

Meridian Manor Apartments

Washington, D.C.



34 Families



**38
Jobs Created**



**100% Project-
Based Section 8
Cooperative**



**Low-Income Housing
Tax Credits & Tax-
Exempt Bonds**

A Story of Preservation

After years of illegal rent increases and foregone repairs in the gentrifying Columbia Heights neighborhood, Meridian Manor tenants sued their landlord, winning a \$1 Million judgment in 1993. When the landlord couldn't pay the judgement, the court awarded title to the residents, who formed the Archbishop Rivera y Damas Cooperative, but were unfortunately forced to leave the property because they were unable to raise the funds necessary to complete needed renovations. Led by a determined resident, Leroy Washington, the residents chose to fight for their home despite being displaced and found their way to the non-profit developers Mi Casa and NHT Communities.

Each of the 34 units received a \$110,000 rehabilitation. The key to maintaining affordability was HUD's Multicultural and Tenant Empowerment and Homeownership Program. The program was a perfect fit for the goals of the Cooperative's Latino and African-American members and enabled the Cooperative to secure 15-year project-based Section-8 funding.



A Community Revitalized

Through the efforts of NHT Communities and Mi Casa, Meridian Manor is today a leasehold limited equity cooperative: the ownership entity, a tax credit partnership, leases the property to the cooperative, which in turn leases apartments to cooperative members.

Today, about two-thirds of Meridian Manor tenants are single mothers. The community children now have access to a new playground, a community computer lab and enriching after school activities. The adult residents also have access to enrichment programs within the community such as computer GED and financial literacy classes. Meridian Manor is also equipped with a state-of-the-art PV solar panel system, decreasing energy costs for the building.