**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**
**INCLUSIONARY ZONING PROGRAM**
**NOTICE OF ALTERNATIVE SELECTION PROCEDURE FOR**
**2910 GEORGIA AVENUE NW, WASHINGTON, DC**

The DC Department of Housing and Community Development ("DHCD"), pursuant to the authority set forth in Section 107 of the Inclusionary Zoning Implementation Act of 2006, effective March 14, 2007 (D.C. Law 16-275; D.C. Official Code Section 6-1041.07) and Mayor's Order 2008-59, dated April 2, 2008, hereby gives notice that registration for the Alternative Selection Procedure for a single affordable housing unit ("Inclusionary Units") under the Inclusionary Zoning Program has been extended from the date of publication of the previous notice in the DC Register (September 12, 2014) until October 30, 2015 or until the Inclusionary Unit is sold. Information about the size, sale price and details about the Inclusionary Unit is available at www.dchousingsearch.org.

DHCD is hereby establishing the Alternative Selection Procedure for the selection of Households eligible to purchase the one (1) Inclusionary Unit at 2910 Georgia Avenue NW, Washington, District of Columbia. Unless otherwise defined herein, any capitalized terms used in this document shall have the meaning identified in the Inclusionary Zoning Implementation regulations, 14 D.C.M.R. §2299. Inclusionary Unit #202 is a two bedroom unit and is reserved for a Moderate-Income Household. The maximum purchase price for Inclusionary Unit #202 is $271,200.

In accordance with 14 D.C.M.R. §2210.6, DHCD will permit the sale of the Inclusionary Unit to Households that did not register for previous lotteries. Households must register under the current Alternative Selection Procedure outlined below to be eligible to purchase these Inclusionary Units. No previous Household registration will be valid. Households that previously registered for the Inclusionary Zoning Program lottery will continue to be eligible for future lotteries for other upcoming Inclusionary Units.

Alternative Selection Procedure:

1. Households interested in purchasing the above Inclusionary Unit shall either register online at www.dhcd.dc.gov or register in person through one of the computers in DHCD's Housing Resource Center, 1800 Martin Luther King Jr. Avenue SE, First Floor, Washington D.C. 20020, Monday to Friday, 8:30 A.M. to 3:30 P.M., (202) 442-9505.

2. Interested Households shall provide DHCD with the following information through the online registration:

- Name, address, and telephone number of the Household member who will serve as the primary contact;
- The Number of people in your Household; Note that your Household must have at least two (2) persons and must have no more than four (4) persons in order to be eligible); The income level of your Household; Note that your Household Income levels must be at or below the maximum levels for a Moderate-Income Household:

| Household Size (Number of Persons | Moderate-Income Household Maximum Income |
|---|---|
| 2 | $68,480 |
| 3 | $77,040 |
| 4 | $85,600 |

- Whether the Household consists of a person enrolled as a full time student, and, if so, the Annual Income and household size of the parents or guardians of the full time student;
- Name and address of employer of each employed Household member;
- Whether the Household's address is the principal residence for the primary contact and the members of the Household;
- Whether the Household has obtained an eligibility notice for any District or Federal loan or grant programs (HPAP/EAHP/NEAHP, etc.)

3. DHCD shall inform Households who have fulfilled the registration requirements listed above that they have been selected to continue the process to purchase the Inclusionary Unit for which they are income eligible. Following such notice from DHCD, the selected Households shall contact the Certifying Entity to obtain their Certifications of Income, Affordability, and Housing Size. Households must also obtain a Housing Counseling Certificate of completion.

4. Prior to contacting the Certifying Entity, Households must obtain a pre-approval letter from a lender indicating the Household's creditworthiness and ability to afford the purchase price. Please note that a pre-approval letter is required, not a pre-qualification letter.

5. Households should request an appointment with the Certifying Entity to determine their eligibility for the purposes of issuing the Certification of Income, Affordability and Housing Size and providing each of the Households with housing counseling and a housing counseling certificate of completion under the Inclusionary Zoning Program.

6. After a Household obtains their Certifications of Income, Affordability and Housing Size; and receives their housing counseling certificate of completion, the Household shall provide the following information to the DHCD by emailing the following documents to Lesley Edmond at 2910.georgiaavenue@dc.gov; or by mailing the documents to the attention of Lesley Edmond at: 1800 Martin Luther King Jr. Avenue SE, Second Floor, Washington D.C. 20020:

   a. A Certification of Income, Affordability and Housing Size and Declaration of Eligibility; obtained from a Certifying Entity approved by DHCD;
   b. A housing counseling certificate of completion; and
   c. An active pre-approval letter from lender(s) indicating the Household's creditworthiness and ability to afford the purchase price.

7. Any mailed documents must be addressed as follows:
   Attn: Lesley Edmond – 2910 Georgia Avenue Registration
   1800 Martin Luther King Jr. Avenue SE, Second Floor
   Washington D.C. 20020

8. Registration for the above Inclusionary Unit shall remain open from the date of the D.C. Register publication through 5 p.m. on Friday, October 30, 2015. Only Households that have submitted all the documents required in paragraph six (6) to DHCD shall be eligible to purchase the Inclusionary Unit. Households that mail their documents must ensure that they are received by DHCD on Friday, October 30, 2015. Documents that are postmarked October 30, 2015, but arrive later, will not be accepted.

9. DHCD will review the documents required in paragraph six (6). If a Household has properly submitted all the required documents, DHCD will notify the Household and the Inclusionary Development Owner that the Household is eligible to the Inclusionary Unit. DHCD will approve documents on a rolling basis, and interested Households are encouraged to submit their documentation as soon as possible if they are interested in purchasing the unit. Notified Households do not have any exclusive right to purchase the Inclusionary Unit. The Inclusionary Units may be sold to the first ready and able Household.

10. The Inclusionary Development Owner may sell the Inclusionary Unit to the first ready and able Household for the Inclusionary Unit that submits all the documents required in paragraph six (6). The Inclusionary Development Owner may sell the Inclusionary Unit prior to October 30, 2015, if an interested Household has had its documentation approved.

11. DHCD may, at its sole discretion, reopen registration after October 30, 2015. If DHCD reopens registration, it will do so by republishing the Alternative Selection Procedure.

12. Once the Inclusionary Development Owner sells to the first ready and able buyer, all other registered Households for that Inclusionary Unit become ineligible for that Inclusionary Unit and must re-register for future lotteries if they wish to purchase other upcoming Inclusionary Units.

13. All notices by DHCD to registered and selected Households, Certifying Entities, and the Inclusionary Development Owner shall be by email only.