

CPDC AND COMMUNITIES TOGETHER.

Growing and thriving.



Mayfair Mansions

3744 ½ Hayes St, NE
Washington, DC 20019

PROPERTY OVERVIEW

OWNER / DEVELOPER / SPONSOR

Mayfair Mansions Limited Partnership
Community Housing, Inc./ CPDC
Marshall Heights Community Development Organization

DEVELOPMENT TEAM

Wiencek + Associates Architects + Planners, PC; McDonald, Williams, Banks Architects & Planners; Gilford Construction Corporation and Hamel Builders, Inc.

FUNDERS

	TYPE
DCHFA	4% LIHTC
	Tax -Exempt Bonds
HUD	Section 8
	Section 236 IRP Decoupling
DCDHCD	Housing Production Trust Fund
NPS	Historic Tax Credits
FHLB	AHP Grant

DEVELOPMENT TYPE

Historic Preservation, Multi-family rental

RESIDENTIAL PROFILE

Low -income families

DEVELOPMENT PROFILE

Type / # Units / Density

1 BR / 105

2 BR / 289

3 BR / 16

Total: 410 units; 22.7 acres

AMENITIES

Community Laundry (all units have washer/dryer), Computer Learning Center, Community Activity Rooms, Recreation Area for children, Parking, Pool

CONSTRUCTION TYPE

Garden Apartments

DEVELOPMENT COSTS

\$91.8 Million

Historic Preservation at Mayfair Mansions

Mayfair Mansions boasts an important role in the history of the District's African American community. Originally completed in 1946, it is one of the city's earliest garden apartment complexes and one of the first conceived and designed for working- and middle-class African American residents in the District. It has been placed on the District of Columbia Register of Historic Sites and the National Register of Historic Places.

Mayfair Mansions was purchased in 2006 by a joint ownership entity consisting of CPDC and Marshall Heights Community Development Organization (MHCDO). The redevelopment of the property began in October 2007. The residents initiated the process when, organized as the Mayfair Mansions 2005 Tenant Association, Inc., they exercised their rights under DC law to purchase the property. The Association selected CPDC and MHCDO to acquire and rehabilitate the property and to maintain it as affordable housing.

The development team obtained a 20-year renewal of the Section 8 contract that covered a majority of the units, ensuring

continued affordability for very low-income residents. The balance of units are regulated under the Low-Income Housing Tax Credit program.

Renovations

Completed in 2009, CPDC's substantial rehabilitation included a host of significant improvements including mechanical, plumbing and electrical system upgrades; sprinklers in all buildings and units; new fire alarm and security systems; complete new kitchens and bathrooms; new unit carpeting and/or flooring; new windows and doors; roof replacement and repair; upgrades and enhancements to the pool, tot lot, parking area and public area lighting.

In addition to the substantial renovation of the units, the project included replacing the community building with a new free-standing community center that offers Resident Services to further improve the quality of life of residents.

Financing

The permanent and construction financing for the project utilized the DC DHCD Housing Production Trust Fund (HPTF), Federal Historic Tax Credits, as well as Tax Exempt Bond financing and Low Income Housing Tax Credit allocations provided by DC Housing Finance Agency (DCHFA). The first mortgage and equity investment were provided by private sector partner MMA Financial, LLC. The acquisition of the property in 2006 was possible through a \$24.2 million loan provided by the DC Department of Housing and Community Development (DC DHCD).

Resident Services

What makes CPDC unique is its valued stock in residents. CPDC provides high-quality, tailored, site-based resident services programs. CPDC does not provide services as “one-offs,” instead, the organization takes a focused approach to resident engagement, one that promotes community development.

CPDC has adopted a community building model that seeks to create community impact through aligned social, economic, and environmental efforts that are data-driven. The model is built upon five areas of sustainable community development:

- **Economic Development:** providing access to job placement and training, financial literacy workshops, transportation, and technology access.



- **Resident Engagement:** supporting civic involvement, volunteerism, neighborhood leadership, community participation, and cultural exchange.
- **Health and Wellness:** encouraging health education and awareness; providing nutrition and fitness classes; supporting access to social and human services.
- **Education:** focusing on early school readiness, youth development, parent engagement, and adult literacy.
- **Environment:** promoting energy efficiency, recycling, and water conservation

Strategic Partnerships

CPDC collaborates with residents of each community, private sector institutions, other non-profit organizations, and local and federal government agencies to create strategic alliances.

These alliances result in programs that provide residents and those in the immediately surrounding communities with the resources and tools they need to bring about dynamic change at both the personal and community level.

CPDC is committed to the long-term success of residents, our partners, and our communities. **CPDC and communities together. Growing and thriving.**