

NHT/Enterprise Preserves Affordable Housing in WASHINGTON, DC

Property Description

The National Housing Trust/Enterprise Preservation Corporation, in partnership with the Somerset Development Company and the Galen Terrace Tenants Association, rescued and restored 84 affordable homes in the Anacostia neighborhood of Washington, DC. The property was in a downward spiral from poor management, increasing criminal activity and physical deterioration. NHT/Enterprise helped the tenant association purchase the property while making substantial renovations. Improvements include significant security enhancements and the integration of energy efficient products. These renovations, coupled with new management and resident services, have turned Galen Terrace from a trouble spot into a neighborhood asset.



Galen Terrace

Financing Plan

National Housing Trust/Enterprise and Somerset secured more than \$12.5 million in support from several partners to finance this project. The Federal Home Loan Bank and Enterprise Community Partners provided predevelopment loans, and Enterprise provided a Green Communities Initiative Grant for planning and construction costs. DC Housing Finance Agency tax exempt private activity bonds were purchased by MMA Financial and coupled with 4% Low Income Housing Tax Credits investments by Enterprise. HUD approved a 20 year Section 8 contract renewal, and the DC Department of Housing and Community Development awarded \$3.25 million in subordinate debt to meet the remaining financing needs.

Safeguarding Affordable Homes and Residents' Health

The U.S. Attorney's office had identified Galen Terrace as among the top nuisance properties in the city, reporting significant drug and criminal activity. In consultation with HUD, the US Attorney, residents and security consultants, we integrated technology, building and site improvements, on-site management and on the ground patrols to bring a real sense of security back to the property. The property renovation includes better lighting, secure key card building entry systems, and surveillance cameras. While achieving this new level of safety, we have also used financial and technical support from Enterprise's Green Communities Initiative to focus on making the buildings energy efficient, healthy for residents, and environmentally sustainable. The renovation includes low VOC paint, energy star appliances and lighting, efficient heating and cooling systems, new double-paned windows, green label carpeting and rain barrels to collect and reuse rainwater.

Resident Ownership Victory

The Galen Terrace Tenant Association exercised its right to match a 3rd party offer to purchase their property, and selected the National Housing Trust/Enterprise and Somerset as their partners. A newly built community center will include an office, computer center and space for other resident programs and activities. The residents are receiving a portion of the developer's fee and ongoing cash flow to fund these programs.



National Housing Trust/Enterprise Preservation Corporation
1101 30th Street, N.W. • Suite 400 • Washington, D.C. 20007
202-333-8931 • Fax: 202-833-1031 • www.nhtinc.org/nhte.asp

