

CPDC AND COMMUNITIES TOGETHER.

Growing and thriving.



Wheeler Terrace
1217 Valley Avenue, SE
Washington, DC 20032

PROPERTY OVERVIEW

OWNER / DEVELOPER / SPONSOR

Wheeler Terrace Development LP
Community Housing, Inc., CPDC

DEVELOPMENT TEAM

Wiencek + Associates Architects +
Planners, PC
Turner Construction

FUNDERS

	TYPE
DCHFPA	LIHTC, Tax-Exempt Bonds
DC DHCD	CDBG Funds
	Housing Production Trust Fund
HUD	Section 8
FHLB-Pittsburgh	AHP Funds

DEVELOPMENT TYPE

Substantial "Green" Rehab, Multifamily

RESIDENTIAL PROFILE

100% LIHTC eligible ($\leq 60\%$ AMI)
97% Section 8 ($\leq 50\%$ AMI)

DEVELOPMENT PROFILE

Type / # Units / Density

1 BR / 29

2 BR / 83

3 BR / 4

Total: 116 units; 3.14 acres

AMENITIES

Community Laundry, Community Activity
Rooms, Computer Learning Center, Tot
Lot, Community Garden

CONSTRUCTION TYPE

Garden Apartments

DEVELOPMENT COSTS

\$33 Million

Wheeler Terrace, First Affordable "Green Community" in Washington, DC

In 2007, CPDC purchased Wheeler Terrace Apartments, a seven-building garden apartment community in Southeast Washington, DC (Ward 8). In 2009, CPDC completed redevelopment of the distressed property into 116 "green" apartments - making Wheeler Terrace the first affordable housing community in DC to simultaneously meet the "Green Communities" standards established by Enterprise Community Partners and obtain a LEED Certification from the U.S. Green Building Council (Gold level).

In 2006, the Wheeler Tenant Association (WTA) exercised its right to purchase the property under DC's Tenant Opportunity to Purchase Act (TOPA) to ensure that it was renovated and preserved as affordable housing. Originally built as Veterans' Housing in 1947, the property had dramatically declined, becoming one of DC's crime "hot spots." In late 2006, the WTA elected to transfer its ownership and development rights to CPDC. CPDC renewed the existing Section 8 contract for an additional 20 years, allowing residents to continue paying

only 30% of their income on rent, with the remaining balance paid by the U.S. Department of Housing and Urban Development (HUD).

Financing

The acquisition and pre-development phase of the project was financed through a \$4 million loan from Enterprise Community Partners and City First Bank, which included low-interest funds from the DC Site Acquisition Fund Initiative, as well as a \$1.4 million loan from the Housing Partnership Fund, Inc. (Boston, MA). In addition, Enterprise Community Partners provided a \$50,000 grant to CPDC for green design and planning expenses, as well as a \$25,000 grant to the WTA for organizational development.

The permanent closing and start of construction for the \$33 million project occurred in 2008. The permanent financing includes \$8.1 million in tax-exempt bonds issued by the DC Housing Finance Agency and purchased by Union Bank of California, along with \$12 million in 4% low income housing tax credits and \$10.2 million in funding from the DC Department of Housing and Community Development. PNC Bank is the tax credit equity provider.

Financing (cont.)

Additional project resources included in-kind technical support provided by the DC-based non-profit, GreenHOME, and a \$1 million HUD Healthy Homes Grant to study the positive impact of creating healthy housing conditions for residents in low-income housing communities. The Federal Home Loan Bank-Pittsburgh, Mount Vernon Place, LLC, and the Home Depot Foundation provided additional funding.

Green Renovations

The green redevelopment included the installation of a geothermal heat pump; upgrading the existing flat roofs with energy efficient white roofs; installing bio retention areas and underground sand filters to improve storm water management; adding new clean air systems for improved air quality; and undergoing extensive interior renovations including upgraded bathrooms and kitchens with new energy-star appliances. Another key component to the redevelopment was the creation of much-needed family units.

The redevelopment also included the creation of new community and classroom space, a community garden, and a Green Opportunities center for educating residents and visitors about the community's green features.

In addition, partnerships with Casey Trees and KABOOM brought together CPDC, residents, and volunteers for several community days to plant new trees and construct a new playground on site.



Resident Services

What makes CPDC unique is its valued stock in residents. CPDC provides high-quality, tailored, site-based resident services programs. CPDC does not provide services as “one-offs,” instead, the organization takes a focused approach to resident engagement, one that promotes community development.

CPDC has adopted a community building model that seeks to create community impact through aligned social, economic, and environmental efforts that are data-driven. The model is built upon five areas of sustainable community development:

- **Economic Development:** providing access to job placement and training,

financial literacy workshops, transportation, and technology access.

- **Resident Engagement:** supporting civic involvement, volunteerism, neighborhood leadership, community participation, and cultural exchange.

- **Health and Wellness:** encouraging health education and awareness; providing nutrition and fitness classes; supporting access to social and human services.

- **Education:** focusing on early school readiness, youth development, parent engagement, and adult literacy.

- **Environment:** promoting energy efficiency, recycling, and water conservation.