



Arbor View is an attractive and vibrant mixed-income garden apartment community of low- and moderate-income households composed of seniors and working families.

Formerly known as Southern Ridge Apartments, the property was originally developed by the Greater Southeast Hospital Foundation, but fell into disrepair. The Foundation brought in Enterprise Community Development (formerly Community Preservation and Development Corporation) in 1993 to purchase and redevelop the property after a previous redevelopment effort with another firm failed. Arbor View now consists of 156 rental units and a 4,800 sq. ft. daycare center, located in six buildings on Southern Avenue in Southeast Washington, D.C. It contains a mix of efficiency, one-, two-, and three-bedroom units.

Refinancing

In spring 2014, Enterprise Community Development (EDC) closed on a \$10.3 million FHA-insured mortgage which provided more than \$5 million in proceeds to substantially improve the property and ensure a long-term low-interest rate mortgage. Financing sources included:

- Loan from Local Initiatives Support Corporation (LISC) to fund FHA-required escrows and bridge additional proceeds;
- Grant funding from Fannie Mae Foundation and Bank of America;
- Funding from the D.C. Sustainable Energy Utility to support the installation of energy efficient systems; and
- The District of Columbia Department of Housing and Community Development (DHCD) modified and extended their loan terms to continue supporting the project.

Renovations

The recapitalization of Arbor View began in April 2014 and was completed in May 2015. The scope of work included the full rehabilitation of 51 apartments including, upgraded kitchens and bathrooms, new flooring, and new gas heating with thermostats. The remaining 105 apartments underwent moderate rehabilitation.

Additionally, the community center was expanded to better accommodate the range of programs offered at the property. The new center includes a computer lab, food pantry, library, and multipurpose room. Outdoor amenities include a new tot lot and community garden.

Residential Profile

Mixed-income

Multifamily

Development Profile

Type / # Units / Density

EFF/ 1

1 BR/ 64

2 BR / 86

3 BR / 5

4.5 acres

Amenities

Community Laundry

Community Center

Adult & Youth Programs

Day Care Center

Tot Lot

Community Garden

1212 Southern Ave., SE

Washington, DC 20032

LEASING 202.562.3200

DEVELOPER

Development Type

Substantial Rehab

Construction Type

Garden Apartments

Development Costs

\$11.7 Million

CONTRACTOR

Hamel Builder's

ARCHITECT

**Wienczek + Associates Architects +
Planners, PC**

OWNER

**Southern Ridge Limited Partnership
Community Housing, Inc.
Enterprise Community Development**

MANAGEMENT COMPANY

Edgewood Management

<https://www.edgewoodmgmt.com/apartments/dc/washington/arbor-view/>

TOTAL HOMES

156

PROPERTY TYPE

Mixed-Income

Workforce

Family