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Grand Re-Opening: Galen Terrace Apartments Newly Rehabilitated, Resident Owned and Occupied

(WASHINGTON, D.C. June 21, 2007) – City Councilmember Marion Barry joins the National Housing Trust-Enterprise Preservation Corporation (NHT-Enterprise), Somerset Development Company and the residents of Galen Terrace Apartments to celebrate the grand re-opening of 83 newly renovated affordable apartments in Washington, D.C.'s Anacostia neighborhood. Through these renovation efforts, Galen Terrace was rescued from poor management, rampant criminal activity and extensive physical deterioration. Preserving these homes marks an important step in safeguarding D.C.'s federally assisted rental housing stock, an essential resource that is at risk in D.C. and in communities across the country.

Galen Terrace was threatened by physical deterioration and identified as one of the most troubled properties in Washington, D.C. due to high criminal activity. But residents of the property were determined not to lose their homes. Led by three courageous residents, Yashonia Mallory, Wendy Hursey and Robin Farewell, the **Galen Terrace Tenants Association exercised its right of first purchase under D.C. law in order to acquire the building and make substantial improvements.** The Tenants Association chose NHT-Enterprise and Somerset as their development partners.

“Preserving housing like Galen Terrace is the essential first step in solving Washington, D.C.’s housing dilemma,” said Michael Bodaken, president of the National Housing Trust. “By safeguarding Galen Terrace, we have improved the well-being of the families and seniors who call it home and have reinvested in and strengthened the community.”

Significant improvements have been made to the property including new kitchen and bathroom fixtures, roof, painting, carpeting, windows, HVAC system and more. Many security improvements were also made including better lighting, a new secure key card building entry system and new surveillance cameras. A state-of-the-art community center was also added on site and will provide after-school programming for youth and computer and financial literacy classes for all residents.

The renovations incorporated “green” features that have made the building more energy efficient and healthier for residents. **Galen Terrace is now the first rehabilitated property in D.C. to meet all of the green criteria under the Enterprise Green Communities Initiative.**

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Environmentally friendly features include low volatile organic compound paints, primers, sealants, and adhesives, Energy Star appliances and lighting, solar reflective roofing material, double-paned windows, and water barrels to collect and reuse rain water.

“The Green Communities Initiative encourages developers to build efficient, sustainable and healthy homes for families with low incomes,” says David Bowers, Director Enterprise, Washington D.C. “We understand that building green affordable housing is environmentally sound; but it also offers cost saving benefits for the residents and is economical for the developers. Enterprise was pleased to provide a \$50,000 grant to help with integrating green building strategies into the renovations at Galen Terrace.”

Other primary sources of funding for the renovations included tax-exempt bonds and Low Income Housing Tax Credits provided by the D.C. Housing Finance Agency, and CDBG funds provided by the D.C. Department of Housing and Community Development. MMA Financial purchased the bonds in the amount of \$5.6 million and Enterprise Community Investments purchased the tax credits in the amount of \$4.6 million.

The U.S. Department of Housing and Urban Development agreed to a long-term Section 8 contract that will ensure rents remain affordable to low income families and seniors for twenty years.

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