



# RESIDENCES AT THE GOVERNMENT CENTER



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

*The project is the first of its kind in the State to employ a financing structure that will use a creative hybrid mixture of both 9% and 4% tax credit allocations from the Virginia Housing Development Authority (VHDA), as well as tax-exempt bonds from the Fairfax*

*County Redevelopment and Housing Authority (FCRHA) and other financing sources, to create a socially responsible and economically viable housing option for the low and moderate workforce in Fairfax County.*

## **Project Site Amenities:**

- Entrance Off Monument Drive
- Visitor Parking and Drop Off Zone
- Professionally Landscaped Site and Entrance
- Monument Sign
- Flag Poles
- Site Lighting
- Path Lighting
- Two (2) Courtyards
- Active Courtyard with Lounge Chairs and Tables
- Passive Courtyard with Seating and Grilling Stations
- Outdoor pool with deck and lounge chairs.
- Fenced Children Play Ground Area
- Connection to Walking Trails with Doggie Waste Stations



## **Residential building highlights will include:**

- 270 Apartment Units
- 216,668 Net Rentable SF
- 5,800 SF Amenity Space including an outdoor pool
- Four-Story Wood Frame Product with Multi Level Parking Deck
- Energy Efficient Design utilizing EarthCraft Standards
- Financed Utilizing Bonds, HUD Credit Enhancement, 4% and 9% Affordable Housing Tax Credits
- Leased to Households Earning 50% to 60% of Area Median Income

## **Project Interior Amenities:**

- Leasing Office
- Hospitality Area
- Fitness Area
- Children Play Area
- Resident Club Room
- Business Center
- 1,000 SF Conference/Multi-Purpose Room





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## Green Features:

- Energy Star Appliances
- Additional Air Sealant and Insulation Measures
- Windows SHGC < 0.35
- SEER 15 Cooling Equipment
- High Efficiency Water Heaters
- Programmable Thermostats
- Low VOC Paints



## Project Schedule:

- March 2015 – Loan Closing
- April 2015 – Construction Begins
- October 2016 – Lease-Up Begins
- December 2016 – Project Completion

## Project Award:

The Residences at the Government Center has been awarded joint recognition by the Washington Smart Growth Alliance and the ULI Terwilliger Center for its innovative approach to providing affordable housing. The project was commended for its unique public-private partnership that makes possible the creation of a private development consisting entirely of affordable workforce housing units. The location of the apartments is within walking distance to jobs and everyday shopping opportunities satisfies one of the most critically important tenants of smart growth.

## About the Developers

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 Peabody, Massachusetts and Vienna, Virginia. Since 2007, Stratford has syndicated over \$1 billion dollars of investments in 130 multifamily properties totaling approximately 15,000 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.



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