



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 D.C.'s Tenant Opportunity to Purchase Act (TOPA) and selected Enterprise Community Development (formerly Community Preservation and Development Corporation) to be the new owner and developer. In May 2016, EDC acquired the property with the support of Enterprise and the Site Acquisition Funding Initiative (SAFI).

Enterprise Community Development (ECD) was awarded nine percent Low-Income Housing Tax Credits (LIHTC) and Housing Production Trust funds by the D.C. Department of Housing and Community Development and began renovating the property in 2017. The renovations included the installation of new kitchens, baths, sprinkler system, roof, windows, individually controlled HVAC and upgraded electrical service. ECD also added a new community room and management office.

Residential Profile

100 percent LIHTC eligible (<60 percent AMI)

Development Profile

Type / # Units / Density

EFF 2

1 BR 32

2 BR 25

1 acre

Amenities

Community Laundry

On-Site Parking

1339 Ft. Stevens Dr., NW

Washington, DC 20011

LEASING 202.791.0489

DEVELOPER**Development Type**

Substantial Rehab, Multifamily

Construction Type

Three-story brick building with elevator

Development Costs

\$18 million (anticipated)

CONTRACTOR

Harkins Builders, Inc.

ARCHITECT

Miner Feinstein Architects

OWNER

Ft. Stevens Place, LLC

Community Housing, Inc.

Enterprise Community Development

MANAGEMENT COMPANY

Enterprise Residential

<https://www.enterpriseresidential.org/>

TOTAL HOMES

59

PROPERTY TYPE

Affordable

Family