



Everybody Under One Roof: Multigenerational Housing

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Anna Scallet

Project Manager, Development Finance Division

DC Department of Housing and Community Development
(DHCD)

Overview



- Department of Housing and Community Development (DHCD) programs
- Age-Friendly DC
- Multifamily housing and DFD examples



DC Programs for Homeowners to Age in Place



DHCD programs:

- Safe at Home, in collaboration with the DC Office on Aging (DCOA)
 - Provides home accessibility adaptation grants of up to \$6,000 for low-income seniors to reduce the risk of falls and other barriers that limit mobility
 - Since 2016, has served more than 1,200 DC households, installing safety adaptations such as grab bars, safety railings, stair lifts, and bath tub cut outs
- Single Family Residential Rehabilitation (SFRRP) administers loans and/or grants for home repairs

Senior homeowner property taxes

- Reduction, relief, or deferral programs
- 5% annual assessment cap



- Context: the number of older Washingtonians is increasing, and over half live alone
- Encouraging active and healthy living for all DC residents
- Framework includes:
 - Financial health and security
 - Disaster preparedness
 - Social participation and inclusion
 - Support for family caregivers

Accessory Dwelling Units (ADUs)

- Different than “English basement” apartments
- A way to build wealth and financial security
- Barriers and issues
 - Zoning
 - Financing and costs
 - Permitting

Multifamily housing for multigenerational housing



- Location
- Often necessity, based on income
- Accessibility features
 - Elevators
 - Flat units
 - No-step entry
 - Wide halls and doors
 - Grab bars or blocking
 - Emergency call systems

Development Finance Division (DFD)



- A gap lender for multifamily affordable housing development and renovations
- Both local and federal sources, including the DC Housing Production Trust Fund (HPTF)
- Allocating Agency for the Low Income Housing Tax Credit (LIHTC)

DFD and DC accessibility requirements



- Section 504 accessibility requirements are applied by DHCD to all projects receiving financial assistance
- Consolidated Affordable Housing Request for Proposals (RFP) awards points for 100% senior projects that follow universal design guidelines

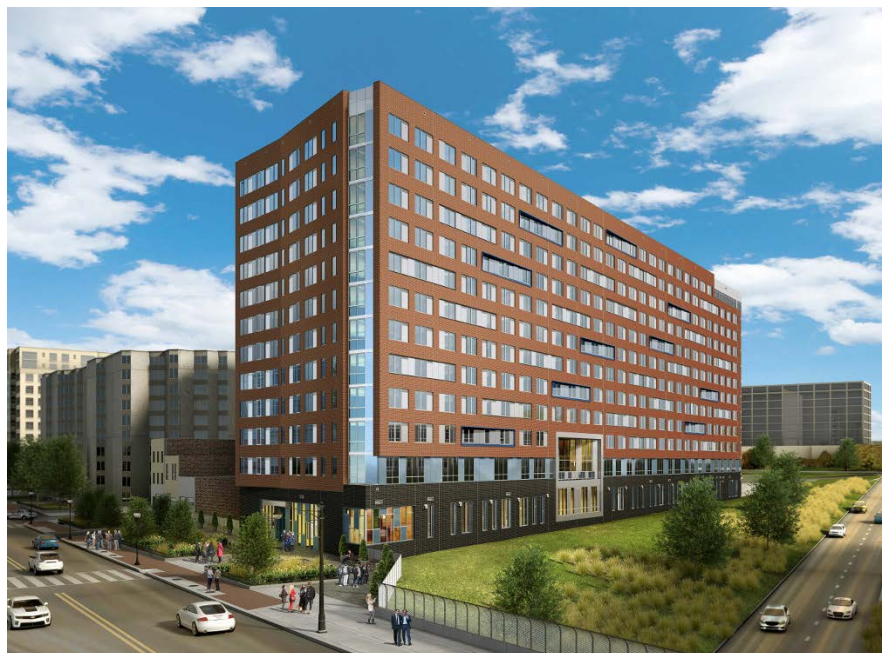
Hebrew Home / Spring Flats

- Site-based multigenerational housing
 - 88 apartments for seniors at 30%, 50%, and 60% AMI in the historic Hebrew Home
 - 58 affordable apartments for families
 - 29 unrestricted market rate apartments
 - 10 homeownership condominiums
- OurRFP process through the Office of the Deputy Mayor for Planning and Economic Development (DMPED)
- Expected to be financed by must-pay debt, LIHTC equity, DC Housing Production Trust Fund, deferred developer fee



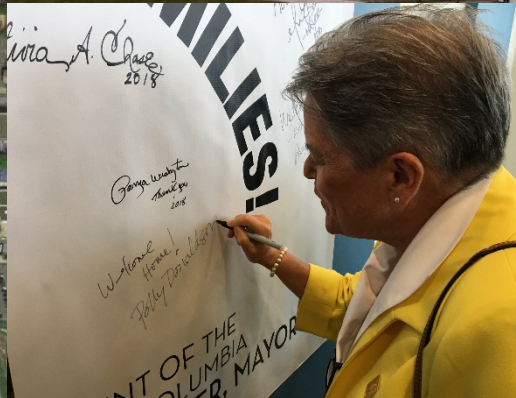
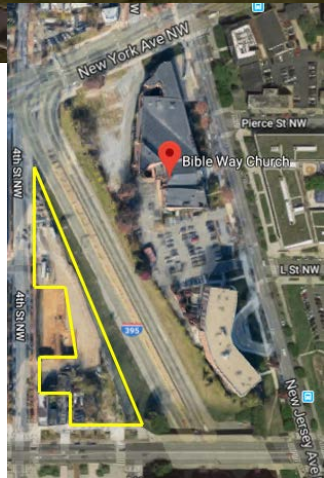
- Based on a national model of intentional intergenerational communities
- 27 apartments restricted at 30%, 50%, and 80% AMI
- Services and shared amenities





- 173 affordable apartments for the general population
- 50 2-bedroom and 3-bedroom apartments targeted to grandfamilies
 - Restricted at 30% and 40% AMI
 - 5 with DC's Local Rent Supplement Program (LRSP) operating subsidy

Plaza West (continued)



- Plaza West Community Life Program
- Community spaces include:
 - 12th Floor Community Room
 - Fitness Center
 - Kids' activity room
 - Grandparent library
- Challenges
 - Complicated physical site adjacent to I-395
 - Rapidly developing neighborhood
 - Census data and market research for income-targeting
 - Financed by must-pay debt, 4% LIHTC equity, HPTF, acquisition loan, Department of Behavioral Health grant, fundraising efforts

- [Age-Friendly DC 2023 Strategic Plan](#)
- Coalition for Smarter Growth: [DC ADU Forum, Workshops, Action Alerts, and Resources](#)
- Joint Center for Housing Studies (JCHS) of Harvard University: [Housing America's Older Adults 2018](#)

Thank you!



Anna Scallet, Project Manager

District of Columbia Department of Housing and
Community Development

anna.scallet@dc.gov

202.442.7131

<http://dhcd.dc.gov>

We are updating our LIHTC Qualified Allocation Plan!

For more information: <https://dhcd.dc.gov/service/tax-credit-allocation>

