



Oxford Manor is a 226-unit apartment community located in Southeast Washington, D.C. near the Anacostia Metro Station. Oxford Manor was originally developed in 1966 as a market-rate apartment community.

Over the years, the property suffered from insufficient capital reinvestment, especially in the heating/cooling system, underground water pipes, and interior fixtures. Throughout the 1970's and 1980's, the community suffered from increased crime and deterioration.

The opening of the Anacostia Metro Station in 1991 and the gradual decrease in crime made the community more attractive to real estate investors. When the former owner tried to sell the property to a for-profit developer, the Oxford Manor Tenants Association (OMTA) organized and exercised their rights under D.C.'s Tenant Opportunity to Purchase Act (TOPA).

The Enterprise Community Development (formerly Community Preservation and Development Corporation) responded to a Request for Proposals competition with a proposal to thoroughly renovate the units without displacing any residents and to give OMTA the right to purchase the property at the end of the 15-year tax credit compliance period.

Financing

Enterprise Community Development (ECD) crafted a financing structure that included a Federal Housing Administration (FHA)- insured mortgage, \$4 million in Community Development Block Grant (CDBG) funds and \$8 million in Low-Income Housing Tax Credit (LIHTC) equity, as well as a \$500,000 deferred developer fee. The D.C. Housing Authority also contributed Rental Housing Factor Funds (RHFF).

ECD worked closely with the Tenants Association to develop a scope of work that would ensure that the asset would endure well past the time that the tenant association would have the right to purchase it.

Renovations

The work, which began in 2004, included rebuilding the entire heating/cooling system and replacing the flat roofs with sloped, trussed roofs. Additionally, new kitchens, bathrooms, windows, and doors were installed.

Residential Profile

60 percent LIHTC eligible (<60 percent MI)

20 percent <80 percent of Median

20 percent Market Rate

Development Profile

Type / # Units / Density

1 BR / 79

2 BR / 147

6.9 acres

Amenities

Laundry Facilities in Each Building

Swimming Pool and Clubhouse

Play Lot for Children

2607 Bowen Road, SE
Washington, DC 20020

LEASING 202.678.7868

DEVELOPER**Development Type**

Substantial Rehab, Multifamily

Construction Type

3-4 story Multifamily

Development Costs

\$25 Million

CONTRACTOR

Hamel Builders, Inc.

ARCHITECT

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

OWNER

Oxford Manor Limited Partnership
Community Housing, Inc.
Enterprise Community Development
Oxford Manor Tenants Association

MANAGEMENT COMPANY

Enterprise Residential
<https://oxfordmanor.enterpriseresidential.org/>

TOTAL HOMES

226

PROPERTY TYPE

Affordable
Family