The gut rehabilitation of The Overlook at Oxon Run in 2010 has served as a catalyst to the redevelopment of the Washington Highlands neighborhood of Ward 8 in D.C.

This 12-story high-rise building, which previously failed as a 100 percent low-income Section 8 property, had been vacant since 2005 and was an impediment to the revitalization of the surrounding community. Enterprise Community Development (formerly Community Preservation and Development Corporation) partnered with H.R. Crawford of Crawford Edgewood Management, Inc. to revitalize the property.

The Overlook at Oxon Run provides 316 one- and two-bedroom units of first rate affordable housing, including 181 units on the first seven floors for low-income seniors and 135 units on the top five floors for small families. The senior units receive rental assistance from the D.C. Housing Authority (DCHA).

**Financing**

The $72 million project was financed with tax-exempt bonds issued by the DC Housing Finance Agency (DCHFA) and purchased by Union Bank of California, Low-Income Housing Tax Credit (LIHTC) equity provided through MMA Financial, and over $20 million in gap financing provided through D.C. Department of Housing and Community Development (DC DHCD).

The acquisition of the property was financed through the District of Columbia’s new Site Acquisition Fund Initiative (SAFI). SAFI funds contributed $1.6 million toward the $4.5 million loan from Enterprise Community Loan Fund.

**Renovations**

The substantial renovations included creating open floor plans with modern kitchen and bath designs that feature wood cabinets and vanities, new countertops and appliances, and ceramic tile bath surrounds.

All units incorporated energy saving features such as energy star-rated appliances, low-flow showers/faucets and new PTAC and HVAC systems. High-speed internet access is available in all units. The redevelopment also added extensive community space for gathering and resident programs.

In 2017, the development of the CPDC/Capital One Makerspace added a new level of innovation by providing a mentor-led learning environment for creative and entrepreneurial expression by residents, partners, and the community.
Resident Profile
Type / # Units / Density
1 BR / 231
2 BR / 85
7 acres

Development Profile
100 percent LIHTC eligible (< 60 percent AMI)
57 percent Section 8 (< 50 percent AMI)

Amenities
Community Laundry
Computer Learning Center
Community Activity Rooms
Exercise Room
Senior Health-Care Suite
Access-Controlled Parking
Tot Lot

3700 9th Street, SE
Washington, DC 20032
LEASING 202.273.1900

DEVELOPER

Development Type
Gut Rehab, Multifamily/Senior

Construction Type
High-Rise

Development Costs
$72 Million

CONTRACTOR
Harkins Builders, Inc.

ARCHITECT
Wiencek + Associates Architects + Planners, PC
OWNER
Parkside Terrace Development LLC
Community Housing, Inc.
Enterprise Community Development

MANAGEMENT COMPANY
Edgewood Management

TOTAL HOMES
316

PROPERTY TYPE
Affordable
Senior
Family