



Wardman Court Apartments and Condominiums

Washington, D.C.



Wardman Court is an affordable rental and condominium community in the rapidly gentrifying Columbia Heights neighborhood of Washington, DC. In 1999, Wardman Court (formerly known as the Clifton Terrace Apartments) consisted of three seriously deteriorated, but historically significant mid-rise structures. The Michaels

Development Company and the Community Preservation and Development Corporation ("CPDC"), a local non-profit organization, were selected by the U.S. Department of Housing and Urban Development ("HUD") to jointly acquire and renovate the property.

When the property was first acquired, there were over 20 low income families residing at Wardman Court who were very concerned that they would be displaced. Michaels and CPDC have kept our promise to those residents, undertaking gut rehabilitation, one building at a time, so that residents could remain in place

The historic renovation of Wardman Court is complete. Two of the three buildings, composed of 152 apartments, will remain in rental use. A third building of 76 units has been converted into for-sale condominiums. Virtually all of the condominium units were sold, over a six week period, prior to the start of construction.



A Broad Income Mix

With the assistance of our property managers, the original residents have secured Section 8 Certificates allowing them to pay rents they can afford. Per tax credit rules, the remaining rental units have been set at rent levels affordable to families with incomes under 60% of area median income. The condominium units have been sold to buyers with incomes between 80% and 115% of median income.

Financial Structure

Construction sources for the \$23.3 million rental component of Wardman Court include approximately \$10.7 million in tax exempt bonds and \$9.5 million in equity derived from the sale of historic and 4% low income housing tax credits. A private bank has provided a \$9.5 million construction loan for the condominium. An upfront grant of roughly \$9.1 million benefits both the rental and condominium properties.