



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*

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
- 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

*in select units



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INCLUSIONARY ZONING APARTMENTS

Income Qualifications & Rent*

STUDIO			
Household Size	Minimum Annual Income	Maximum Annual Income	Rent
1	\$50,200	\$65,650	\$1,461
1 BEDROOM			
1	\$53,700	\$65,650	\$1,490
2	\$53,700	\$75,000	\$1,490
2 BEDROOM			
2	\$64,400	\$75,000	\$1,759
3	\$64,400	\$84,400	\$1,759
4	\$64,400	\$93,750	\$1,759

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 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
Attn: Ronald Clarkson

Greater Washington Urban League
2901 14th Street NW
Washington, DC 20009
202-265-8200
www.gwul.org
Attn: Denise Thomas

Latino Economic Development Center
641 S Street NW
Washington, DC 20009
202-588-5102
www.ledcmetro.org

Marshall Heights Community Development Organization
3939 Benning Road NE
Washington, DC 20019
202-396-1200
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
Attn: Yvette Thomas

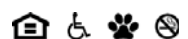
University Legal Services
NE Office
220 I Street NE, Suite 230
Washington, DC 20002
202-547-4747

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



FIRSTIZ@McCafferyInc.com



McCAFFERY

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

TAKE A TOUR TODAY!

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FIRSTDC.COM