

CPDC AND COMMUNITIES TOGETHER.

Growing and thriving.



Edgewood Commons
601 Edgewood Street, NE
Washington, DC 20017

PROPERTY OVERVIEW

OWNER / DEVELOPER / SPONSOR
Edgewood Terrace Preservation Corp.
Community Housing, Inc.
CPDC

DEVELOPMENT TEAM
Wienczek + Associates Architects + Planners, PC
Hamel Builders, Inc.

FUNDERS	TYPE
DC DHCD	CDBG
SunTrust Bank	9% LIHTC Mortgage

DEVELOPMENT TYPE
Substantial Rehab; Multifamily

RESIDENTIAL PROFILE
Regulatory Restrictions:
76% of units at or below 60% AMI
24% of units at or below 80% AMI

DEVELOPMENT PROFILE
Type / # Units / Density
2 BR / 42
Total: 42 OF 792 units on 16 acre campus

AMENITIES
Community Laundry, Residential Internet, Access to: Computer Learning Center, Day Care Center, After School Program, Recreation Areas, Garage Parking

CONSTRUCTION TYPE
Garden Style Apartments (3 Buildings)

DEVELOPMENT COSTS
\$4.6 Million

Edgewood Commons Revitalization: 401-425 Edgewood Street

Edgewood Commons II is composed of three garden-style apartment buildings containing 42 two-bedroom units formerly owned by the District of Columbia Housing Authority.

CPDC purchased the garden buildings, which were in serious disrepair, and completed the substantial renovations in 1999. Today, they are another healthy component of the Edgewood Campus revitalization.

Innovative Financing

CPDC competed for and was awarded Community Development Block Grant funds as well as 9% Low-Income Housing Tax Credits from the DC Department of Housing and Community Development for the redevelopment of the garden apartments.

These funds, along with a first mortgage from SunTrust Bank, allowed CPDC to substantially rehabilitate the gardens as two-bedroom, mixed-income housing for families, similar to the garden apartment component of Edgewood Commons I.

Approximately three fourths of the units are affordable to households earning up to 60% of the area median income, and the balance are affordable to households earning up to 80% of the median income.

Community Space

Residents of Edgewood Commons II, along with residents of each of the other three phases of the Edgewood Campus, take advantage of the community space offered to residents of the Edgewood Campus.

The Edgewood Campus contains computer classrooms, a day care center, adult education programs, youth recreation, tutoring programs, as well as an assortment of meeting and counseling rooms.

Edgewood Commons

CPDC is in the midst of a five-year recapitalization and renovation process for the entire Edgewood campus. As part of the redevelopment, CPDC is undertaking a major repositioning of all of the properties on the Edgewood campus by rebranding them collectively as Edgewood Commons and adopting new marketing and customer service initiatives.



Community Impact Strategies

Since inception, CPDC has provided high-quality, tailored, site-based programs and resources to children, youth, and adults on our properties.

Today however, CPDC has evolved to do more than resident services.

As we work deliberately as a community developer, we have evolved from service providers to active participants in neighborhood planning and joint creators of community solutions.

To reflect this shift—and our commitment to a deeper involvement and investment in communities—we have redefined this work as ‘Community Impact Strategies (CIS)’: a new title that well encompasses our expanded work not only serving residents but collaborating broadly to support the collective interests of local communities.

CPDC’s CIS team works with residents, private sector institutions, other non-profit organizations, and local and federal government agencies to create strategic alliances.

These alliances result in increased programs, services, resources and networks that offer residents and those in the immediately surrounding communities with the foundation they need to bring about dynamic change at both the personal and community level.



Community Building Model

CPDC’s community building model consists of five impact areas that serve as the basis for all Community Impact Strategies:

- **Economic Development:** providing access to job placement and training, financial literacy workshops, transportation, and technology access.
- **Education:** focusing on early school readiness, youth development, parent engagement, and adult literacy.
- **Environment:** promoting energy efficiency, recycling, and water conservation.
- **Health and Wellness:** encouraging health education and awareness; providing nutrition and fitness classes; supporting access to social and human services.

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

CPDC is committed to the long-term success of residents, our partners, and our communities. **CPDC and communities together. Growing and thriving.**