

Capitol Quarter

WASHINGTON, DC

EYA



■ In metropolitan Washington, D.C., where residents can spend as much as 47 percent of their income on housing and transportation, affordable housing can mean a vast difference in the quality of life. So when EYA undertook the development of eight acres just a half mile from the U.S. Capitol, new hope emerged as an important byproduct for workforce households. Creating a partnership with the U.S. Department of Housing and Urban Development (HUD) and the District of Columbia Housing Authority (DCHA), the developers envisioned a dynamic neighborhood that would attract residents with a wide range of incomes closer to their jobs.

Capitol Quarter is transforming seven city blocks scarred by 1940s public housing into a community with new residential and commercial vitality. Located at the southern edge of Capitol Hill and within three blocks of three Metro subway stations, numerous bus stops, abundant shopping, and numerous federal offices, Capitol Quarter's critically needed 44 workforce units were sold through a lottery that attracted over 200 applicants.

The first section of Phase I of this new for-sale neighborhood includes 33 market-rate townhomes and 44 workforce units, with affordability of the later



being ensured by resale covenants for households earning between 50 and 115 percent of area median income.

DCHA played an important role in the financing of Capitol Quarter through its use of tax-exempt bonds, construction and land development loans, and public infrastructure bonds, while HUD's HOPE VI grant program helped prepare the larger master community by financing the resident relocation and demolition of the Capper/Carrollsborg public housing project (with eventual one-for-one replacement of the public housing units).

These homes were designed to meet Silver standards under the LEED for Homes rating system, with some of the first individual homes already receiving certification. Green features included Energy Star appliances, low-emittance windows, low-flow toilets and faucets, recycled construction materials, and an impressive density of 37 units per acre—all reducing the environmental impact of the development.

Capitol Quarter stands as a bright example of what can happen when a visionary developer engages creative and committed public partners in the effort to create hope through the framework of workforce

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Models of Excellence