

Galen Terrace Apartments.

Washington, D.C.



**83
Families**



**93
Jobs Created**



**Section 8
Contract**

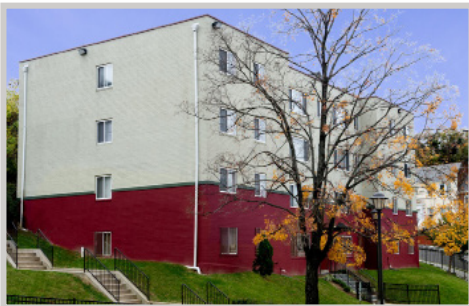


**Low-Income
Housing Tax Credits**

A Story of Preservation

Galen Terrace, an apartment complex with 83 affordable units in the Historical Anacostia neighborhood of Washington, D.C., was in a downward spiral from poor management, increasing criminal activity and physical deterioration. The NHT Communities, in partnership with the Somerset Development Company, helped the Galen Terrace Tenants Association purchase their property through D.C.'s Tenant Opportunity to Purchase Act (TOPA), and made substantial renovations. NHT Communities and Somerset secured more than \$12.5 million in support from several partners to finance this project.

The renovation included secure building entry systems and surveillance cameras. While achieving this new level of safety, NHT Communities also focused on energy efficient buildings, which are healthier for residents, environmentally sustainable and result in utility savings.



A Community Revitalized

Energy Efficient and green renovations saved approximately 112 metric tons of carbon emissions through energy efficiency improvements and residents have seen a 60% savings in electric usage and a 20% savings in water usage. The renovations, coupled with new management and resident services, has turned Galen Terrace from a nuisance property into a neighborhood asset. A newly built community center includes an office, computer center and space for other resident programs and activities. The Low-Income Housing Tax Credit supports approximately 3.25 million jobs across the country annually, while generating \$3.5 billion in federal, state and local taxes and \$9.1 billion in economic income. Galen Terrace is now an award winning community receiving the HAND award for Best Project in D.C.

Most importantly, thanks to D.C.'s TOPA law and NHT Communities, The Galen Terrace residents were able to exercise their right to match a 3rd party offer and purchase their property, allowing them to remain in their homes.