

# ***DC Historic Housing Grant Program***

Beginning January 2007\*, District of Columbia homeowners within specific historic districts will be eligible to receive a grant valued at 35% of applicable D.C. income taxes toward the expenses of rehabilitating their homes.\* There is also an additional 15% bonus offered for properties rehabilitated in the Anacostia Historic District. It should be noted however, that the program does not apply to the construction of additions or for the purchase of properties.

**To qualify, the building must be a structure that contributes to the historic character of one of the following historic districts:**

Anacostia  
Blagden Alley/Naylor Court  
Capitol Hill  
Greater 14<sup>th</sup> Street  
Greater U Street  
Le Droit Park

Mt. Pleasant  
Mt. Vernon Square  
Shaw  
Strivers Section  
Takoma Park

**Additionally, the following criteria must be met in order to receive the grant:**

- The applicant must have a household income of 120% or less of the area median income (AMI). A chart follows outlining 2006 eligibility thresholds.
- The work must have a total cost of more than \$5,000 expended within a 24-month period (or 60 months in a phased project).
- The work must be consistent with the purposes of the D.C. historic preservation law (the standard that normally applies to preservation projects reviewed under D.C. law).
- The owners must use the property as their principal place of residence within 60 days after the rehabilitation is certified.
- A five-year preservation covenant will be placed on the property requiring the property owner to maintain the improvements in good repair. If the improvements are not maintained, the Mayor may assess the amount of the grant as a tax on the property.
- Rehabilitation costs must be allocated to structural repairs or exterior work.
- The maximum grant amount per homeowner occupied property is \$25,000.
- A taxpayer who has a household income of more than 60% but no more than 90% of area median income shall be required to match the grant by

contributing a minimum of 25% of the cost of the rehabilitation; except, that match requirement shall be a minimum of 155 for a taxpayer in the Anacostia Historic District.

- A taxpayer who has a household income of more than 90% of area median income shall be required to match the grant by contributing a minimum of 50% of the cost of the rehabilitation; except, that match requirement shall be a minimum of 40% for a taxpayer in the Anacostia Historic District.
- All rehabilitation expenses must be approved by the Historic Preservation Office prior to the award of a grant.

**Applications:**

Please contact Brendan Meyer, coordinator, at the Historic Preservation Office at 202.741.5248 for information about the program.

**\* At the present time (12/22/2006), the projected effective date of this law and program is January 16, 2007. The exact date is subject to the 30-day Congressional Review Period.**

## Income-Eligible Households and Potential Grant Values for 2006

<b>HUD Washington Median Income (Family of 4) \$90,300</b>				<b>Potential DC Grant Value</b>	<b>Potential DC Grant Value</b>
	<i>2006 Median Income by Household Size (DC)</i>	<i>Maximum. Household Income For Grant Eligibility (120%)</i>	<i>Step Eligible Household Income for Grant Eligibility (60%)</i>	<i>At the Maximum Eligible Level of Household Income (120%)</i>	<i>At the Lower End of Eligible Levels of Household Income (60%)</i>
1 Person	\$63,210	\$75,850	\$37,930	\$4,095	\$1,744
2 Persons	\$72,240	\$86,690	\$43,340	\$4,767	\$2,037
3 Persons	\$81,270	\$97,520	\$48,760	\$5,461	\$2,340
4 Persons	\$90,300	\$108,360	\$54,180	\$6,176	\$2,655
5 Persons	\$99,930	\$119,200	\$59,600	\$6,913	\$3,039
6 Persons	\$108,360	\$130,030	\$65,020	\$7,671	\$3,381