

# One Hawaii

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



## Unit Mix and AMI Levels:

| Size         | Units @<br>30 AMI | Units @<br>50 AMI | Units @<br>60 AMI | Units @<br>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:

1 Hawaii Ave NE Tenants Association  
DC Department of Housing and Community Development (DHCD)  
DC Housing Authority  
DC Housing Finance Agency  
Enterprise Community Loan Fund  
Freddie Mac  
Grandbridge Real Estate Capital  
Truist Bank  
Bonstra | Haresign Architects  
Davis Construction  
VIKA Capitol

## Fast Facts:



70 units

of affordable  
housing



Multifamily  
housing



Redevelopment



2026  
expected project  
completion

## Project Overview:

One Hawaii is located in the Fort Totten neighborhood of Washington, DC, a residential area close to downtown and suburban Maryland. The community previously offered 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. Following renovations to stabilize the property, construction is now underway for a full redevelopment, which will more than double the density to 70 units by 2026. 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. Previously, only street parking was available. Active design will also be incorporated, including visible outdoor stairwells.

The project is financed by Federal and City Low Income Housing Tax Credits (LIHTC), solar tax credits, Freddie Mac Permanent Loan, District of Columbia Housing Authority Local Rent Supplement Program (LRSP), tax-exempt bonds, and a loan from the DC Housing Production Trust Fund.

## Financing and Projected Costs:

|                                       | Sources       |
|---------------------------------------|---------------|
| Tax Credit Equity                     | \$ 28,825,796 |
| First Mortgage Loan                   | \$ 6,525,615  |
| DC Housing Production Trust Fund Loan | \$ 23,977,390 |
| Deferred Fee                          | \$ 2,250,000  |
| Total Permanent                       | \$ 61,578,801 |

## Summarized Uses

|                                       | Uses          |
|---------------------------------------|---------------|
| Acquisition and Preconstruction Costs | \$ 5,064,610  |
| Construction Costs                    | \$ 30,984,577 |
| Soft Costs                            | \$ 20,194,394 |
| Fees and Reserves                     | \$ 5,335,219  |
| Total Uses                            | \$ 61,578,801 |

8/2025