

Wheeler Terrace

Washington, D.C.



Developer Community Preservation and Development Corp. (CPDC)

Total Units 116

Description Wheeler Terrace is a complete rehabilitation of a seven-building apartment community in Washington Highlands, a neighborhood in Southeast Washington, D.C. Originally built in 1947 as housing for veterans, the apartments substantially deteriorated over the years, and were designated as a “hot spot” for crime.

Planned updates and safety improvements include replacement of the building’s existing systems, a new white TPO flat roof design, upgraded infrastructure, site improvements and extensive interior renovations. In response to ongoing security concerns, the complex will feature improved lighting, off-street parking lots that eliminate security “blind spots” and on-site parking to reduce the walking distance to apartments. There will also be new facilities for community use and classes, outdoor tot lots and comprehensive social services. Ten units will specifically serve residents with special needs. Seven will serve physically disabled residents, and three will serve people who are visually impaired.

A Green Advantage Wheeler Terrace will be the first affordable housing community in the District of Columbia to simultaneously meet the Green Communities standards of Enterprise Community Partners and obtain LEED Gold Certification from the U.S. Green Building Council. Some notable green elements include:

- Geothermal heat pump that will reduce energy consumption by nearly 35 percent
- Upgraded infrastructure and sewage systems
- New indoor air-quality system
- Energy-efficient white TPO roofs and a demonstration green roof
- Stormwater sand filter system
- Energy-efficient fixtures and appliances, including dual-flush toilets

Rent Of the 116 apartments produced, 112 (96 percent) will be affordable to households earning at or below 50 percent of the Area Median Income (AMI) as required under the HUD Section 8 contract, which was renewed for a 20-year period. The remaining homes will be affordable to households earning at or below 60 percent of AMI.



Project Financing

Equity (LIHTC) through Enterprise	\$12,400,000
First Mortgage	\$8,370,000
DHCD CDBG/HPT	\$10,250,000
Quadrangle Equity	\$600,000
HUD Healthy Homes Grant	\$450,425
Enterprise Green Grant	\$50,000
Deferred Fee	\$871,014
Total	\$32,991,439

Amenities The site is surrounded by a recently completed HOPE VI redevelopment, and is next to park lands and a hospital. It is easily accessible to pedestrians, cars and public transportation. Two Metrobus stops are located in front of the complex, and a Metrorail station is a half-mile away. Two additional housing communities are located within a quarter mile, and their community facilities will be available to Wheeler Terrace residents. An arts center and a tennis center that includes community meeting space are also close by. A new community center offering child care services is adjacent to the apartments.

Community development programs, including an urban gardening program, will be provided to educate and engage residents in the benefits of living green, and there will be a Green Opportunities (GO) Center with interactive green education exhibits and community space.

Social Services CPDC will provide a variety of resident services designed to connect residents with existing community services. A full-time services coordinator will be on site to help residents enroll in literacy programs, after-school programs and youth services. Within the Green Opportunities Center, seminars and workshops on green living and opportunities for “green-jobs” will also be available.

Developers CPDC has established an unparalleled reputation for revitalizing communities across the greater Washington, D.C., metropolitan region, helping to develop more than 20 properties and 3,500 units. Residents of CPDC’s properties in Washington, D.C., Virginia and Maryland have established tenant associations, organized voter registration, improved their school performance, achieved their GEDs, updated their office skills, improved their employability, helped to establish electronic villages and created safe and more secure communities.

Architects Wiencek + Associates Architects + Planners, P.C.

General Contractor Turner Construction - Special Projects Division



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.