

# 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-Enterprise, 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-Enterprise 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-Enterprise 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-Enterprise, 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.