

# R Street Apartments

Washington, D.C.



**130  
Families**



**147  
Jobs Created**



**60% AMI Income  
Restricted**



**9% Low-Income  
Housing Tax Credits &  
Historic Tax Credits**

## A Story of Preservation

Constructed in 1912 and made up of five historic buildings, R Street Apartments has provided affordable housing for more than 40 years. When former owners put the apartment buildings up for sale, the community could have easily been converted to high price rental housing or condos. Instead, residents banded together to save their homes reached out to NHT Communities and Hampstead Development Group for help in purchasing their buildings.

The development team recognized the chance to both improve the physical needs of the property and the health of residents. R Street Apartments received a \$50,000 grant from Enterprise's Green Communities Initiative to support the planning and installation of energy efficient, sustainable and healthy features in this renovation. The improvements include new windows, new roofs, a new heating and air conditioning system, renovated kitchens and bathrooms, painting, improved site lighting, and a renovated community room.



## A Community Revitalized

R Street Apartments maintains its location in a vibrant mixed-income neighborhood, and provides residents with healthy housing that safeguards their access to amenities, transportation, and employment opportunities in downtown D.C. All upgrades were undertaken with an eye towards increasing energy efficiency and minimizing resource consumption, while also maintaining the historic character of the buildings. R Street Apartments now has lower utilities, less maintenance on systems and a provides healthier environment for residents.