Wardman Court, has completed a historic rehabilitation and is now a mixed-income community.

Originally built in 1916 by Harry Wardman as luxury apartments, the historically designated Clifton Terrace complex became a symbol of urban blight over the past 20 years. Today, Clifton Terrace, renamed Wardman Court, has completed a historic rehabilitation, including the redesign of 228 homes. The property is now a mixed-income community of 152 rental apartments and 76 condominiums.

**Financing**

Enterprise Community Development (formerly Community Preservation and Development Corporation) and Michael’s Development Company, its development partner, purchased the complex after winning a national RFP competition. The property had been in foreclosure by the HUD since September 1999. The first phase of construction was completed in July 2002, and the second phase in December 2003.

The two apartment buildings were financed as tax credit rental apartments. The D.C. Housing Finance Agency provided tax-exempt bond financing for the construction loan and the first mortgage. With the bonds, the project qualified for four percent LIHTC which were syndicated by the Richman Group and purchased by Fannie Mae. Bank of America purchased the bonds and HUD also provided an Upfront Grant to Enterprise Community Development (ECD) which was used as a soft second mortgage. Since the buildings qualified for historic status, the rental project also sold historic tax credits with the LIHTCs. Thus, plans for the proposed renovation were carefully designed for adherence to historic standards.

**Engaging Residents in the Development Process**

The Wardman Court Tenants Association, made up of many long-standing, dedicated residents, played an integral role throughout the development process. Although HUD worked to relocate most of the residents before selling the property, approximately twenty residents remained in the dilapidated buildings. ECD and Michaels designed the renovation process to allow these tenants to remain in their homes throughout the renovation.

Residents of Wardman Court enjoy larger units that are wired for broadband access, restored lobbies, and substantial community space. The community center also offers various amenities such as a library, a computer learning center, a community meeting room, facilities for senior citizens, and space for training and wellness activities.
Resident Profile
Low-income, Multifamily

Development Profile
Type / # Units / Density
1 BR / 46
2 BR / 86
3 BR / 20
1.9 acres

Amenities
Community Laundry
Community Activity Rooms
Computer Lab
Adult & Youth Programs

1350 Clifton Street, NW
Washington, DC 20009
LEASING 855.812.8691

DEVELOPER

Development Type
Historic Preservation

Construction Type
Mid-Rise Apartment Community

Development Costs
$25 Million

CONTRACTOR
Ernest Bock & Sons

ARCHITECT
Schwam Architects
OWNER
Clifton Terrace Limited Partnership
Community Housing, Inc
Michael's Development Company
Enterprise Community Development

MANAGEMENT COMPANY
IRM Management
https://www.liveatwardmancourt.com/

TOTAL HOMES
152

PROPERTY TYPE
Mixed-Income
Family