Preserving Affordability at Fort Stevens Place

Constructed in 1952, Fort Stevens Place is a 59-unit multifamily tax credit apartment building located in the midst of a rapidly gentrifying area of Northwest Washington, D.C. In 2016, the tenant association exercised their rights under DC’s Tenant Opportunity to Purchase Act (TOPA) and selected CPDC to be the new owner and developer. In May 2016, CPDC acquired the property with the support of Enterprise and the Site Acquisition Funding Initiative (SAFI).

CPDC was awarded 9% Low Income Housing Tax Credits and Housing Production Trust funds by the DC Department of Housing and Community Development and will begin renovating the property in 2017. The renovations will include the installation of new kitchens, baths, sprinkler system, roof, windows, individually controlled HVAC and upgraded electrical service. CPDC also plans to add a new community room and management office.

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 that result in increased programs, services, resources and networks available to residents and those in surrounding communities.

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

- Economic Development
- Education
- Environment
- Health and Wellness
- Resident Engagement

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

*CPDC and communities together. Growing and thriving.*