



Edgewood Commons II is composed of three garden-style apartment buildings containing 42 two-bedroom units formerly owned by the District of Columbia Housing Authority.

Enterprise Community Development (formerly Community Preservation and Development Corporation) purchased the garden buildings, which were in serious disrepair, and completed the substantial renovations in 1999. Today, they are another healthy component of the Edgewood Campus revitalization.

### **Innovative Financing**

Enterprise Community Development (ECD) competed for and was awarded Community Development Block Grant funds as well as nine percent Low-Income Housing Tax Credits (LIHTC) from the D.C. Department of Housing and Community Development for the redevelopment of the garden apartments.

These funds, along with a first mortgage from SunTrust Bank, allowed ECD to substantially rehabilitate the gardens as two bedroom, mixed-income housing for families, similar to the garden apartment component of Edgewood Commons I.

All of the units are affordable to households at or below 60 percent of the area median income.

### **Community Space**

Residents of Edgewood Commons II, along with residents of each of the other three phases of the Edgewood Campus, take advantage of the community space offered to residents of the Edgewood Campus.

The Edgewood Campus contains computer classrooms, a day care center, adult education programs, youth recreation, tutoring programs, as well as an assortment of meeting and counseling rooms.

### **Edgewood Commons**

ECD is in the midst of a five-year recapitalization and renovation process for the entire Edgewood campus. As part of the redevelopment, ECD is undertaking a major repositioning of all of the properties on the Edgewood campus by rebranding them collectively as Edgewood Commons and adopting new marketing and customer service initiatives.

**Resident Profile**

100 percent of units at or below 60 percent AMI

**Development Profile**

Type / # Units / Density

2 BR / 42

Total: 42 OF 792 units on 16 acre campus

**Amenities**

Community Laundry

Residential Internet

Computer Learning Center

Day Care Center

After School Program

Recreation Areas

Garage Parking

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601 Edgewood Street, NE

Washington, DC 20017

**LEASING 202.529.0179**

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**DEVELOPER****Development Type**

Substantial Rehab; Multifamily

**Construction Type**

Garden Apartments (3 buildings)

**Development Costs**

\$4.6 Million

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**CONTRACTOR**

**Hamel Builders, Inc.**

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**ARCHITECT**

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

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## OWNER

**Edgewood Terrace Preservation Corp.  
Community Housing, Inc.  
Enterprise Community Development**

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## MANAGEMENT COMPANY

Edgewood Management

<https://www.edgewoodmgmt.com/apartments/dc/washington/edgewood-commons/>

## TOTAL HOMES

42

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## PROPERTY TYPE

Affordable  
Family