

**STANTON SQUARE TOWNHOMES
PROJECT AND COMMUNITY AMENITIES PACKAGE
FINAL – MAY 24, 2007**

- Workforce Affordable Housing
At least 63 of the 187 townhomes will be reserved as workforce affordable housing units. At least 20 of these affordable units will be made available to households making up to 60% of the Area Median Income (“AMI”), and at least 43 of these units will be made available to households making up to 80% of AMI.

- Public Space Improvements in the Community
The Applicant will make a financial contribution of \$30,000 that will be used for the purchase and placement of 30 commercial trash receptacles (36 gallon size with steel slats), 30 decorative pole banners, and 30 decorative single pole brackets for placement in the surrounding neighborhoods. The Applicant and representatives of ANC 8A are working with representatives of DDOT to determine location requirements and the ability of the District to remove the trash placed in the receptacles.

- Fort Stanton Recreation Center
The Applicant will make a financial contribution of \$30,000 to the Fort Stanton Civic Association that will be used for the purchase of computers (including service and technical support service contracts) for the Fort Stanton Recreation Center.

- Signage in the Fort Stanton and Hillside Neighborhoods
The Applicant will contribute \$15,000 for the creation and installation of three signs welcoming visitors to the Fort Stanton and Hillside neighborhoods. Based on discussions with members of ANC 8A and the community, these signs are intended to be located at: Suitland Parkway and Stanton Road; Fort Place and Bruce Place (near the Smithsonian’s Anacostia Community Museum); and Martin Luther King Boulevard and Howard Road.

- Low Impact Development/“Green” Design Strategies
The Applicant has maintained a significant amount of green space (32%) on the property and has limited the amount of paved area (25%) on the property. The property includes a tot lot and parks for residents of the project and the surrounding community.

- Homebuyers’ Program
The Applicant will work with MANNA, Inc. to create a series of Homebuyer’s workshops to help members of the surrounding community be financially prepared for homeownership.

- **Capital Contribution to Homeowner's Association Reserves Fund**
The Applicant will contribute **\$46,750** (\$250 per townhome) to the Stanton Square Homeowner's Association Capital Reserves fund.