

### Developer

WIN/Enterprise Fort Dupont Nehemiah Homes, Inc.

*A Joint Venture of*

- Washington Interfaith Network, Inc. (WIN)
- Enterprise Homes, Inc.
- Fort Dupont Dwellings and Additions Resident Council

### Financing

Archdiocese of Washington

Episcopal Diocese of Washington

Metropolitan Washington, D.C.  
Synod—ELCA

United Methodist Church of Baltimore/  
Washington Conference

Riggs Bank, N.A.

District of Columbia

D.C. Housing Authority  
Department of Housing and  
Community Development

U.S. Department of Treasury

### Architect/Engineer

Design Collective, Inc.

LDR/HNTB International

Ben Dyer & Associates

Hardin-Kight Associates, Inc.

### Contractor

Bozzuto Building Company



### Development

147 For-Sale Single Family Townhomes:  
Completed 2004

Dupont Commons is a new development of 147 affordable single-family townhomes on a former public housing site in the Fort Dupont Community of Southeast Washington, D.C. All townhomes have 1,280 square feet of finished space on two floors, comprising three bedrooms, a living/dining room area, kitchen with breakfast nook, a bathroom and powder room. Optional floor plans allowed for up to one additional bathroom. Situated on rolling terrain, homeowners had a choice between a finishable walkout basement, a garage with storage area and finishable den, or a finishable English basement.

Dupont Commons provided much-needed workforce housing for families with incomes of up to \$62,000. Over 50 percent of the homes were targeted to families earning less than 65 percent of the D.C. area median income (approximately \$45,000 for a family of four in 2000). Twenty units were reserved for families with incomes between \$15,000 and \$20,000. Fort Dupont's current and former public housing residents were given first preference to purchase the homes, followed by residents from other D.C. public housing residences. Because all residents of Dupont Commons are first-time homebuyers, homeownership counseling and ongoing technical assistance was provided to assure the buyers' success as first-time homeowners.

Dupont Commons received the 2005 Readers' Choice Award for Best Homeownership Development, Affordable Housing Finance, and the HAND (Housing Association of Non-Profit Developers) Award for Best Development in Washington, D.C.

**For more information, please contact:**

Enterprise Homes, Inc.  
312 Martin Luther King, Jr. Boulevard  
Baltimore, MD 21201  
tel: 410.332.7400 ■ fax: 410.230.2129  
[www.enterprisehomes.com](http://www.enterprisehomes.com)

Enterprise Homes, Inc. has completed more than 4,200 affordable and market-rate homes and rental residences in communities throughout the mid-Atlantic region. Enterprise collaborates with nonprofit and for-profit housing organizations, community groups, as well as city and county agencies to produce high quality housing, creating vibrant mixed-income communities.

Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. Enterprise leverages low-income housing, new markets and historic rehabilitation tax credits; short and long-term debt; and development services to capitalize projects that make a catalytic difference in communities. For over 25 years, Enterprise has privately raised nearly \$9 billion to finance more than 240,000 affordable rental and for-sale homes, create vital communities and help transform the lives of low-income Americans, particularly those at the lowest end of the economic scale. Currently, Enterprise is investing in communities at a rate of nearly \$1 billion a year. Visit [www.enterprisecommunity.com](http://www.enterprisecommunity.com) or [www.enterprisecommunity.org](http://www.enterprisecommunity.org) to learn more about Enterprise's efforts to build communities and opportunity.