

Fort Stevens Place

Washington, D.C.



Our Investment

Enterprise Community Loan Fund provided a \$5.6 million loan to preserve 59 affordable homes at Fort Stevens Place in the Brightwood neighborhood of Washington, D.C. Current residents earn below 60 percent of Area Median Income, which is approximately \$65,000 for a family of four. Community Preservation and Development Corporation will improve the building to meet Enterprise Green Communities Criteria – a development framework to bring the improved health, economic and environmental benefits of sustainable construction practices to low-income families. This is one of many investments that Enterprise has made in the Brightwood neighborhood to ensure that long-time residents can stay in their homes.

Fort Stevens Place | Projected Impact

Health Outcomes

Improving Health

Renovating housing to meet the EGCC standard helps to improve respiratory health and overall physical health for residents.

Mental Distress

Adults who do not worry about their ability to afford housing are three times less likely to self-report mental distress.

A Walkable Community

Fort Stevens Place is located within walking distance of multiple parks, making it ideal for families with children. Most errands can be accomplished on foot.

Neighborhood

59 Stable Homes

Residents will not have to leave their home or pay more in rent to stay because we created long-term affordability.

70 Jobs Created

We estimate the rehabilitation will create 68 construction jobs, and economic activity generated by Fort Stevens Place will support 2 full-time jobs.

Access to Opportunity

Located on the 16th Street Corridor, residents easily commute to jobs, have access to multiple healthcare centers, grocers, schools, and recreation space.

Economy

\$2,100 Rent Savings

On average, each resident will save \$2,100 on rent because they have an affordable place to live.

\$17,000 Utility Savings

Based on national averages, the property will generate \$17,000 in annual utility savings as a result of its energy efficient rehabilitation.

\$6.9M Local Revenue

Based on economic modeling, Fort Stevens Place is expected to generate an estimated \$6.9 million in government revenue and local economic activity during rehabilitation.

Liu, Yong, Rashid Njai, Kurt Greenlund, Daniel Chapman, and Janet Croft. "Relationships Between Housing and Food Insecurity, Frequent Mental Distress, and Insufficient Sleep Among Adults in 12 States, 2009". Preventing Chronic Disease, 2014.

National Association of Home Builders, economic impact multipliers created for Enterprise Community Partners.

Enterprise's Discretionary Income Impact Calculator using data from the U.S Department of Housing and Urban Development and the U.S. Census Bureau.