



The Faircliff Awarded Best Affordable Housing Project and Best Overall Project in the Phius Passive Projects Design Competition



Located in Washington, DC, The Faircliff has been recognized as both the Affordable Housing category winner and Best Overall Project in the Phius Passive Projects Design Competition, demonstrating how high-performance building strategies can be integrated into affordable housing.

Owned by Somerset Development Company and developed along with New Community Partners, Jonathan Rose Companies, and THC Affordable Housing, Inc. (Housing Up), The Faircliff is a multifamily housing property providing 125 affordable rental units for households with income at or below 50% of Area Median Income.

Designed by Eric Colbert & Associates and built by John Moriarty & Associates, the building is all-electric and has achieved a Passive House Institute U.S. (PHIUS) and LEED Platinum certification. It features a range of green design elements including a green roof with an integrated 67 kW solar array, electric vehicle charging for 19 parking spaces, and carbon-injected concrete that captured over 1.1 million kg of carbon within the building's structure.

The Faircliff is an eight-story building featuring a range of community amenities including a courtyard with playground, community room, learning library, fitness center, rooftop event space with patio, and more. Residents also have access to free, high-speed Community WiFi in their apartments and all common areas provided by Younity.

Phius is the leading nonprofit organization delivering the industry standard for climate specific and net-zero passive building. The competition recognizes leading examples of Phius Certified passive buildings from across the world. Entries were evaluated based on performance as it relates to the Phius Certified standard difficulty level and climate/site challenges, cost-effectiveness, design, craftsmanship, and health, including the use of non-toxic materials.

The winners were announced at PhiusCon 2026 in Phoenix, Arizona on October 9, 2026 and Somerset Development congratulates all involved on the development, design, and build teams that brought The Faircliff to fruition in being honored with these two awards.

Somerset Development Company, LLC focuses on the development and preservation of affordable housing as well as mixed income, mixed-use and market-rate residential properties, specializing in the revitalization of urban communities through the redevelopment of distressed properties. Since our founding in 2000, our mission is to achieve comprehensive and sustainable community revitalization by partnering with tenant associations, community organizations, non-profits, local businesses, and organizations in the public sector that share Somerset's vision, while also investing in quality resident services programs to support our residents in these underserved communities.

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