing;
- provide tenants with some control over their housing costs and living conditions;
- improve neighborhoods by improving housing in those neighborhoods.

The AIP is operated by an independent Board of Directors which includes city officials, lenders, real estate/property management industry



representatives and community organizations, and staffed by the Department of Housing and Community Development.

Staff provides for technical assistance in:

- financial analysis of apartment operations using a computerized real estate investment analysis model;
- identification of construction and/or permanent financing or refinancing (packaging);
- construction cost estimating, work write-ups, specifications development, bid packaging and general contracting;
- tenant organizing;
- other areas, as needed, to stabilize apartment operation.

## TENANT PURCHASE ASSISTANCE - PROGRAM OF FINANCIAL ASSISTANCE

1. COOP SEED MONEY LOAN PROGRAM - Covers "soft costs" of conversion of multifamily buildings from rental to cooperative ownership by the tenants. Provides loans to tenant associations where more than 50 percent of the member households are lower-income (defined by current Section 8 rental income limitations). There are two types of loans: Initial Retainer Seed Money Loans - not to exceed \$5,000 for reimbursement of actual expenses for lawyers, architects, organizers, appraisers, engineers, or a general development consultant; and Comprehensive Seed Money Loans - not to exceed 8 percent of the total development costs of the project, to cover 50 percent of eligible "soft cost" expenses. Seed money loans are made at no interest, but become due at the time the project receives permanent financing. These loans are available only for limited-equity or low-yield cooperatives.
2. FIRST RIGHT PURCHASE PROGRAM - Provides loans to tenant associations converting to low-yield cooperative ownership, where 50 percent of the member households are lower income (as defined by the current Section 8 rental income limitations). There are several different types of loans, including: Prepurchase loans - short-term, non-interest loans to assist the payment of earnest money deposits for purchase contracts. These loans are made on a matching basis. Gap Financing Loans - short-term mortgage loans provided to make up the difference between the borrowing capacity of the tenant association and the amount needed to finance acquisition, rehab and marketing of the coop.
3. HOME PURCHASE ASSISTANCE PROGRAM (HPAP) - Available to individuals or in the name of a cooperative for individual members; provides a deferred payment loan not to exceed \$16,000 to write down the money housing cost of an individual household to not more than 28 percent of the monthly household income. HPAP is available to lower-income household, meeting the Section 8 rental income limitations and on a priority basis to displacees. The household must commit at least \$500 of personal assets to qualify for an HPAP loan.
4. REHABILITATION LOANS - Loans, both short-term and long-term, are available for the rehabilitation of tenant-purchased buildings in community development areas and neighborhood strategy areas, ON A VERY LIMITED BASIS.

Appendix VIII

MAPS

DHCD Activities

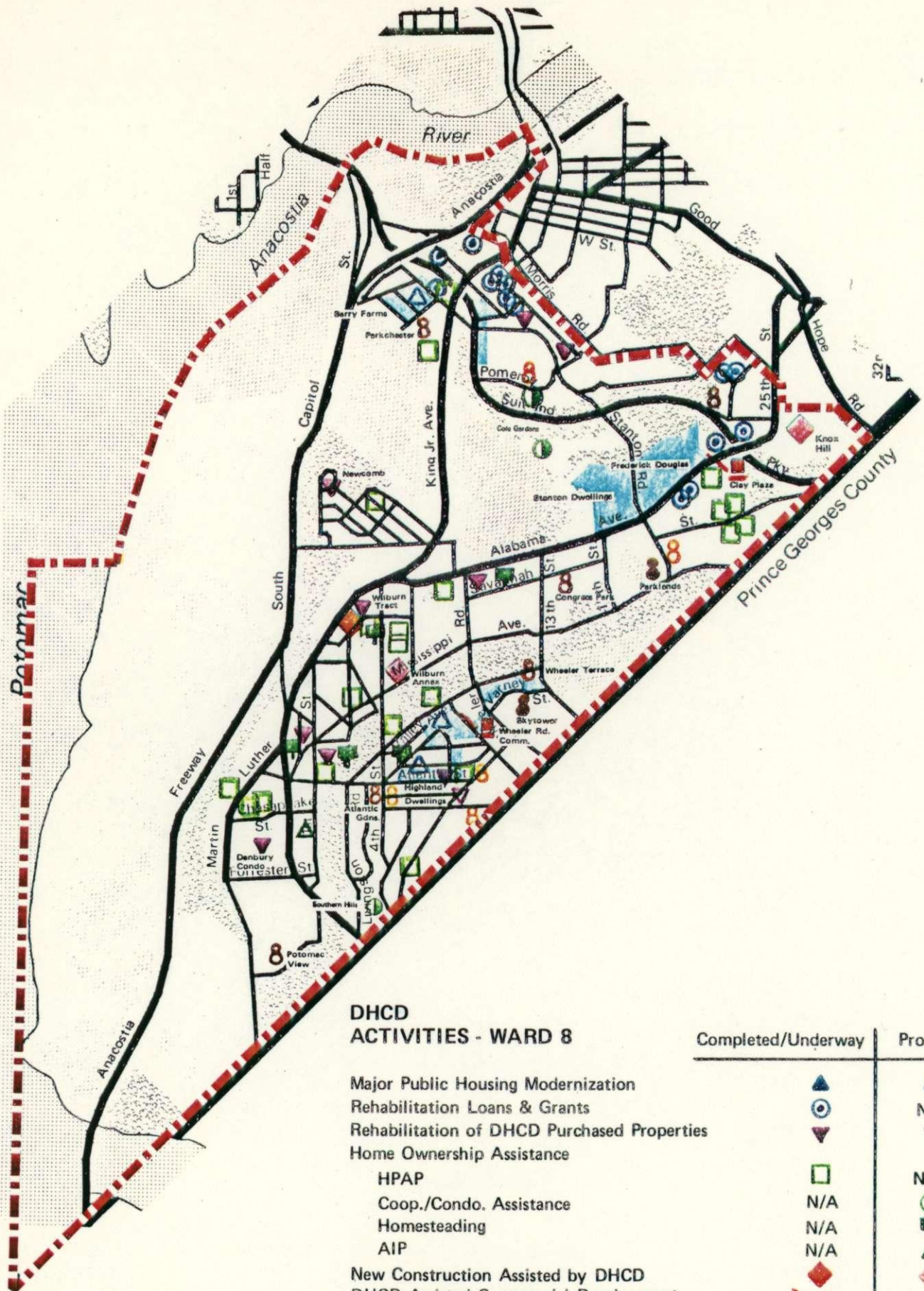
Capital Improvements Program

Vacant Buildings in Ward 8

Section 8 Rehabilitation

Existing Public and Subsidized Housing



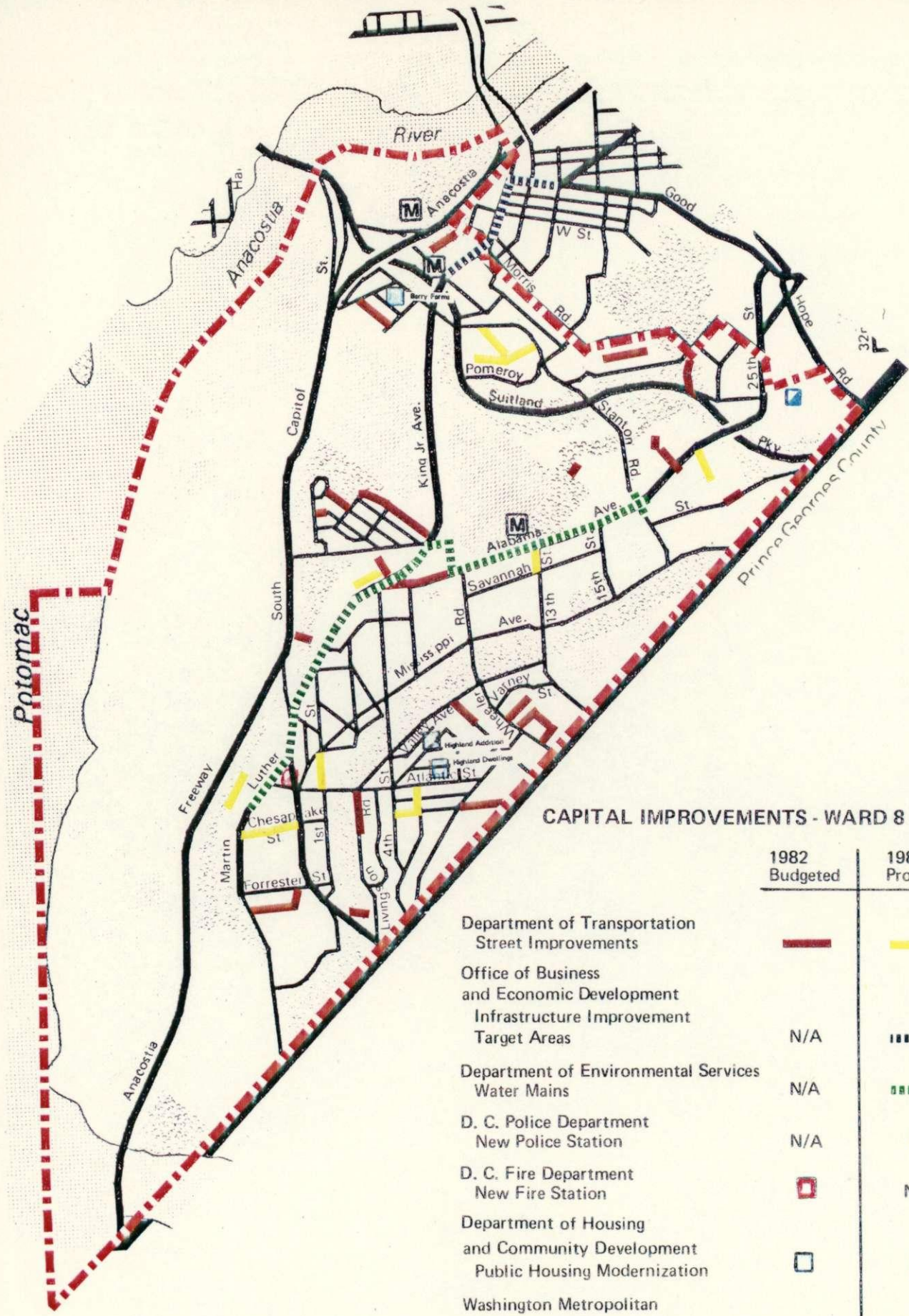


**DHCD  
ACTIVITIES - WARD 8**










- Major Public Housing Modernization
- Rehabilitation Loans & Grants
- Rehabilitation of DHCD Purchased Properties
- Home Ownership Assistance
- HPAP
- Coop./Condo. Assistance
- Homesteading
- AIP
- New Construction Assisted by DHCD
- DHCD Assisted Commercial Development
- Section 8 Substantial Rehab.
- Section 8 Moderate Rehab.

Completed/Underway	Proposed/Planned
	N/A
	N/A
N/A	
N/A	
N/A	
	N/A

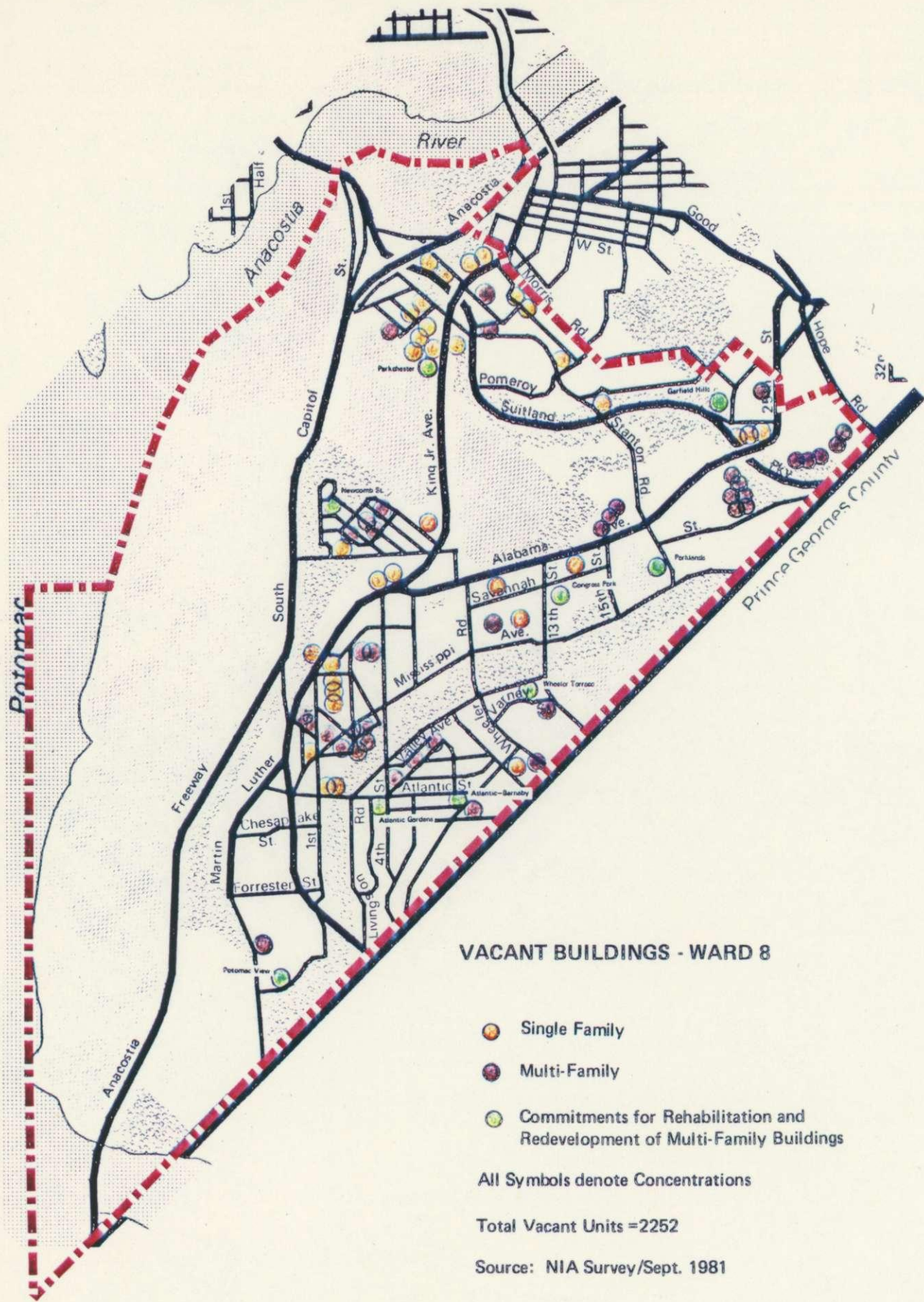




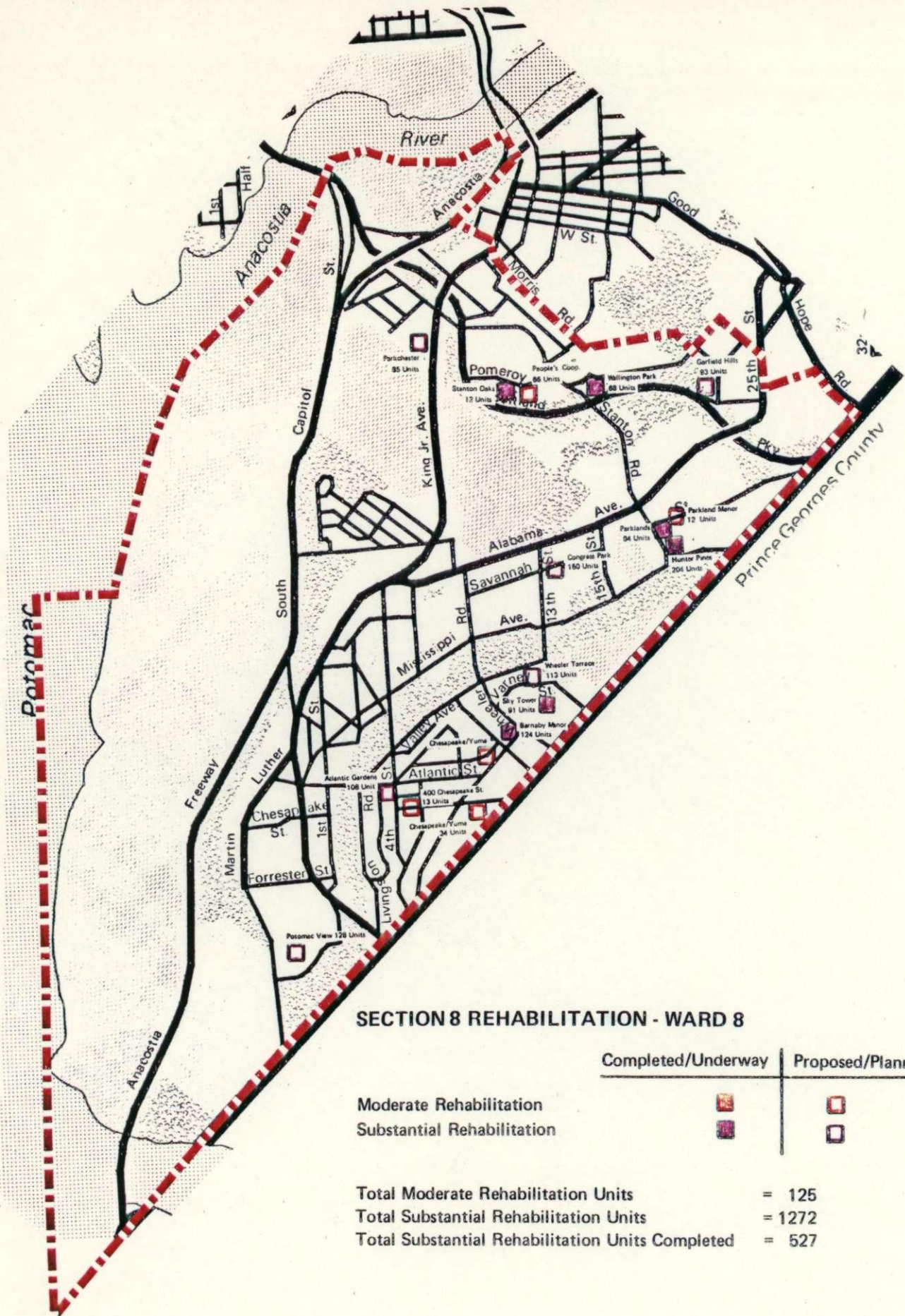
**CAPITAL IMPROVEMENTS - WARD 8**

	1982 Budgeted	1983 - 88 Proposed
Department of Transportation Street Improvements		
Office of Business and Economic Development Infrastructure Improvement Target Areas	N/A	
Department of Environmental Services Water Mains	N/A	
D. C. Police Department New Police Station	N/A	
D. C. Fire Department New Fire Station		N/A
Department of Housing and Community Development Public Housing Modernization		
Washington Metropolitan Area Transit Administration Metro Station	N/A	









**SECTION 8 REHABILITATION - WARD 8**

	Completed/Underway	Proposed/Planned
Moderate Rehabilitation		
Substantial Rehabilitation		

Total Moderate Rehabilitation Units = 125  
 Total Substantial Rehabilitation Units = 1272  
 Total Substantial Rehabilitation Units Completed = 527







Appendix IX

PHOTOGRAPHS



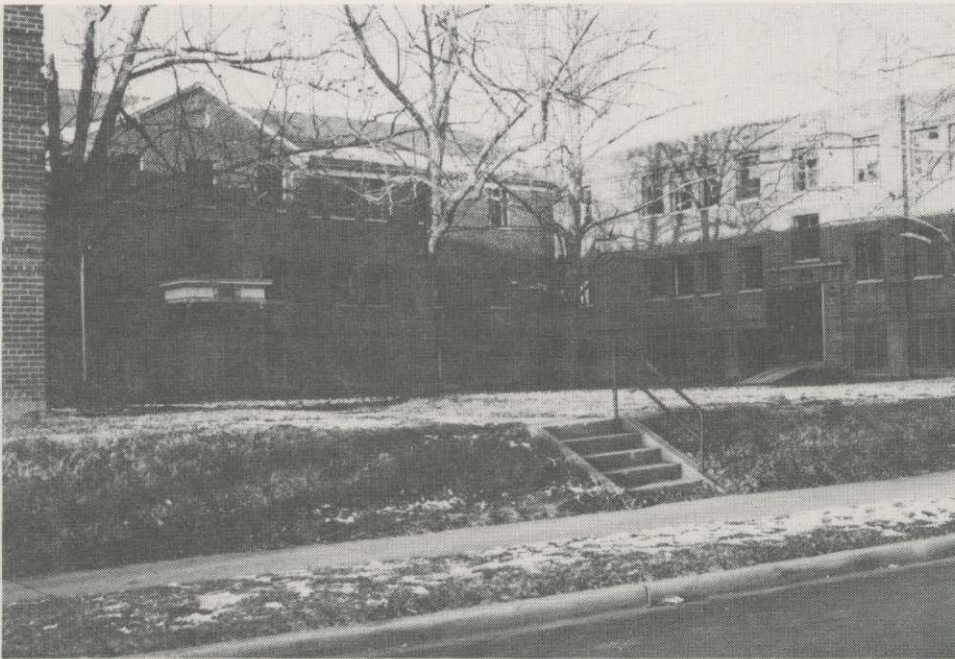


*Garfield Hills*



*Congress Park*

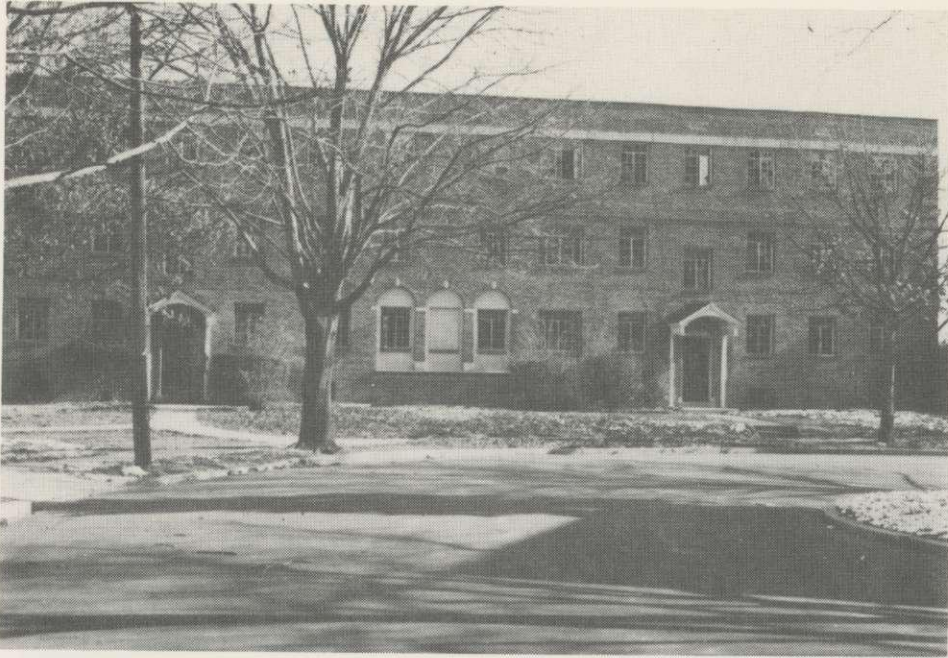
*Congress Park*



*Buena Vista*







*Potomac View*



*Fifteenth Place*

*Wayne Place*



*Good Hope Hills*







*Potomac View*

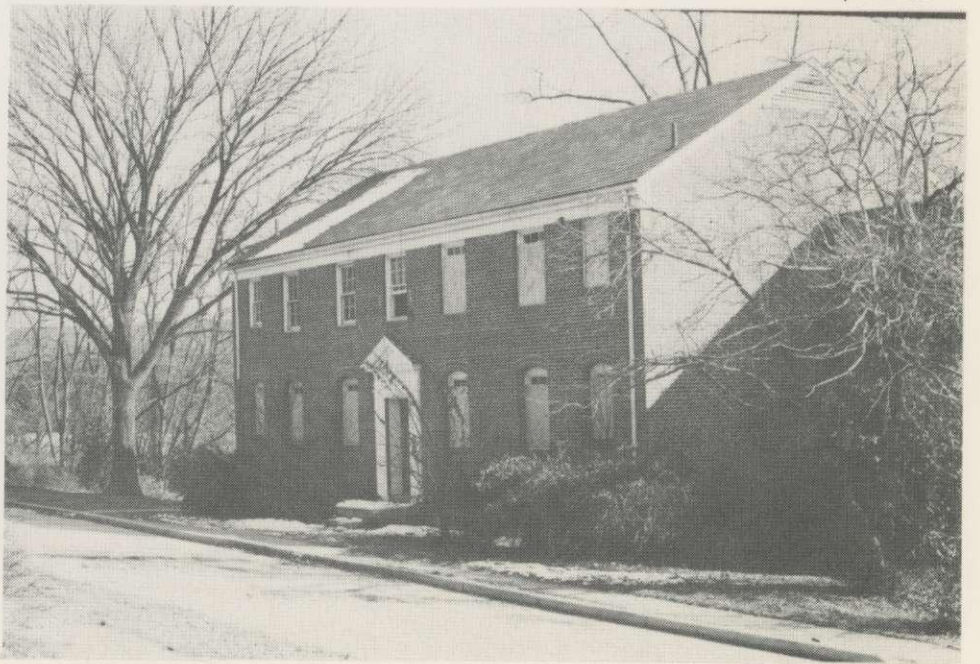


*Stanton Hills*

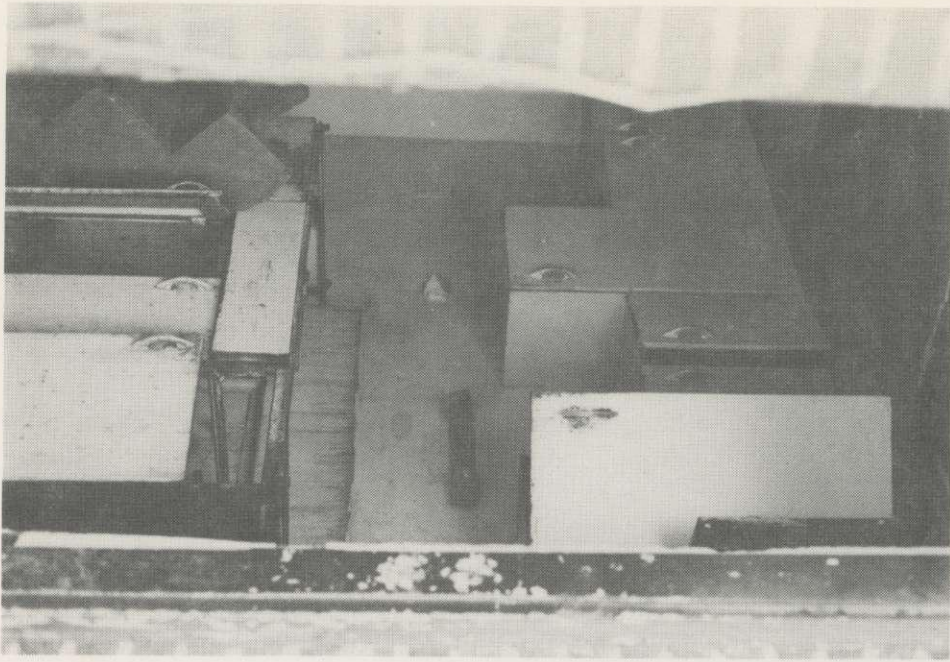
*Wheeler Terrace*



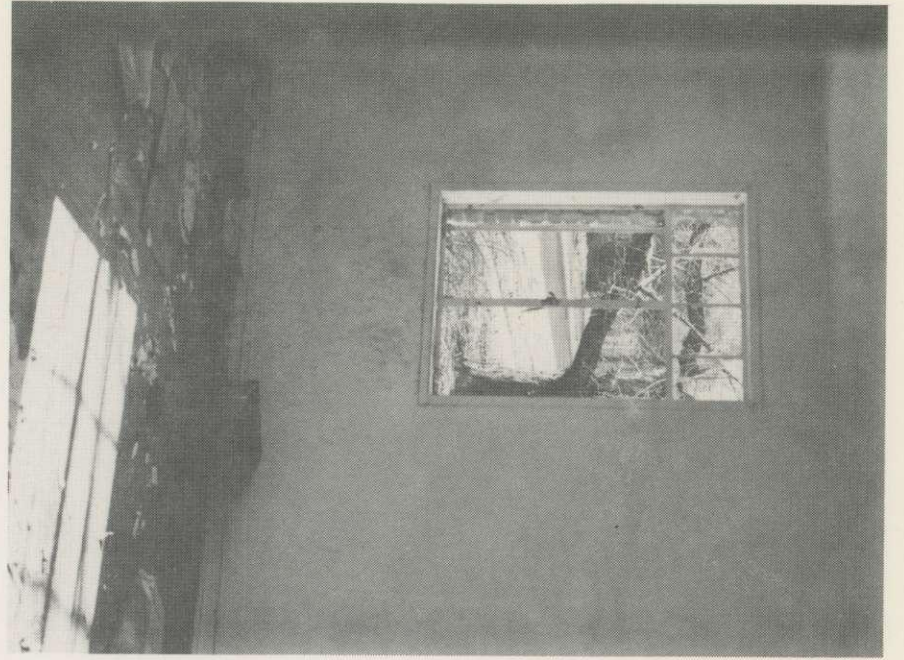
*Wayne Place*





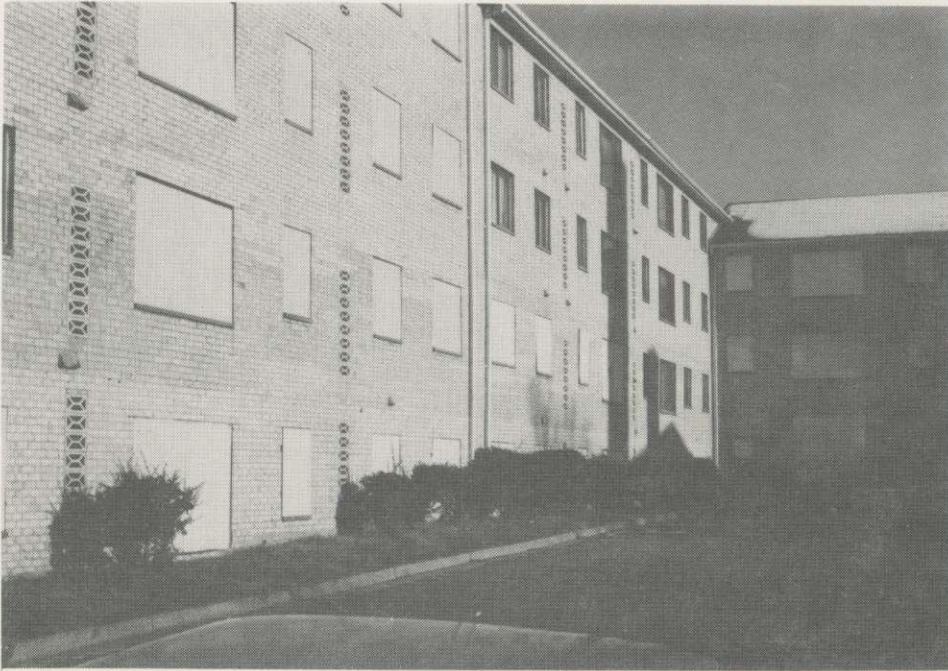


Potomac View/Living Room



Garfield Hills/Kitchen

Langston Lane



View from Raleigh Street





D.C. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

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