Habitat for Humanity of Washington, DC

• A development and construction company;
• A mortgage servicing provider;
• A social service agency.

• Established in 1988
• We worked with over 200 families in DC.
• Utilizes more than 4,000 volunteers a year in the construction of these homes.
• Partnered with hundreds of companies, foundations, schools, community groups, churches and other organizations.
Why do we need affordable housing?

- DC median sales price $499,900\(^1\);
- 6.4% change from 2013\(^1\);
- AMI family of four $107,000\(^2\);
- Nearly 20% of D.C. families live at the poverty rate\(^3\);
- Half of D.C. households are paying 30% or more of their income on rent,
  - 20% are paying 50% or more of their income on rent\(^3\).

<table>
<thead>
<tr>
<th>Household Size</th>
<th>30% AMI</th>
<th>60% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$ 22,470</td>
<td>$ 44,940</td>
</tr>
<tr>
<td>2</td>
<td>$ 25,650</td>
<td>$ 51,360</td>
</tr>
<tr>
<td>3</td>
<td>$ 28,890</td>
<td>$ 57,780</td>
</tr>
<tr>
<td>4</td>
<td>$ 32,100</td>
<td>$ 64,200</td>
</tr>
<tr>
<td>5</td>
<td>$ 34,680</td>
<td>$ 69,360</td>
</tr>
<tr>
<td>6</td>
<td>$ 37,260</td>
<td>$ 74,520</td>
</tr>
<tr>
<td>7</td>
<td>$ 39,810</td>
<td>$ 79,620</td>
</tr>
<tr>
<td>8</td>
<td>$ 42,390</td>
<td>$ 84,780</td>
</tr>
</tbody>
</table>

1 – RealEstate Business Intelligence, LLC. Data Source: MRIS. Statistics calculated 4/4/2014
2 – Department of Housing and Urban Development FY 2014 Income Limits Documentation System
3 – Habitat for Humanity of Washington, D.C., Inc. FY 2013 Economic Impact Study
The DC Habitat model of affordability

- Purchase Price = $270,000
- DTI = 30/43
- 650 = +/- 4.3%
- Monthly debt obl. = $500.00

- **1st Trust = Bank (LTV = 63%)**
  - $169,500.00 @ 4.3% = $838.81
- **2nd Trust = HPAP**
  - $40,000.00 @ 0.0% = $83.33
- **3rd Trust = HPTF**
  - $60,000.00 @ 0.0% = $00.00
- Deposit
  - $500.00

**Monthly Income = $4,458.33** ($53,500.00 p/yr.)

- **$4,458.33 * 30% = $1,337.50**
- **$4,458.33 * 43% = $1,917.08**

**Property Taxes** + $142.30
**Homeowners Ins** + $60.00

---

**Monthly debt obl.** + $500.00

---

$1,124.44

---

$1,624.44
The DC Habitat model of affordability

**TYPICAL HOUSE IN DEANWOOD, DC**
- $2,300 ENERGY COSTS PER YEAR
- 30% Lighting, Appliances, Home Electronics, and Other Devices
- 70% Heating, Air Conditioning, and Hot Water

**LOW ENERGY HOUSE IN DEANWOOD, DC**
- $1,260 SAVINGS
- $1,040 ENERGY COSTS PER YEAR
- 40% Lighting, Appliances, Home Electronics, and Other Devices
- 60% Heating, Air Conditioning, and Hot Water

**PASSIVE HOUSE IN DEANWOOD, DC**
- $1,910 SAVINGS
- $480 ENERGY COSTS PER YEAR
- 60% Lighting, Appliances, Home Electronics, and Other Devices
- 40% Heating, Air Conditioning, and Hot Water

**PASSIVE HOUSE WITH RENEWABLE ENERGY IN DEANWOOD, DC**
- $2,300 SAVINGS
- ENERGY COST = $0
- 60% Lighting, Appliances, Home Electronics, and Other Devices
- 40% Heating, Air Conditioning, and Hot Water

---

The DC Habitat model of affordability

Purchase Price = $220,000
HFHWDC 3rd Trust = $20,000

*2012 DC Mayor’s Sustainability Award
**DC’s First Passive House
The DC Habitat model of affordability

Purchase Price = $220,000

HFHWDC 3rd Trust = $20,000

*2012 DC Mayor’s Sustainability Award

**DC’s First Passive House
The DC Habitat model of affordability

Purchase Price = $220,000

HFHWDC 3rd Trust = $20,000

*2012 DC Mayor’s Sustainability Award

**DC’s First Passive House
The DC Habitat model of **affordability**

**Purchase Price = $220,000**

**HFHWDC 3rd Trust = $20,000**

*2012 DC Mayor’s Sustainability Award*

**DC’s First Passive House**
The DC Habitat model of **affordability**

**Purchase Price = $270,000**

**Housing Production Trust Fund 3rd Trust = $60,000**

6 Passive House, 3 with solar from GRID Alternatives
2115 Ward Ct. NW Suite 100
Washington, DC 20037

- Phone: (202) 882-4600
- Email: Orlando.Velez@DCHabitat.org
- Web: dchabitat.org
- Twitter: HabitatDC
- YouTube: youtube.com/DCHabitat
- Blog: Betterbuiltdc.org