

# Galen Terrace

Washington, D.C.



**Developer/Sponsor** National Housing Trust-Enterprise Preservation Corp., Somerset Development Company and the Galen Terrace Tenants Association

**Units** 83

**Description** Galen Terrace is a rehab of an existing Section 8 housing community made up of three three-story apartment buildings on two separate parcels in the Anacostia neighborhood of South East Washington, D.C. Located in the heart of a historic district, including the Frederick Douglas home, with access to public transportation and many amenities, the site has much to offer. The neighborhood is among the lowest-income and highest crime rate areas in the District of Columbia. With significant input from community residents, Galen Terrace underwent a major renovation to address safety, crime and security including the incorporation of recommendations from a safety audit. The renovation corrected ineffective perimeter fencing and broken door locks hardware and added more security features such as: electronic access at the entrance, improved lighting and fencing and security cameras. The renovation also included new kitchens and baths, painting, carpeting, drywall repair, sanitary sewer repairs, new HVAC, stairwell upgrades, handrail modifications, roof replacement, exterior painting and improvements and new windows. Also added was an onsite management office and community space with a computer center.



## Project Financing

D.C. Housing Finance Agency Tax Exempt Bonds	\$5.66 million
DHCD HOME Loan	\$3.25 million
LITHC Equity Enterprise Community Investment	\$4.67 million
Enterprise Green Communities Grant	\$50,000
Total development cost was \$13.6 million and included, tax exempt bonds, 4 percent low income housing tax credits, subordinate loan from the District of Columbia and HUD housing assistance payments.	

**The Green Advantage** The project includes a comprehensive review by an energy auditor to identify and help incorporate all cost-effective energy improvements with a 10-year or less payback period. The plans include Energy Star refrigerators, clothes washers (when the existing laundry contract is renewed), light fixtures and daylight sensors on all outdoor lighting. Other elements such as hot water heaters, pipes, clothes dryers, reflective roofing, wood, carpeting, water collection rain barrels for landscape watering and plant selection also comply with green standards. Renters will receive a Green Home Guide and orientations to explain and review green building features, operations and maintenance. The site also satisfies green criteria in terms of proximity to community facilities and stores.

**Rents** Despite persistent socio-economic challenges, the neighborhood is ripe for gentrification due to the Washington, D.C., region's strong job and housing markets, with the potential to displace current low- and moderate-income residents. Real estate tax assessments in Anacostia have increased 99 percent in the past three years, exerting pressure on housing prices and rents, making the preservation of affordable housing an even more pressing priority. The development partnership secured a 20-year extension of the HUD Housing Assistance Payment Section 8 contract allowing tenants to remain and experience no rent increase.

**Amenities** The property is within a quarter mile of a public bus stop, supermarket, elementary school, library, licensed child care facilities, laundromat, places of worship and a community center. Within a half mile there are pharmacies, convenience stores and open park space with a public swimming pool and basketball courts.

**Social Services** Operating income and individual grants will help support a comprehensive array of services such as after-school and workforce development programs, computer and personal financial training and organized activities for senior citizens.

**Developer** The Galen Terrace Tenant Association partnered with Somerset Development Company and the National Housing Trust-Enterprise Preservation Corporation (NHT-E) to acquire and renovate the property and to preserve the affordability of Galen Terrace. Somerset Development Company is a real estate development company specializing in multi-family and mixed-use commercial development in urban areas. It focuses particular attention on the preservation of affordable housing and the development and redevelopment of properties that contribute to the revitalization of communities. The NHT-E is a national nonprofit organization formed to preserve and improve affordable multifamily homes for low- and moderate-income use. NHT-E has preserved more than 4,000 units in seven states and the District of Columbia. NHT-E incorporated many green elements in renovating and preserving the Friendship Court Apartments in Charlottesville, Va., before the Green Communities Initiative existed.

**Architect** The Environmental Design Group



Enterprise is a leading provider of development capital and expertise for creating decent, affordable homes and rebuilding communities. For more than 25 years, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$7 billion in equity, grants and below-market loans and is currently investing in communities at a rate of \$1 billion a year. Visit [www.enterprisecommunity.org](http://www.enterprisecommunity.org) to learn more about Enterprise's efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.