

# Brookland Place

Washington, D.C.



## Our Investment

When residents at Brookland Place were notified that their landlord was preparing to sell their building, they worried that they would be forced to leave if the new owner decided to raise rents. To ensure that they did not lose their homes, residents partnered with Wesley Housing to purchase Brookland Place. Enterprise Community Loan Fund provided the \$4.27 million loan Wesley Housing needed to purchase Brookland Place and maintain affordable rents. Wesley Housing will rehabilitate the property to meet Enterprise Green Communities Criteria, which will improve its energy efficiency and create a healthy living environment for residents. Brookland Place is located in Washington, D.C.'s Edgewood neighborhood, and residents can easily walk to two metro stations which provides them with access to jobs, support services, and recreational activities throughout the Washington, D.C. region.

# Brookland Place | Projected Impact

## Health Outcomes

### Improved Health

Living in an affordable subsidized home in a high opportunity neighborhood, like Edgewood, has a positive impact on the health of low-income residents.

### Fewer Sick Days

Green retrofits create healthy homes, and good health improves residents' economic security because most low-wage workers do not get paid when they have to call in sick.

### Eating Better Meals

Families with high housing costs struggle to afford food and groceries. By living in an affordable home, they can save money and afford other necessities like fresh and healthy food.

## Neighborhood

### 80 Stable & Healthy Homes

Wesley Housing will save the affordability of Brookland Place, upgrade common areas to Green Communities' standard, and will make the structural repairs needed to keep residents safe.

### Connected to Jobs

Residents can walk or use transit to access thousands of local jobs, and Brookland Place is located in a thriving small business community.

### Accessing Opportunity

Residents are within walking distance of job opportunities, a variety of neighborhood stores, parks, health centers and universities. They can also walk to transit options that connect them to the entire D.C region.

## Economy

### \$5,155 Rent Savings

On average, each resident at Brookland Place will save \$5,155 on rent every year because they have an affordable place to live.

### 30 Minutes from Work

Residents are five blocks from the Brookland and Rhode Island metro stations, and the average commute takes only 30 minutes.

### Boosting the Local Economy

Brookland Place is expected to generate \$576,000 in government revenue and local economic activity each year, and the rehabilitation will support 104 jobs.

Fletcher, Jason M., Tatiana Andreyeva, and Susan H. Busch. Assessing the Effect of Increasing Housing Costs on Food Insecurity. SSRN Scholarly Paper. Rochester, NY: Social Science Research Network, September 9, 2009. <http://papers.ssrn.com/abstract=1503043>

Case Study: Creating Green and Healthy Affordable Homes for Families at Viking Terrace, Worthington, Minn., 2010. Enterprise Community Partners, National Center for Healthy Housing, 2010. <http://www.enterprisecommunity.com/resources/ResourceDetails?ID=67397.pdf>