



## Mayfair Mansions: substantial rehab of a historically important property

Mayfair Mansions boasts an important role in the history of the District's African American community. Originally completed in 1946, it is one of the city's earliest garden apartment complexes and one of the first conceived and designed for working- and middle-class African American residents in the District. It has been placed on the D.C. Register of Historic Sites and the National Register of Historic Places.

Mayfair Mansions was purchased in 2006 by a joint ownership entity consisting of the Enterprise Community Development (formerly Community Preservation and Development Corporation) and Marshall Heights Community Development Organization (MHCDO). The redevelopment of the property began in October 2007. The residents initiated the process when, organized as the Mayfair Mansions 2005 Tenant Association, Inc., they exercised their rights under D.C. law to purchase the property. The Association selected Enterprise Community Development (ECD) and MHCDO to acquire and rehabilitate the property and to maintain it as affordable housing.

The development team obtained a 20-year renewal of the Section 8 contract that covered a majority of the units, ensuring continued affordability for very low-income residents. The balance of units are regulated under the Low-Income Housing Tax Credit program.

### Renovations

Completed in 2009, ECD's substantial rehabilitation included a host of significant improvements including mechanical, plumbing and electrical system upgrades; sprinklers in all buildings and units; new fire alarm and security systems; complete new kitchens and bathrooms; new unit carpeting and/or flooring; new windows and doors; roof replacement and repair; upgrades and enhancements to the pool, tot lot, parking area and public area lighting.

In addition to the substantial renovation of the units, the project included replacing the community building with a new free-standing community center that offers Resident Services to further improve the quality of life of residents.

### Financing

The acquisition of the property in 2006 was possible through a \$24.2 million CDBG loan provided by the DC Department of Housing and Community Development (DC DHCD). The permanent and construction financing for the project utilized the DC DHCD Housing Production Trust Fund (HPTF), Federal Historic Tax Credits, as

well as Tax Exempt Bonds and Low-Income Housing Tax Credit allocations provided by DC Housing Finance Agency (DCHFA). The property has been refinanced twice—once in 2010 with an FHA 223(f) mortgage originated by Oak Grove and again in 2016 with an FHA 223(a)(7) mortgage originated by Dwight Capital.

**Residential Profile**

Low -income families

**Development Profile**

Type / # Units / Density

1 BR / 105

2 BR / 289

3 BR / 16

22.7 acres

**Amenities**

Community Laundry (all units have washer/ dryer)

Computer Learning Center

Community Activity Rooms

Recreation Area for children

Parking

Pool

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3744 ½ Hayes St, NE  
Washington, DC 20019

**LEASING 202.396.9100**

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**DEVELOPER****Development Type**

Historic Preservation, Multi-family rental

**Construction Type**

Garden Apartments

**Development Costs**

\$91.8 Million

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**CONTRACTOR**

**Gilford Construction Corporation**

**Hamel Builders, Inc.**

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## ARCHITECT

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

**McDonald, Williams, Banks Architects &  
Planners**

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## OWNER

**Mayfair Mansions Limited Partnership  
Community Housing, Inc  
Enterprise Community Development, Inc.  
Marshall Heights Community  
Development Organization**

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## MANAGEMENT COMPANY

Enterprise Residential

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

## TOTAL HOMES

410

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## PROPERTY TYPE

Affordable

Family