

# 1 Hawaii

1 Hawaii Avenue NE • Washington, D.C. • [wesleyhousing.org](http://wesleyhousing.org)  



## Unit Mix and AMI Levels:

Size	Units @ 30 AMI	Units @ 50 AMI	Units @ 60 AMI	Units @ 80 AMI	Total
Studio	2	5	2	1	10
1 Bed	4	17	8	10	38
2 Bed	3	2	2	1	7
3 Bed	2	4	4	6	15
<b>Total</b>	<b>8</b>	<b>28</b>	<b>16</b>	<b>18</b>	<b>70</b>

## Building Amenities:

Community room, outdoor terrace, play space, bicycle storage room, below grade parking for 14 vehicles

## Partners:

DC Department of Housing and Community Development (DHCD)  
DC Housing Finance Agency  
Bonstra | Haresign Architects  
Davis Construction

## Fast Facts:



70 units

of affordable housing



Family housing



Redevelopment



2026  
expected project completion

## Project Overview:

1 Hawaii is located in the Fort Totten neighborhood of Washington, DC, a suburban area close to downtown and western Maryland. The community currently offers 34 units, from studio to two-bedroom floorplans, within a two-story building.

Wesley Housing acquired the property in March 2018 after being selected by the tenants to own, manage, and improve the property. Renovations have been ongoing since 2019 to stabilize the property while plans are underway for a full redevelopment, which will more than double the density to 70 units by 2025. In addition, the number of units available for larger families (two- and three-bedrooms) will be doubled.

The new community will be built to LEED Platinum Standards and will feature a community room, outdoor terrace, play space, bicycle storage room, and below-ground parking for 14 vehicles. Currently, only street parking is available. Active design will also be incorporated, including visible outdoor stairwells.

The project is expected to be financed by 4% Low Income Housing Tax Credits (LIHTC), tax-exempt bonds, and a \$18.6 million loan from the DC Housing Production Trust Fund. Finance closing is expected in 2024.

## Financing and Projected Costs:

	Sources
Tax Credit Equity	\$ 32,123,693
First Mortgage Loan	\$ 7,390,000
DC Housing Production Trust Fund Loan	\$ 18,600,000
Permanent Loan Good Faith Deposit	\$ 147,800
Deferred Fee	\$ 3,000,000
<b>Total Permanent</b>	<b>\$ 61,261,493</b>

## Summarized Uses

	Uses
Acquisition and Preconstruction Costs	\$ 4,608,910
Construction Costs	\$ 37,542,288
Soft Costs	\$ 14,110,294
Developer's Fee (Gross Fee)	\$ 5,000,000
<b>Total Uses</b>	<b>\$ 61,261,492</b>