



The **Community Builders**, Inc.

FAIRLAWN MARSHALL

Fairlawn Marshall is a mixed-income redevelopment of eight scattered-site buildings in two separate Southeast Washington, DC neighborhoods – Fairlawn and Marshall Heights. The project addresses the extraordinary demand for high-quality, well-managed, affordable housing in the District of Columbia. TCB has substantially renovated 98 attractive one and two-bedroom apartments with fully equipped kitchens, energy efficient heating and cooling systems, fob-access entry systems, laundry facilities in each building and an on-site property management office.

Fairlawn Marshall – Washington, DC



In August 2008, TCB Fairlawn/Marshall Housing Limited Partnership, a District of Columbia limited partnership purchased the properties for redevelopment from a private owner. Throughout the project TCB worked closely with the returning residents, the District of Columbia Department of Housing and Community Development (DHCD), DC Housing Authority (DCHA), and the DC Department of Mental Health (DMH) to support the large-scale, fast-paced redevelopment project. From the beginning, TCB encouraged members of the community, including the newly developed tenant associations, to remain engaged in this ground-breaking project. TCB staff coordinated the temporary relocation of returning residents to an off-site location during the extensive renovation process. Tenants returned to their newly renovated unit in less than 60 days.

Renovations started February 1, 2009 and the apartment buildings were completed in August 2009. Of the renovated units, thirty are public housing, ten are project-based Section 8 (PBS8) units with a priority preference for individuals and families with a disability referred by the District of Columbia Department of Mental Health (DMH) as supportive housing units, and the remaining 58 units are Low Income Housing Tax Credit (LIHTC) units. A total of five of the units in the development are fully Uniform Federal Accessibility Standards (UFAS) accessible. TCB was the developer and currently provides on-site management services. The result of this effort is a vibrant community of engaged residents who returned or joined the newly developed scattered-site community post-renovation.

Regional Hubs

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WASHINGTON, DC

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Suite 1100 West
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CHICAGO

One North LaSalle St.
Suite 1200
Chicago, IL 60602
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Fairlawn Marshall at a Glance

- 98 mixed-income family and senior units in a gated community featuring on-site property management.
- **TCB Role:** Developer, Owner, Management Agent
- **Unit Mix:** 30 public housing units, 10 Section 8/DMH units, and 58 tax credit only units
- **Development Type:** Substantial Rehab
- **Financial Participants:** DC Housing Authority, DC Department of Housing and Community Development, DC Department of Mental Health, Aegon, and Enterprise Community Partners Inc.
- **Total Development Cost:** \$20 million