



# first

RESIDENCES

If your annual income is between \$50,200 – \$93,750, you may qualify for special pricing on select units.

See eligibility information on page two for details.

## everything starts at first.

FIRST Residences is a 325-unit apartment community, located in the vibrant Capitol Riverfront district. By agreement with the D.C. Department of Housing and Community Development, 50 apartments are available as part of the Inclusionary Zoning Program.

### APARTMENT FEATURES

- Two signature finish packages
- Soft-close modern cabinetry
- Silestone countertops
- Moveable kitchen islands\*
- Stainless steel appliances
- Subway tile backsplashes
- Porcelain tile in bathrooms
- Solar shades
- In-unit Bosch® washers and dryers
- Engineered wood flooring
- Private balconies and terraces\*
- USB charging stations
- Ample storage, including walk-in closets, pantry, linen cabinet and coat closet\*
- Stadium, river and city views\*

\*in select units

### COMMUNITY AMENITIES

- State-of-the-art 2,300 sq. ft. fitness center
- Club room with chef's kitchen, coffee bar, TV lounge and computers
- Free WiFi in common areas
- Pet grooming stations
- On-site private garage parking
- Electric vehicle charging stations
- Bike storage and maintenance area
- Oversize washers and dryers
- 24-hour, full-service concierge
- Secure package room with electronic notifications
- 100% smoke-free
- Built to achieve LEED Silver certification

### ROOFTOP AMENITIES

- Open-air, stadium-seating viewing area with 80" TV
- Swimming pool and hot tub
- Sundeck with pergolas
- Views into Nationals Park
- Multiple grill stations and dining areas
- Outdoor TV lounge
- Dog park

For more information,  
call or email  
FIRST Residences at:

833-575-1258

FIRSTIZ@McCafferyInc.com



# first

RESIDENCES



## INCLUSIONARY ZONING APARTMENTS

### Income Qualifications & Rent\*

STUDIO			
Household Size	Minimum Annual Income	Maximum Annual Income	Rent
1	\$50,200	\$65,650	\$1,415
1 BEDROOM			
1	\$53,700	\$65,650	\$1,444
2	\$53,700	\$75,000	\$1,444
2 BEDROOM			
2	\$64,400	\$75,000	\$1,703
3	\$64,400	\$84,400	\$1,703
4	\$64,400	\$93,750	\$1,703

Utilities not included. Amenity fee is \$500. Application fee is \$50. Parking is \$225/month for the first car; \$250/month for a second car.  
Pet fee is \$300/pet plus \$60/month for dogs and \$40/month for cats.

Applicants must have completed the Inclusionary Zoning Orientation Class requirement mandated by DHCD. To do so, contact the following Community Based Organizations (CBOs) to register. Once you have completed the IZ Orientation, please visit [www.dhcd.dc.gov](http://www.dhcd.dc.gov) to submit your on-line registration form.

**Housing Counseling Services (HCS)**  
2410 17th Street NW, Suite 100  
Washington, DC 20009  
202-667-7006  
[www.housingetc.org](http://www.housingetc.org)  
Attn: Ronald Clarkson

**Greater Washington Urban League**  
2901 14th Street NW  
Washington, DC 20009  
202-265-8200  
[www.gwul.org](http://www.gwul.org)  
Attn: Denise Thomas

**Latino Economic Development Center**  
641 S Street NW  
Washington, DC 20009  
202-588-5102  
[www.ledcmetro.org](http://www.ledcmetro.org)

**Marshall Heights Community Development Organization**  
3939 Benning Road NE  
Washington, DC 20019  
202-396-1200  
[www.mhcdo.org](http://www.mhcdo.org)  
Attn: Pam Johnson

**Lydia's House**  
4101 Martin Luther King Jr. Ave. SW  
Washington DC 20032  
202-373-1050  
[www.lh4us.org](http://www.lh4us.org)  
Attn: Yvette Thomas

**University Legal Services**  
NE Office  
220 I Street NE, Suite 230  
Washington, DC 20002  
202-547-4747

SE Office  
1800 Martin Luther King Jr. Ave. SE  
Washington, DC 20020  
202-889-2196

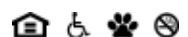
Far NE Lloyd E. Smith Center  
3939 Benning Road NE  
Washington, DC 20019  
202-650-5631



GROSVENOR

[FIRSTIZ@McCafferyInc.com](mailto:FIRSTIZ@McCafferyInc.com)

\*Pursuant to the DC Inclusionary Zoning Rent Schedule which is subject to change.



**McCAFFERY**

TAKE A TOUR TODAY!

833-575-1258

FIRSTDC.COM