

Developer/Sponsor

Community Preservation and Development Corp.
(CPDC)

Units

116

Financing

Enterprise support includes \$12 million in LIHTC equity, a \$4 million acquisition loan, a \$50,000 green grant and a \$25,000 predevelopment loan.



Project Description

Wheeler Terrace is a seven-building apartment community in the Washington Highlands neighborhood of Southeast Washington, D.C. Originally built in 1947 as housing for veterans, the apartments deteriorated over the years and became a hot spot for crime.

When the property was made available for purchase, members of the Wheeler Terrace Apartments Tenant Association exercised their right, under the D.C. Tenants Opportunity to Purchase Act, to buy the buildings. They assigned their rights to Community Preservation and Development Corporation (CPDC) so that the buildings could be purchased and renovated with the assistance of an acquisition loan from Enterprise. CPDC also secured renewal of Section 8 status for the buildings for 20 years to ensure affordability.

Wheeler Terrace is the first affordable housing community in Washington, D.C., to simultaneously meet the Enterprise Green Communities Criteria and obtain LEED Silver Certification from the U.S. Green Building Council. Existing building systems were replaced, walls were widened to provide additional insulation and energy-efficient windows, and Energy Star-rated appliances were installed. Additionally, one building was given a green roof and geothermal wells were installed to create a more efficient HVAC system.