



Edgewood Commons III enables residents to successfully age-in-place by providing programs and community space that address the needs of older adults.

The high-rise community contains 200 one-bedroom units specifically designed for senior living. Residents have access to community meeting rooms, a dining room, an entertainment theater, health care and support center, a library, and an arts/crafts/fitness center.

In November 2001, Enterprise Community Development (formerly Community Preservation and Development Corporation) purchased Edgewood Seniors from the District of Columbia Housing Authority, which had been operating it as public housing for very low-income seniors and disabled persons earning well below 30 percent of area median income.

The high-rise contained 292 units, including 180 one-bedroom units and 112 efficiencies. However, the building had physically deteriorated to such a degree that a total gut rehab was necessary. ECD's redevelopment plan called for reconfiguration of the apartments into 200 one-bedroom units and for the creation of 20,000 square feet of common and community program space.

Financing

The severity of the building's physical problems required ECD to obtain support from an extraordinary variety of private and public funding sources, including:

- A letter of credit and tax credit equity from SunTrust Bank
- Tax-exempt bonds issued by the District of Columbia Housing Finance Agency (DCHFA), which qualified the project to receive 4 percent Low-Income Housing Tax Credits
- Section 202 Capital Grant from U.S. Department of Housing and Urban Development (HUD)
- Modernization Funds Loan from the D.C. Housing Authority (DCHA)
- Community Development Block Grant (CDBG) loan from the District of Columbia Department of Housing and Community Development (DC DHCD)
- Affordable Housing Program grant from the Federal Home Loan Bank (FHLB/AHP)

One hundred and twenty-seven newly reconfigured units are subsidized with public housing operating subsidies, and the remaining 73 units are funded through the Section 202 Capital Advance Program. All of the

units are affordable to residents earning up to 50 percent of median income.

Construction, which took place in two phases and allowed 60 units to remain occupied during the process, was completed in August 2003.

Community Space

ECD works to enable residents at Edgewood Seniors to successfully age-in-place by providing programs and community space that specifically address the needs of older adults. Residents have access to community meeting rooms, a dining room, an entertainment theater, health care and support center, a library, and an arts/crafts/fitness center.

Resident Profile

Very low-income seniors

Regulatory Restrictions: 100 percent < 50 percent AMI

Development Profile

Type / # Units / Density

1 BR / 200

16 acre campus

Amenities

Community Laundry

Residential Internet

Computer Center

Supportive Services

Meeting/Activity Rooms

Common Lounge Areas

Recreation Areas

Garage Parking

635 Edgewood Street, NE

Washington, DC 20017

LEASING 202.635.1995

DEVELOPER**Development Type**

Substantial Rehab, Senior High Rise

Construction Type

High-Rise

CONTRACTOR

Hamel Builders

ARCHITECT

**Wiencek + Associates Architects +
Planners, PC**

OWNER

**Edgewood Seniors Preservation
Corporation**

**Edgewood Seniors Limited Partnership
Community Housing, Inc.
Enterprise Community Development**

MANAGEMENT COMPANY

Edgewood Management

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

TOTAL HOMES

200

PROPERTY TYPE

Affordable

Senior