

# Hazel Hill Apartments

Fredericksburg, Virginia



**147  
Families**



**166  
Jobs Created**



**100% Project-  
Based Section 8**



**Low-Income  
Housing Tax Credits**

## A Story of Preservation

Hazel Hill Apartments was once the picture of a failing HUD assisted property. It was built in 1971 with 147 affordable housing units, but by early 2004, the property had twice failed HUD's property inspections. The owner was facing foreclosure and residents, many of whom had lived in their homes for thirty years, were facing displacement. With housing prices skyrocketing in the city, losing these homes would have been a serious setback for the community. NHT Communities acquired the property in July 2004 and secured the financing needed to complete \$7 million in property renovations.

The involvement of a variety of local, state, and federal partners was key to the preservation of Hazel Hill. HUD agreed to renew the property's Section 8 contract for 20 years, which allowed NHT Communities to secure the financing for substantial renovations including new roofs, windows, canopies, central air conditioning, water heaters, carpeting, kitchens, five new laundry rooms, and landscaping.



## A Community Revitalized

As part of the renovations, a new community building with a computer lab and multipurpose meeting room was also added. The children at Hazel Hill now have access to many enrichment and recreational opportunities. They can surf the internet in the computer lab, play on the property's playground or participate in after school activities. An on-site nurse is also available to provide needed medical assistance. Additionally, Hazel Hill offers one of the most expansive selections of community development programs throughout NHT-Communities' entire portfolio including programs like workforce development programs, youth tutoring and music classes, and a food security program.

Hazel Hill is an award-winning community, receiving the Affordable Housing Finance Magazine award for *Best Preservation* and the HAND award for *Best Community Life Program in Northern Virginia*.