

## The Residences at the Government Center

### Frequently Asked Questions

All information is as of May 5, 2015.

#### Project Sponsorship

##### Who is the project sponsor?

The Residences at the Government Center is a workforce housing development created by a unique public-private partnership between Fairfax County, the Fairfax County Redevelopment and Housing Authority, **Jefferson Apartment Group** and **STRATFORD CAPITAL GROUP**.

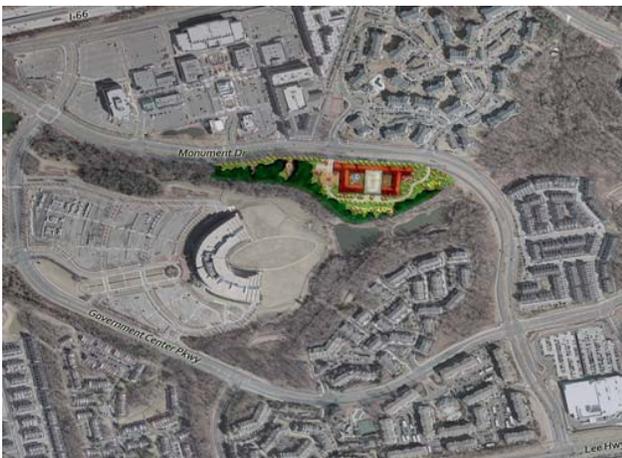
**Jefferson Apartment Group** is a Mclean, Virginia based full-service real estate firm specializing in multifamily and mixed-use real estate investments through its acquisition, development, construction and property management services. The principals of JAG have 80 years of combined experience and have developed over 60 multifamily communities. The principals have long-term relationships with institutional investors which have partnered with JAG to develop over 18,000 apartment units with a value of more than \$3 billion in 10 states along the East Coast since 1995. Of these 18,000 apartment units, 8,000 have been "Class A" apartment units in the Washington DC metropolitan area. For additional information on the **Jefferson Apartment Group**, please contact Greg Lamb at 703-563-5200.

**STRATFORD CAPITAL GROUP** is a full service affordable housing investment and development company with offices in Vienna, Virginia and Peabody, Massachusetts. Since 2007, Stratford has syndicated over \$1 billion dollars of investments in 130 multifamily properties totaling approximately 15,600 units across the United States. Additionally, Stratford's development affiliate, SCG Development Partners, LLC, has participated in the development of 50 affordable housing projects totaling approximately 3,000 apartment units. For additional information on the **STRATFORD CAPITAL GROUP**, please contact Steve Wilson at 703-942-6610.

#### General

##### Where is the proposed site located?

It is located across from the Fairfax Corner development at 11851 Monument Drive, Fairfax, Virginia 22035. The site is approximately 8.8 acres. See below.



Site location along Monument Drive



Rendered site plan

**How many apartment homes are there?**

When completed, the property will include 270 units, in a four and five story configuration, with a hidden parking garage located in the middle of the residential buildings. There are 433 parking spaces located within the project.

The Residences at the Government Center will be an attractive addition to the Fairfax County Government Center campus and will blend in with the existing architecture of the surrounding area. A conceptual rendering is shown here.



**What are the planned community amenities and apartment features?**

The project includes an extensive community amenities package such as a swimming pool, fitness center, business center, resident club room, landscaped courtyards, leasing/management office, community room and fenced playground area, connection to walking trails and pet waste stations.



Fitness Center



Resident Club Room

**Will there be any “green” features?**

The project is designed to achieve EarthCraft gold certification. Some of the projects green features include: energy star appliances, additional air duct sealant measures, additional insulation, high efficiency windows SHGC<0.35, high efficiency SEER 15 heating and cooling equipment, high efficiency water heater, programmable thermostats and low VOC paints. Residents will enjoy lower monthly utilities bills here than at comparable non-green apartment communities. The apartments include Energy Star appliance package, pre-wired high speed internet, programmable thermostats, 9’ ceilings, 36” kitchen cabinets and washer and dryer.



**Will there be outdoor amenities?**

Yes. The project includes two landscaped courtyards and an outdoor pool, a fenced play area for children and walking trails around the community that will connect to the existing trails. All property maintenance and landscaping will be professionally managed.

**Rent and Income**

**What is workforce housing?**

The County defines “workforce housing” as rental or for-sale housing units that are affordable to households with maximum income limits up to and including 120 percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area, as determined periodically by the U.S. Department of Housing and Urban Development (HUD). The rents for this project will be affordable at income levels ranging from 50% to 60% of AMI. Workforce housing is intended to serve working families.

**What type of apartments will there be and will they be allocated across different income levels?**

The project unit mix includes studios, one, two and three bedroom apartments. Approximately 20% of the units will be rented out at 50% of AMI and 80% will be rented out at 60% of AMI. See below.

Area Median Income (AMI)	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Total	Percent of Units
50% AMI	9	23	19	3	54	20.00%
60% AMI	28	102	75	11	216	80.00%
<b>Total</b>	<b>37</b>	<b>125</b>	<b>94</b>	<b>14</b>	<b>270</b>	<b>100.00%</b>

**How much is the rent?**

The rent will vary depending on the type of apartment and whether the apartment is restricted to 50% or 60% of the AMI. The maximum occupancy for each unit type is two persons (including children) per bedroom plus one child under 12 months old. The estimated rents below are calculated based upon the 2015 Area Median Income for the Washington DC MSA and will change each year as the Area Median Income shifts.

Unit Type	# of Baths	Avg Size (SF)	Number of Persons	50%AMI Rent	60% AMI Rent
Studio	1	545	1	\$956	\$1,147
1 Bedroom	1	675	1.5	\$1,024	\$1,229
2 Bedroom	2	925	3	\$1,228	\$1,474
3 Bedroom	2	1,180	4.5	\$1,420	\$1,704

**What income level do I qualify for?**

Generally speaking, the incomes below represent the maximum income limits based on the number of persons within a given household and the 2015 Area Median Income for the Washington DC MSA. A household with an income at or below those listed in the table below would generally qualify to rent an apartment at the property. These income limits are subject to change each year.

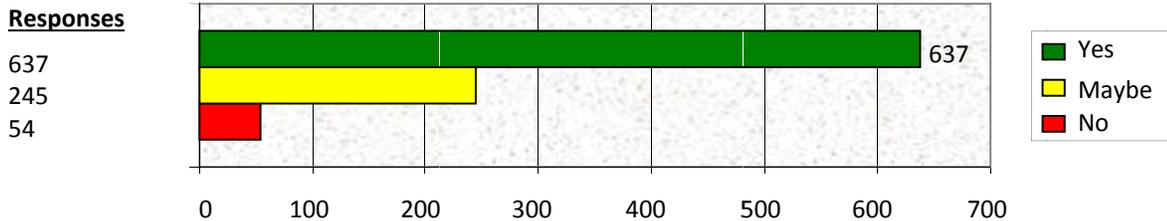
Household Size	50% of AMI Max Income	60% of AMI Max Income
1 Person	\$38,250	\$45,900
2 Person	\$43,700	\$52,440
3 Person	\$49,150	\$58,980
4 Person	\$54,600	\$65,520
5 Person	\$59,000	\$70,800

### Who is going to live here?

Since the apartments will be offered to a range of income levels, we expect to attract a range of qualified people to move in, including Fairfax County Government employees that work in the three nearby county buildings, Fairfax County school teachers, police and firemen, employees of local businesses and other qualified households. There is a tremendous amount of interest from the county employees in living at the Residences at the Government Center. The results of a survey sent out to County employees (excludes County teachers) are below.

Are you interested in living at the Residences at the Government Center?

(From Non-Homeowners, i.e. Renters)



### Who is going to manage the community?

Paradigm Management Company (“Paradigm Management”), a third-party property management company, will act as the property manager of the Development. Formed in 1991, Paradigm Management is headquartered in Arlington, Virginia and currently has 370 employees. The company currently manages approximately 9,500 affordable and market-rate apartment units on the East Coast from Richmond, Virginia to Wayne, New Jersey with the majority of the apartment units (approximately 5,500) located within the Washington, D.C. metropolitan area.

### Who is the general contractor building the project?

Paradigm Construction Company (“Paradigm Construction”), a third-party construction company, will act as the general contractor of the Development. With over 20 years of multifamily residential building experience, Paradigm Construction has a recognized track record as a one of the best general contracting firms in the Washington D.C. metropolitan area.

### Will applicants need to pass background and credit checks?

There is a detailed resident screening process that entails a review of the applicant’s credit report, credit score, income verification, proof of legal immigration status (for non-citizens), and a criminal background check. Every member of the household will be screened and must successfully pass all criteria in order to lease an apartment in the community.

## Other Questions

### Won’t a development such as this generate more traffic?

Traffic studies show that residential communities produce less daily traffic than traditional office parks and retail centers. Retail space generates more than 10 times the number of trips per weekday peak hour than residential space; office space generates more than 6 times the number of trips per weekday peak hour than residential space.

### What about the trees?

The development was designed to fit into the fabric of the neighborhood by respecting the environment and addressing the unique, site specific considerations of the property. Through innovative and careful design, the majority of the site area will remain as open space. A number of design techniques are being employed to minimize site impact - many of which are unusual in affordable housing development. These include:

**Conservation easement:** Within the approximately eight acre site, a significant portion has been deemed a tree save area and will be placed in a permanent conservation easement. The developer will also replant areas outside of the conservation easement with new trees and shrubbery to ensure that majority of the site enjoys tree coverage.

**Trail connections:** Connections will be made to the adjacent trails by following the existing topography to minimize the amount of clearing and grading at the site.

**Storm-water management:** All storm-water management facilities have been placed underground to preclude the need to clear additional site area for a surface pond. In addition, underground devices will be utilized in conjunction with small bio-retention basins to minimize the clearing and grading of the site for Best Management Practices (BMP) facilities.

**Site engineering:** Retaining walls will be utilized on the southern edge of the site to eliminate the need to "grade out" the site in the resource protection area corridor to the south of the site.

**Parking:** The project is providing for minimal surface parking around the building, with the majority of the parking being provided in a structural parking deck which will eliminate the need to clear/grade the site to the extent that would be required for surface parking.

**Utilities:** The utility corridor for connection to existing utilities is based on minimizing the clearing/grading operation on the site, as compared to simply using the most direct routing of utilities.

**What is the proposed project timeline?**

<b>Tasks</b>	<b>Estimate Timeframes*</b>
<b>I</b> Start Construction - <b>STARTED</b>	April 2015
<b>II</b> First Apartment Available	October 2016
<b>III</b> Complete Construction	December 2016

\*All dates are approximate and subject to change.

**I'm interested in living at the Residences at the Government Center. How do I apply?**

Since the project just started construction we are not able to begin pre-leasing apartments at this time. The development sponsor in coordination with the property management company will be developing a project website this fall. Interested parties will be able to go to this website to sign-up for updates and the mailing list. Pre-leasing will begin approximately three months prior to opening day, at which time we begin accepting applications.

**Contact Us**

In the interim, if you have any questions or would like more information regarding the Residences at the Government Center, please visit our company website at [www.jeffersonapartmentgroup.com](http://www.jeffersonapartmentgroup.com) or call us at 703-563-5200.