

The Antonatl Condominiums

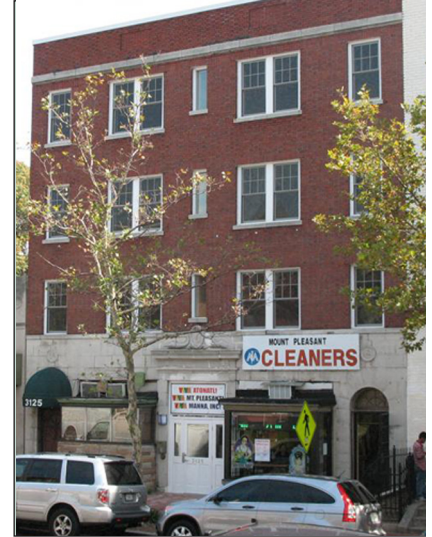
Washington, D.C.



Developer Manna, Inc.

Total Units 12

Description This is a renovation of an existing, four-story building on a 4,750 square foot lot in the historic Mount Pleasant neighborhood of Washington, D.C. Mount Pleasant has been Washington's main Latino neighborhood for many years -- a situation that is changing rapidly. It is expected that most of the buyers will be Salvadorans, thus the unusual name, "Atonatl." Atonatl was a prince and is a national warrior-hero of El Salvador. The name Atonatl subtly indicates the function of the project as a beachhead against displacement.



The new homes replace 13 that had been heavily damaged in a fire and have been unoccupied since 2003. The structure, built in 1928, is made up of masonry load-bearing exterior walls and a wood joist floor system. The entire building area is 10,700 square feet. Two commercial spaces, which are receiving storefront improvements but otherwise are not included in the scope of this renovation, occupy 1,400 square feet of the first floor. The remaining 9,300 square feet make up the residential portion. The development includes laundry facilities, a community room and storage totaling 750 square feet. This project is located in the middle of a developed city block. The two-bedroom condo will accommodate the needs of a family that had been living in a small one-bedroom in the building prior to the fire. One condo on the first floor will be fully accessible for persons with disabilities according to Section 504 guidelines.

A Green Advantage Manna, Inc. is working to implement green features in its projects and has engaged a green affordable housing consultant to help prioritize how to most effectively spend funds for incremental green costs. Since it is a full gut rehab, the Antonatl Condominiums offers an opportunity to implement green features on a broader scale than would be possible for more moderate renovations. Some of the many green features include:

- Soy-based foam insulation
- LowE-argon windows
- High efficiency furnaces and air conditioners
- Low-VOC paints
- All-natural resilient flooring
- Reclaimed wood cabinets
- Low-flow bath fixtures
- Energy Star lighting and appliances

Condominium Prices At least half of the condos will be sold to buyers earning 60 percent or less of the Average Median Income (AMI) for the area. Of these, four will be sold to buyers earning between 30 to 50 percent of the AMI. The remainder will be sold to buyers earning between 60 percent and 80 percent of the AMI.

Amenities This complex is at the heart of a vibrant neighborhood. Directly in front of or within very close proximity are numerous bus and subway stops that provide transportation throughout the city. The site is also less than a half mile from Meridian Hill Park and less than one mile from the Kalorama Recreation Center and the Marie Reed Recreation Center. It is less than one mile from the National Zoo and Rock Creek Park. There are numerous pharmacies, convenience stores, groceries and other retail stores within blocks of the site.

Social Services Buyers can take the homeowner training course offered by Manna Inc. Known as the Homebuyers' Club, it educates buyers on all aspects of purchasing a home. In a series of meetings, potential homebuyers learn about budgeting, saving money for down payments, mortgages, expenses they can expect, the buying process and more. The Homebuyers' Club has an impressive success rate.

Developers The Manna Inc. mission is to empower individuals, strengthen families and foster sustainable communities in Washington, D.C. Manna collaborates with other service providers to create quality affordable housing for lower-income families, to support and train families both before and after they purchase their homes and to foster community and economic development activities.

Manna is a vertically-integrated organization that includes everything from project development and site acquisition to design, construction, marketing, mortgage and homebuyer education -- all in-house. Many of Manna's departments also do work for outside organizations, such as marketing other developers' affordable condominiums or providing construction and/or architectural design services for other nonprofits and, when appropriate, for-profit organizations.

Architects Manna, Inc. Design Department

General Contractor Manna, Inc. Construction Department



Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For more than 25 years, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$9 billion in equity, grants and loans and is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org and www.enterprisecommunity.com to learn more about Enterprise's efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.

For more information, please visit www.greencommunitiesonline.org.