



Affordable Senior Community Opens in DC

By Diana Firtea
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The property caters to families with at least one senior household member.



All apartments at Dix Street Residences feature wood-like flooring. *Image courtesy of Atlantic Pacific Cos.*

Atlantic Pacific Cos. and Nix Development Co. have completed Dix Street Residences, a 47-unit affordable senior housing community in Washington, D.C.

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Approximate Visitors Per Month & Potential Audience: 42,526



Project partners include the DC Department of Housing and Community Development and the District of Columbia Housing Authority. Torti Gallas Urban provided architecture services, while MCN Build served as general contractor.

Dix Street Residences caters to families with at least one senior household member aged 55 and over, earning between 30 and 80 percent of the area median income. A total of 24 units are reserved for individuals with incomes at or below 30 percent of AMI, covered by a Local Rent Supplement Program project-based voucher contract.

Project financing included:

- \$12.8 million in [low-income housing tax credit](#) equity and a \$11 million construction loan provided by Truist Community Capital
- \$4.3 million permanent loan from Freddie Mac provided by Grandbridge Real Estate Capital
- \$14.5 million in Housing Production Trust Fund financing provided by DHCD
- \$200,000 in pre-development grant funding provided by Amazon's housing accelerator fellowship run by Capital Impact Partners

A closer look at Dix Street Residences

Located at 5717 Dix Street NE, the community is within Ward 7's Northeast Boundary neighborhood. The property provides easy access to public transportation, due to its proximity of several local bus routes and the Capitol Heights WMATA station.

The mid-rise building encompasses one-, two- and three-bedroom floorplans. Units feature washers and dryers, stainless steel appliances, hardwood flooring and floor-to-ceiling windows.

Common-area amenities include a resident lounge, a business center, a library, elevators and bicycle parking. Dix Street Residences is also green-certified, with energy-efficient features such as a green roof with rooftop solar panels.

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