

# Mayfair Mansions

3819 Jay Street, NE  
Washington, DC

Mayfair Mansions stands as the first nonrestrictive housing for African American professionals and working families in the District of Columbia. Completed in 1945 by architect Albert I. Cassell, the affordable housing complex was an attractive community and a place to call home for many of the District's citizens, including Thurgood Marshall. However, despite its storied beginning, Mayfair Mansions fell victim to the pressures of drugs, crime, and disrepair. In 2005, when the complex was threatened with market rate conversion via an out-of-town buyer, the residents of Mayfair Mansions banded together to save their homes.

Organizing as the Mayfair Mansions 2005 Tenants Association, the residents exercised their right to purchase under DC law and sought a development partner who would be interested in addressing the long-term physical problems and make a commitment to keep it affordable. In addition, the residents wanted a homeownership option in keeping with their vision for a revitalized community where individuals and families would want to live. After a comprehensive search, the Association selected the plan put forth by Community Preservation and Development Corporation and Marshall Heights Community Development Organization, assigning their rights to the developer partnership. Renovations to this community, now on the National Historic Register, began Fall 2007 and are expected to be completed within two years.

The rental portion consists of 410 units, the majority of which are supported by a renewed 20-year Section 8 contract, ensuring continued affordability for very low-income residents. The homeownership portion is the result of a first-of-its-kind approval by the US Department of Housing and Urban Development (HUD) to convert rental units to affordable condominiums. This historic HUD approval released 160 units from the existing use restriction that had required the entire property remain rental.

The substantial rehabilitation of the units will include a host of significant improvements, including mechanical, plumbing, and electrical system upgrades; sprinklers in all buildings and units; new fire alarm and security systems; completely new kitchens and bathrooms; new carpeting and/or flooring; new windows and doors; roof replacement and repairs, upgrades, and enhancements to the pool, tot lot, parking area, and public area lighting. In addition to the comprehensive renovation of the units, the project includes replacing the current community building with a new freestanding community center that will provide programs and resources to further improve the quality of life of residents.

The acquisition of the property in 2006 was possible through a \$24.2 million loan provided by the DC Department of Housing and Community Development (DHCD). The permanent and construction financing for the rental project will utilize the DHCD Housing Production Trust Fund (HPTF), Federal Historic Tax Credits, as well as Tax Exempt Bond financing and Low Income Housing Tax Credit allocations provided by DC Housing Finance Agency (HFA). The rental First Mortgage and equity investment are provided by private sector partner MMA Financial, LLC. The condominium project will also utilize private construction financing from PNC Bank and subsidy from the DHCD HPTF.



#### OWNER/DEVELOPER/SPONSOR

Community Housing, Inc.  
Marshall Heights Community Development Organization  
Mayfair Mansions Limited Partnership

#### ARCHITECT

Wienczek + Associates Architects + Planners, PC  
McDonald, Williams, Banks Architects & Planners

#### CONTRACTOR

Gilford Construction Corporation and Hamel Builders, Inc. (joint venture)

FUNDERS	TYPE
Rental funders	
DC HFA	LIHTC
	Tax-Exempt Bonds
HUD	Section 8
	Section 236 IRP Decoupling
DHCD	Housing Production Trust Fund
NPS	Historic Tax Credits
FHLB	AHP Grant
Homeownership funders	
PNC Bank	Construction Loan
DHCD	Bridge financing and Homeowner subordinate loans

#### DEVELOPMENT TYPE

Multi-family rental and homeownership

#### RESIDENTIAL PROFILE

**Rental Units:** 100% Section 236 eligible ( $\leq 80\%$  AMI); 95% LIHTC eligible ( $\leq 60\%$  AMI); 78% Section 8 eligible ( $\leq 80\%$  AMI); 29% HPTF eligible ( $\leq 50\%$  AMI); 29% HPTF eligible ( $\leq 30\%$  AMI)

**Condo Units:** 100% HUD restricted ( $\leq 80\%$  AMI); 18% HPTF eligible ( $\leq 50\%$  AMI); 14% HPTF eligible ( $\leq 40\%$  AMI); 8% HPTF eligible ( $\leq 30\%$  AMI)

**DENSITY:** 570 units 22.7 acres

#### DEVELOPMENT PROFILE

Rental Units	Condo Units
1 BR - 105 units	1 BR - 40 units
2 BR - 289 units	2 BR - 110 units
3 BR - 16 units	3 BR - 10 units

#### AMENITIES

Community Laundry (units have washer/dryer hook-ups), Computer Learning Center, Community Activity Rooms, Recreation Area for Children, Available Parking

#### CONSTRUCTION TYPE

Garden Apartments

#### DEVELOPMENT COSTS

\$121,452,000



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