

# CHATHAM SQUARE

Sources: Alexandria Redevelopment & Housing Authority, City of Alexandria Office of Housing, Eakin Youngentob & Associates

Location: Alexandria, Virginia

Area: 4.2 acres

Units: 152

Residential Density: 37 units/acre

Affordability Breakdown: 100 units (66%) market-rate and 52 units (34%) public housing

Architect: Lessard Group

Development Partners: EYA



The Towns at Chatham Square mixed-income community is the result of more than a decade of public discussions regarding the redevelopment of Samuel Madden Downtown, a two-story 100-unit public housing complex that was originally built in 1940. In 2001, the Alexandria Redevelopment and Housing Authority selected developers Eakin Youngentob & Associates (EYA) to redevelop the site with a mix of 52 replacement public housing units and 100 market-rate townhomes. The remaining 48 public housing units were replaced elsewhere within the City.

Chatham Squares' most notable quality is its design. There is a seamless integration of the 52 public housing units with the 100 market-rate units. Due to the building configurations, which typically include four market-rate townhomes mirrored by six public-housing units on the other side, the different unit types appear remarkably similar in nature. Rear alleys provide vehicular access to the shared, underground parking garage. Financing for the project came from the sale of the Samuel Madden Downtown public housing site itself, low-income tax credits from the State of Virginia, \$3.5 million from a Federal Hope VI grant, and a combination of City funds.



## QUAKER HILL

Sources: Alexandria Redevelopment & Housing Authority, City of Alexandria Office of Housing, City of Alexandria Geographic Information Systems (2008)

Location: Alexandria, Virginia

Area: 4.7 acres

Units: 226 units

Residential Density: 57 units/acre

Affordability Breakdown: 166 units (73%) market-rate), 60 units (27%) publicly-assisted housing via Section 8 Vouchers

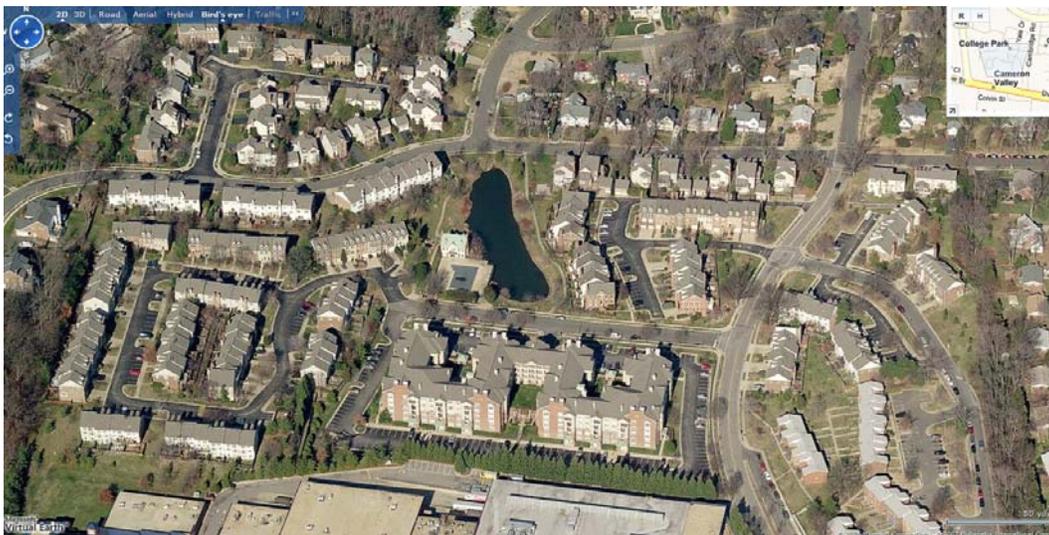
Development Partners: N/A

### Background

In 1987/1988, the Alexandria Redevelopment & Housing Authority (ARHA) demolished the 264-unit Cameron Valley public housing development. The public housing units were replaced in several sites across the City, one of which was the newly developed Quaker Hill. The development was financed by the sale of 40 acres of land to Hechinger's, the sale of the market-rate units, and low-income housing tax credit financing.

### Project Summary

Quaker Hill is a mixed-income community comprised of 99 townhomes and 127 condominiums. Of those units, 60 are low-income rental units subsidized by Section 8 Vouchers (30 townhomes and 30 condominiums). Originally, the 60 units were public housing units; however, several years ago ARHA changed the financing of those units to Section 8 funded units. This change allows residents of the public housing units to pay fair market rents (subsidized through the vouchers) in order to improve the property's revenue stream and reduce operating deficits.



## TOWNHOMES ON CAPITOL HILL

Source: District of Columbia Housing Authority  
[http://www.dchousing.org/hope6/ellen\\_wilson\\_hope6.html](http://www.dchousing.org/hope6/ellen_wilson_hope6.html)

Location: Washington, DC

Area: 5.3 acres

Units: 147

Residential Density: 28 units/acre

Affordability Breakdown: 13 units (9%) market-rate, 67 units (91%) affordable

Development Partners: Telesis and Ellen Wilson Redevelopment, LLC (CAC)



### Background

The development previously known as Ellen Wilson was located on Capitol Hill between 6th and 7th and G and Virginia Avenue, on a 5.3 acre parcel in Southeast Washington. Built in 1941, the development consisted of 134 units situated in two- and three-story walkup apartment buildings in L and H shaped configurations.

The Department of Public and Assisted Housing, the predecessor agency to DCHA, relocated residents from the site in 1988, in anticipation of plans for comprehensive modernization. When the estimated cost for the completed design plans was found to be well in excess of available funding, the development remained vacant until it was demolished in 1996 as the part of the revitalization plan funded through the award of a \$25 million HOPE VI grant in 1993.

### Project Summary

The Plan for the newly renamed development, now called Townhomes on Capitol Hill, included the construction of 134 townhomes unit sold through a cooperative structure to families in the following income categories:



- 67 families at 50% to 115 % of median income
- 34 families at 25% to 50% of median income
- 33 families at 0% to 24% of median income

In addition, 13 lots were developed as fee simple market rate town-homes.

All of the units were sold as of January 2000, with the elected cooperative board taking over the governance functions in January 2001. While the Co-op is self-governing, DCHA maintains responsibility for enforcement of the regulatory and operating agreement.

The Townhomes on Capitol Hill was developed by the Ellen Wilson Redevelopment Limited Liability Corp. A Community Advisory Committee

(CAC), which included membership representing local churches, service providers, public housing residents from neighboring developments and residents of the surrounding community directed the planning for the Community and Supportive Services Program (CSSP).

### **Project Highlights**

Integration of the Site with the Surrounding Community. The Townhomes on Capitol Hill is now a mixed-income community that links the higher income community at its northern border with the lower-income community at its southern border, bringing stability to the entire neighborhood.

### **Homes Purchased by 24 Former Public Housing and Section 8 Residents**

Through economic development plans created for individual families who were home ownership eligible, members of 24 families became eligible for membership in the Co-op and were able to make the successful transition to home ownership.

### **Success of the Co-Op Structure**

The Townhomes on Capitol Hill receives no subsidy and has maintained a budget surplus each of the three years of its operation. The units sold very quickly, supporting the mixed-income concept shared by all DCHA HOPE VI sites, and the co-op continues to receive daily calls from people interested in purchasing a unit despite the absence of any advertising campaign.

