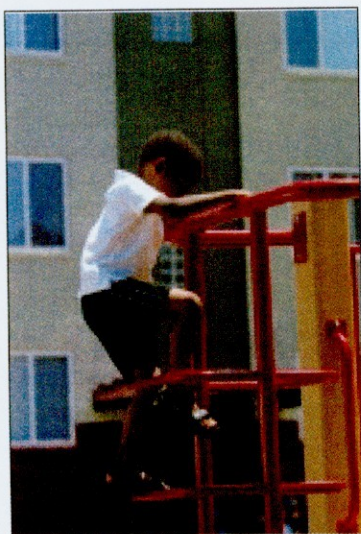




## BEST PROJECT - DISTRICT OF COLUMBIA NHT – ENTERPRISE PRESERVATION CORPORATION & SOMERSET DEVELOPMENT COMPANY GALEN TERRACE

Poor management, uncontrollable criminal activity, escalating physical deterioration and a pending sale threatened the future of Galen Terrace Apartments in Anacostia four years ago, along with its 100% project-based Section 8 contract. Instead, the courageous Galen Terrace Tenants Association exercised their first right to purchase the 83-unit property, and selected NHT – Enterprise Preservation Corporation and Somerset Development Company as their developers. With the tenant association as a participating member of the limited partnership ownership structure, existing and future residents have a stake in the future success of this transformed property.



Completed in May 2007, the \$4.65 million renovation included new kitchens, bathrooms, roof, security features that have drastically reduced crime in the community, and an onsite community center that provides after school programs and computer literacy classes. With the help of Enterprise Green Communities and the Environmental Design Group, a Bethesda architectural firm, the green rehab included low-VOC

paints and sealants, solar reflective roof coating, green label carpeting, new windows and doors, split system HVAC, energy efficient water heaters, energy star appliances and light fixtures, low-flow toilets and faucets, and rain barrels for landscape irrigation. Recognized as the first property in the District to meet the Green Communities Initiative criteria, Galen Terrace today boasts a healthier environment, increased operational savings, lower utility costs, savings to taxpayers and reduced carbon emissions.

The development achieved 100% occupancy in October 2007. All tenants earn less than 50% of the area median income; 75% earn less than 30% AMI. Identified as a top nuisance property in the city prior to its acquisition, Galen Terrace is now a stable community asset. The long-term



preservation of these 83 homes safeguards the stock of federally assisted rental housing. The many partnerships that were formed through this redevelopment guarantee a healthier, safer and affordable future for all who live there.



For more information, contact Scott Kline,  
202.333.8931, [skline@nhtinc.org](mailto:skline@nhtinc.org)