**Background:** Arthur Capper/Carrollsburg Dwellings was a 23-acre, 707 unit public housing development in Southeast Washington, DC. In 2001, DCHA received a $34.9 million Hope VI grant to redevelop the site into a mixed-income community. The public housing units will be replaced one-for-one, and more than 900 market-rate and workforce rental and ownership units will be added to the site. All told, the new development will include 1,650 residential units, 730,000 sq ft of office space, and 50,000 sq ft of retail space. The FAR of the overall project is approximately 2.21 and the residential density is approximately 75 du/acre.

**Program:** Capitol Quarter is the rowhome component of the Capper/Carrollsburg redevelopment, it will be built out in two phases and will contain a total of 323 housing units across seven city blocks:
- 121 Market-Rate Townhomes
- 91 Workforce Housing Units affordable to households earning between 80% - 115% of AMI
- 25 Housing Choice Voucher Homes
- 86 public housing units: 69 apartments (23 accessible units), 17 rowhomes

The redevelopment includes several million dollars in public improvements, including a new stormwater management system, new sidewalks, curb and gutter, street trees, and hardscape features. 3rd Place, a new public street will be created to improve the walkability and scale of the community. A TIF bond will finance this work. In addition, a tot lot, and several pocket parks will be added to the site.

Although different owners and funding sources will control the various components of the project, EYA Construction Inc will be the general contractor for all of the Capitol Quarter construction, land development, and public improvement work.

**Timing:** All of the public housing units on the Capitol Quarter blocks have been vacated and demolished and a senior citizens apartment building and a workforce multi-family building have been completed. Construction on the public improvements began in the second half of 2007. On-site land development and vertical construction for the townhomes will begin in the summer of 2008. The market-rate, workforce, and affordable rental units will be delivered in segments, with the first units scheduled to be occupied in late 2008. All of the units in phase one (squares S-825,825,824, and 797) are scheduled to be occupied by the end of 2010. On-site land development and vertical construction for Phase 2 are scheduled to begin in 2010.
CAPITOL QUARTER

Affordable Rental Homes

Capitol Quarter is a mixed-income community that includes market rate rowhomes, workforce housing, and affordable rental homes. All homes will be seamlessly integrated within the neighborhood by incorporating the same high quality, historically-detailed exterior architecture. The Homeowners Association (HOA) will be responsible for the maintenance and upkeep of the community common areas, while the D.C. Housing Authority and the HOA will enforce the rules and regulations governing the use and occupancy of the homes in the community.