

Tenants, Local Developers and City Government Partner to Renovate Apartment Complex

Thanks to a public-private partnership between local developers, tenants and the city's housing agencies, Galen Terrace Apartments will undergo a \$12.4 million redevelopment process and remain affordable to local residents.

On May 16, 2006, a renovation announcement ceremony was held to celebrate the rehabilitation of the 84-unit apartment complex, which is located along W and Green Streets, SE. The HFA and Department of Housing and Community Development (DHCD) provided financing to the developers, which are Galen Terrace Tenants Association, Inc., Somerset Development, and National Housing Trust-Enterprise Preservation Corporation, to complete a substantial rehabilitation of the six buildings that make up the apartment complex.

The HFA provided \$5.6 million in tax-exempt bonds and \$4.65 million in tax credit equity toward the acquisition and renovation the apartment complex, and DHCD provided \$3.25 million in Community Development Block Grant funds. In addition, the U.S. Department of Housing and Urban Department provided a 20-year renewal of the complex's Section 8 contract. All of

the units will be affordable to individuals earning 60% or less than the Area Median Income.

Renovation plans for the 2.4 acre site entail upgrading units, safety enhancements and improvements to resident services and facilities. Two major improvements are an on-site playground and the construction of a community center, which will house the management office, a computer center and space for residential programs and activities chosen by the tenants association and the developers. A portion of the development fee and cash flow due to the tenants from their development rights will be used to fund the programs, which may include an after-school program and job-placement services.

Over the last six fiscal years, the HFA has financed more affordable apartment complexes in Ward 8 than any other Ward in the city. In fact, the HFA financed over 20 affordable housing developments totaling more than \$200 million in tax-exempt and taxable bond. In addition, the apartment complex's redevelopment supports Mayor Anthony A. Williams' efforts to renovate the area surrounding the Anacostia waterfront. ●