

1234 Good Hope Road

Connecting | Thriving | Living



Community Presentation
September 27, 2022



THE RIGHT PARTNERSHIP

DEVELOPMENT EXPERTISE



Victory Housing Inc. (VHI)

a mission-driven, nonprofit developer and owner specializing in affordable housing and assisted living for seniors, with a portfolio of 35 affordable and mixed-income communities in DC and Maryland, including six in DC



H2 Designbuild, LLC

a full service, turn-key company with the vision, expertise, and track record to deliver a project from inception to completion within budget and on time



Banc of America Community Development Company, LLC (BACDC)

a wholly owned subsidiary of Bank of America, NA – the nation's first and most productive bank-owned community real estate development entity, is a leader in the community development industry

THE RIGHT PARTNERSHIP

EXCELLENCE IN DESIGN & CONSTRUCTION



Wienczek + Associates

an innovative, award-winning architecture firm with over 80,000 multifamily units designed that focus on sustainability, socially responsible, & mixed income communities that empower neighborhoods



Hamel Builders

a leader in multi-family and mixed-use construction with many years experience – and a successful track record – in affordable housing. Hamel Builders has developed over 35,000 units of multi-family residential, affordable housing, adaptive reuse, senior living, historic, and mixed-use development



F&L Construction

a minority owned general contractor in Anacostia with decades of experience and a certified DC Disadvantaged Business Enterprise

Victory Square | Washington, DC
Parkside Neighborhood



Victory Heights | Washington, DC
Columbia Heights Neighborhood



Nonprofit housing developer
40+ Years of Local Experience
2,677 units owned & operating

St Martins | Washington, DC
Eckington Neighborhood



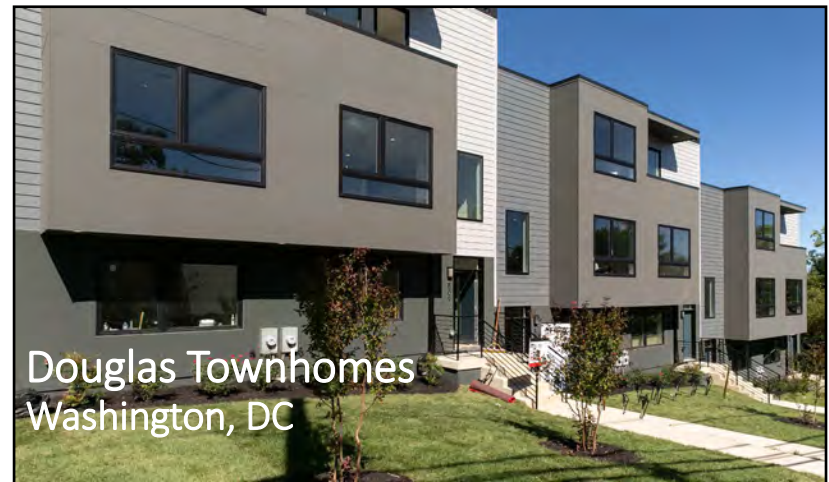
Victory Crossing | Silver Spring, MD



H2 LOCAL EXCELLENCE IN FOR SALE HOUSING



H2's commitment to real estate development is at the core: family, community and providing for the underserved. H2 is the only developer to successfully leverage HIP financing to complete construction of affordable homeownership.





DEEP FINANCIAL COMMITMENT

BANK OF AMERICA

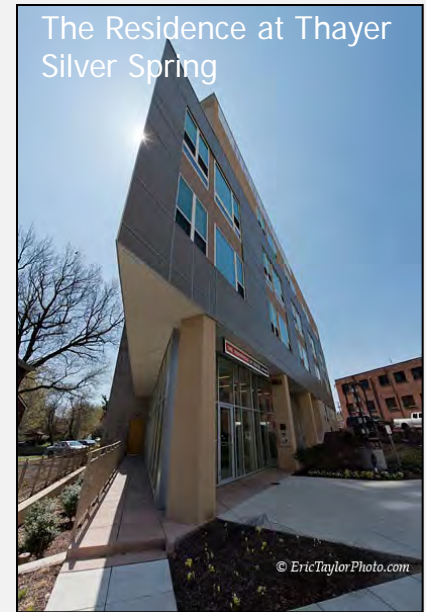


Sky House
DC, mixed-income



Local CBE firm with over 30 years of experience working with Private & Non-Profit Developers, as well as Public Agencies to create thoughtful designs that revitalize communities and preserve historic elements.

The Residence at Thayer
Silver Spring

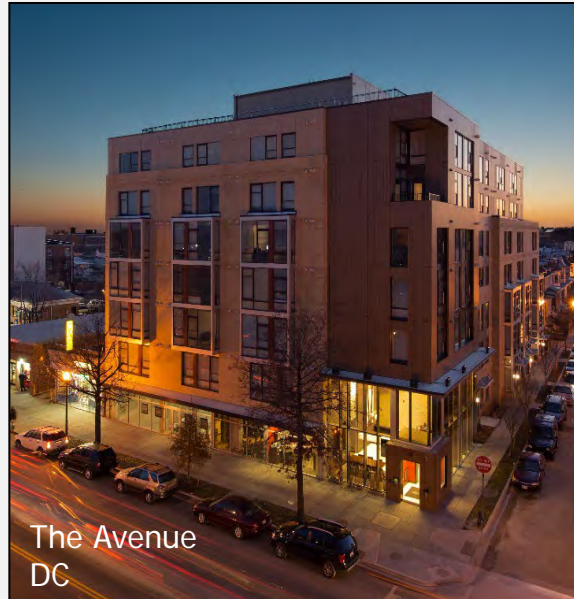


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St Stephens
DC

Hyattsville, Artist Housing

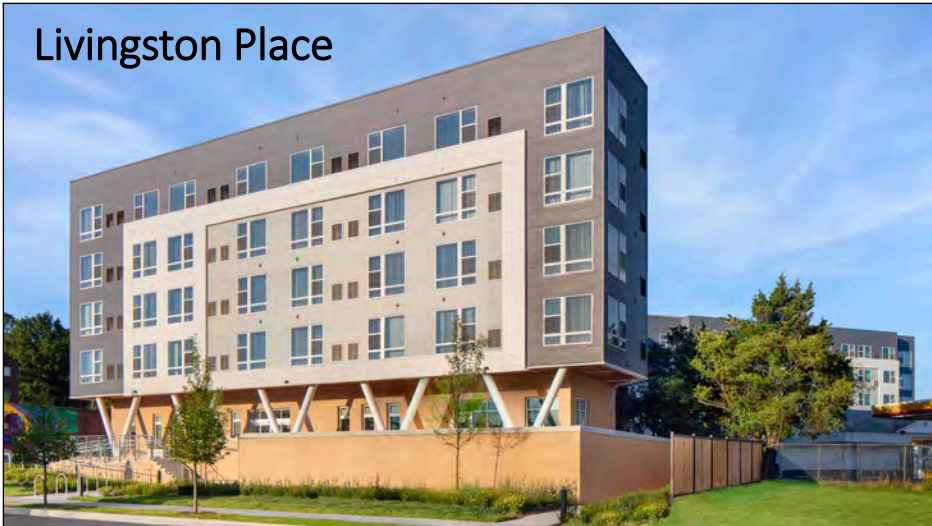
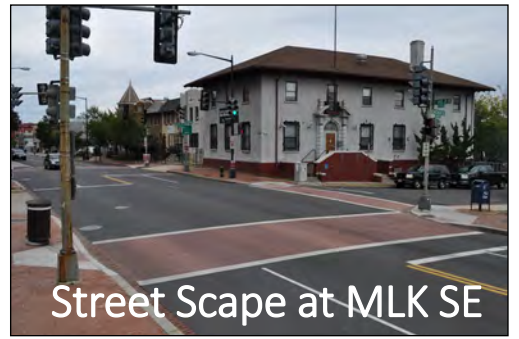
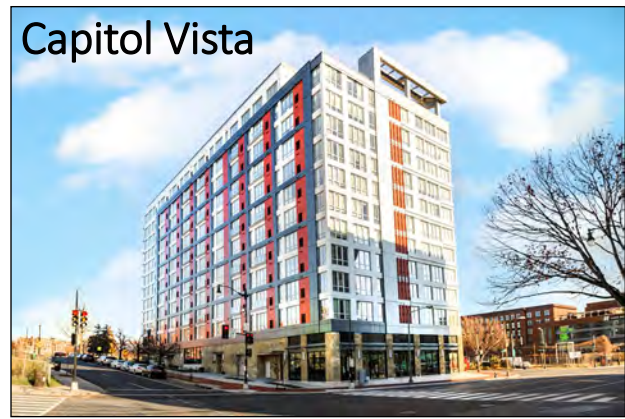


The Avenue
DC

- 80,000 Units Designed
- 150 National & Regional Awards
- Historic Preservation

Hamel
34+ Years of Work
35,000+ Total Units Delivered
6,000+ Units Delivered in DC

F&L
26+ Years in Ward 8
Average Annual Volume \$12M
14 Projects Completed in DC



Spring Flats Master Development | Washington, DC

Petworth Neighborhood

DEVELOPER:
Victory Housing,
BACDC, Brinshore

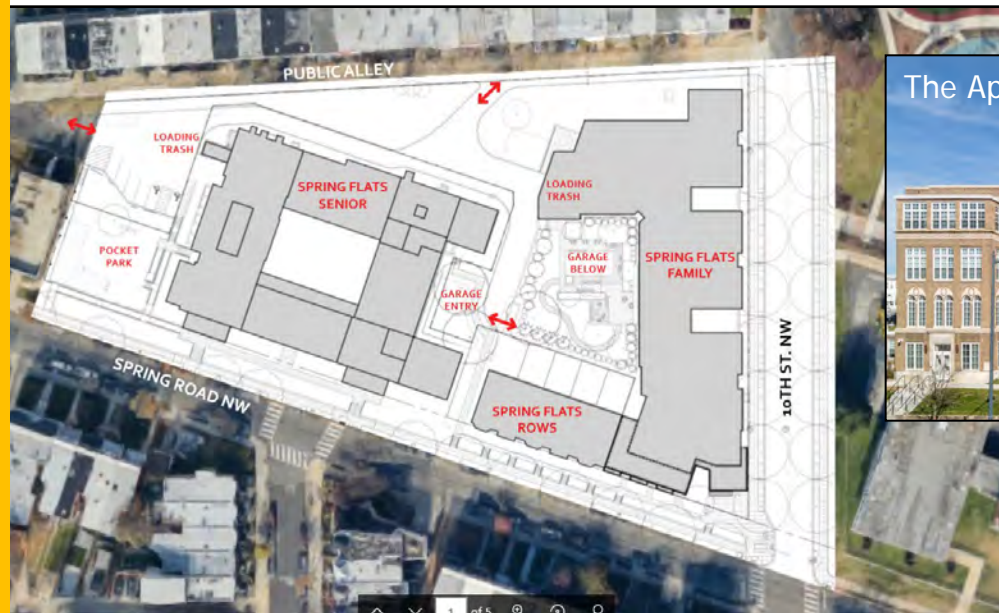
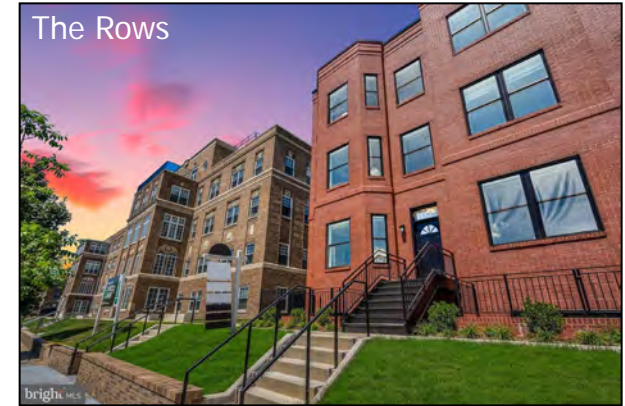
ARCHITECT:
Wiencek +
Associates

CONTRACTOR:
Hamel Builders

UNITS:
185 Residential

80% Affordable
to Seniors &
Families

3.3 Acre Urban
Infill



THE RIGHT PLAN



Senior Building - View from MLK Jr. Avenue

THE RIGHT PLAN



View from 13th Street

THE RIGHT PLAN

	1234 Good Hope Road Proposal
Family and senior housing	54 units multifamily – 100% Unrestricted 70 units senior housing – 100% affordable
Innovative mixed-income homeownership	10 for-sale homeownership townhomes
Creation of opportunities for low- and moderate-income residents	Significant affordability with a wide variety of price points
Human scale sustainable streetscapes	Inspiring, contextual yet contemporary design that will incorporate local artists' work
Green design	LEED Gold or Enterprise Green Communities Plus
Local Resident and Business Opportunities	Strong LSDBE contracting goals; CBE participation

Site-Wide Affordability Plan



Affordable and Workforce: ~75%
Large Unit (3+ bedrooms): ~7.5%

**Mid-rise mixed-income,
mixed-tenure
new construction**

Total Number of Units: 134

- 54 Units - Unrestricted
- 10 Units – Homeownership
- 70 Units – Senior affordable

Unit Mix

- 1 BR Units – 84
- 2 BR Units – 40
- 3 BR Units – 10

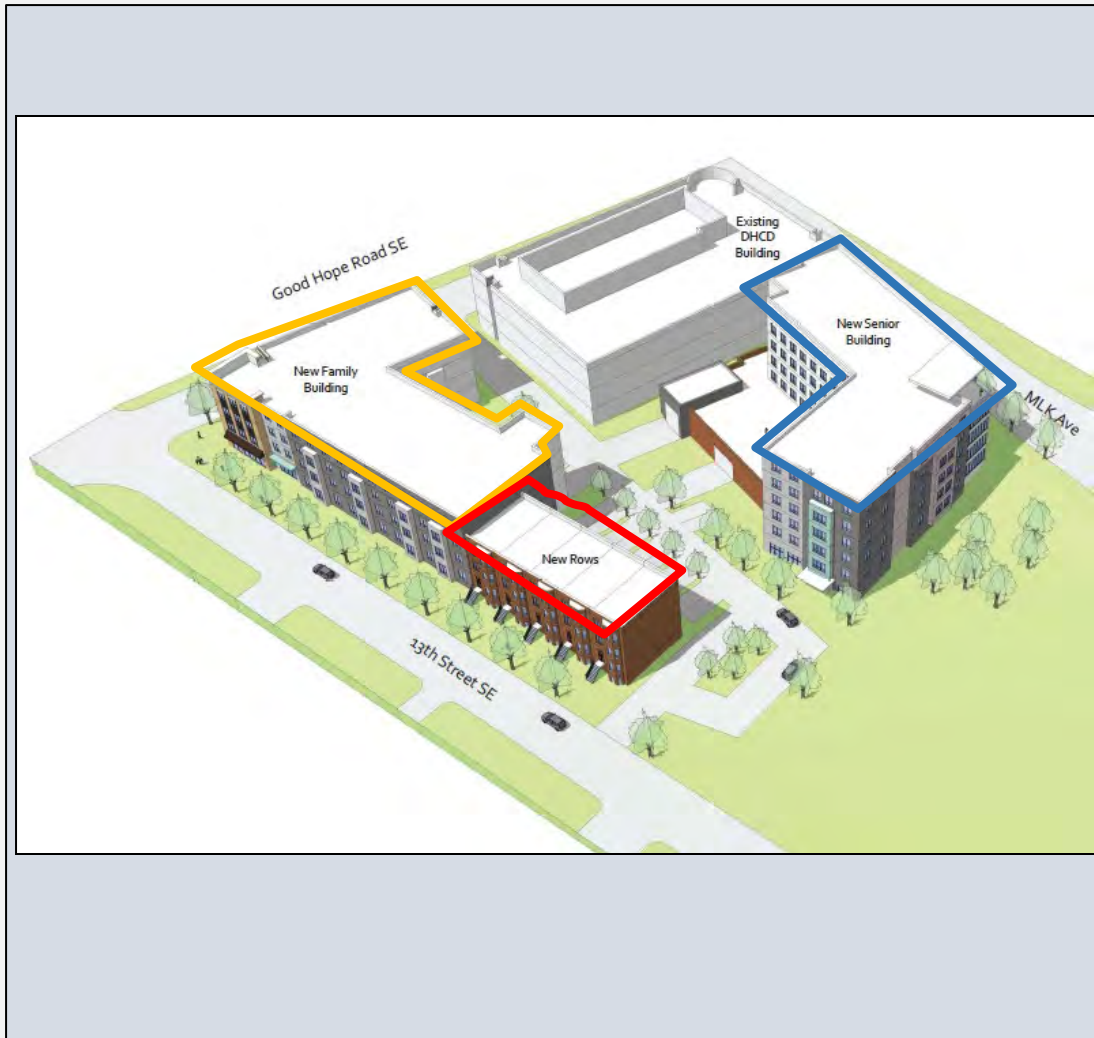
Rents

- 1 BR Units - \$1,084 - \$1,369
- 2 BR Units - \$1,221 - \$1,571
- 3 BR Units - \$1,625

Parking

- 33 Spaces (Family + Senior)
- 10 Spaces (Homeownership)

DEVELOPMENT PROGRAM – 3 USES



**New Construction
Multifamily Mixed Income**
54 Units - Unrestricted

**New Construction
Townhomes**
3 Units Targeted below 100% AMI
7 HIP Units

**New Construction Senior
Affordable**
23 Units \leq 30% AMI,
24 Units \leq 50% AMI
23 Units \leq 60% AMI

Strong Community Engagement

- Engagement to-date
 - Existing/legacy relationships and networks centered in Ward 8
 - Commissioner McKinney (ANC8A06)
 - Community engagement 5-year look-back
 - Local Developers, government employees
 - Individual Anacostia residents/employees

- Findings
 - Prioritize homeownership opportunities
 - Create housing to satisfy demand for middle-income tenants
 - Create opportunities for affordable senior-housing
 - Ensure fit and consistency with existing neighborhood
 - Incorporate elements that echo historic Anacostia

COMMUNITY PARTICIPATION PLAN

- Neighborhood Canvassing
- Developer presentations at ANC8A - SMD & full ANC throughout the design process
- Community Input Meetings prior to construction – Residents, Ward 8 Working Group - Councilmember White, The Historic Anacostia Preservation Society (HAPS), Historic Anacostia Block Association, Anacostia Business Improvement District
- Community Construction and Traffic Plan Meeting
- Project Website
- Ongoing Community Update Meetings
- Job Fair hosted by General Contractor targeting local businesses/ SBE subcontractors
- Outreach and Marketing for Senior, Workforce, and Homeownership units in the community
- Housing Counseling/ Home Purchase Assistance Program (HPAP)

Committed to Community Engagement Throughout

COMMUNITY PARTICIPATION



Enhancements to the Community

Community Benefits

Local hiring of CBE/Section 3 contractors (GC, Architect, For Sale Developer)

Activation along MLK and Good Hope Road

Design that respects current uses along 13th/Good Hope

Stormwater management

Senior

Rooftop terrace

Green roofing

Gym/fitness room

Library/multipurpose room

Resident services

Administrative spaces

Family

Green roofing

Gym/fitness room

Library/multipurpose room

Administrative spaces

For Sale

Affordable Homeownership

Dedicated parking

Access to gym/fitness

CONCLUSION

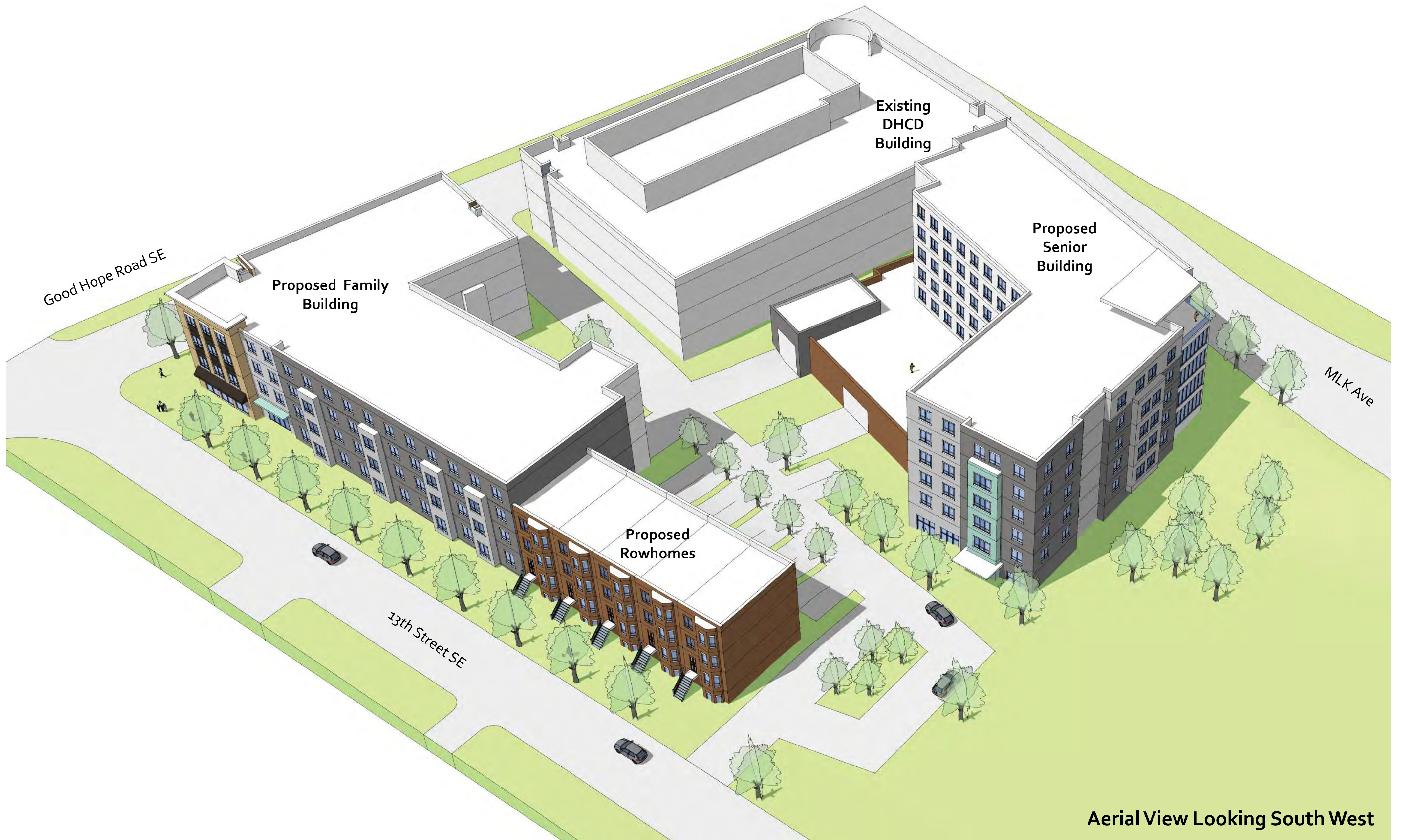
Connecting | Thriving | Living

- World Class Team
- Creative & Thoughtful Design
- Neighborhood Connections
- Intergenerational Connectivity
- Responsive to Community Preferences
 - Affordable Senior Rental Opportunities
 - Mixed Income Rental Opportunities
 - Homeownership Opportunities
- LEED Gold or Enterprise Green Communities Plus

Building Anacostia Together



SITE STRATEGY



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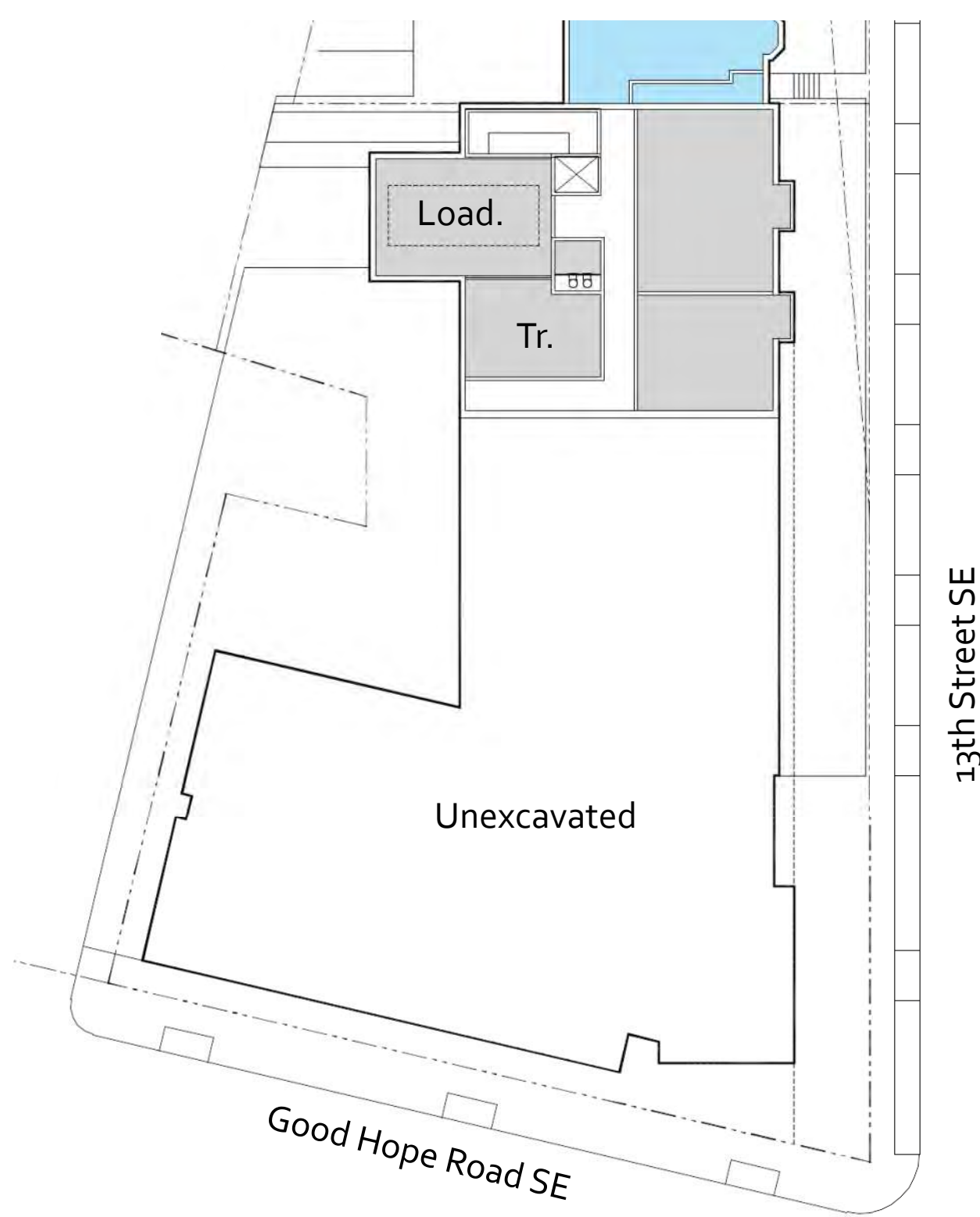
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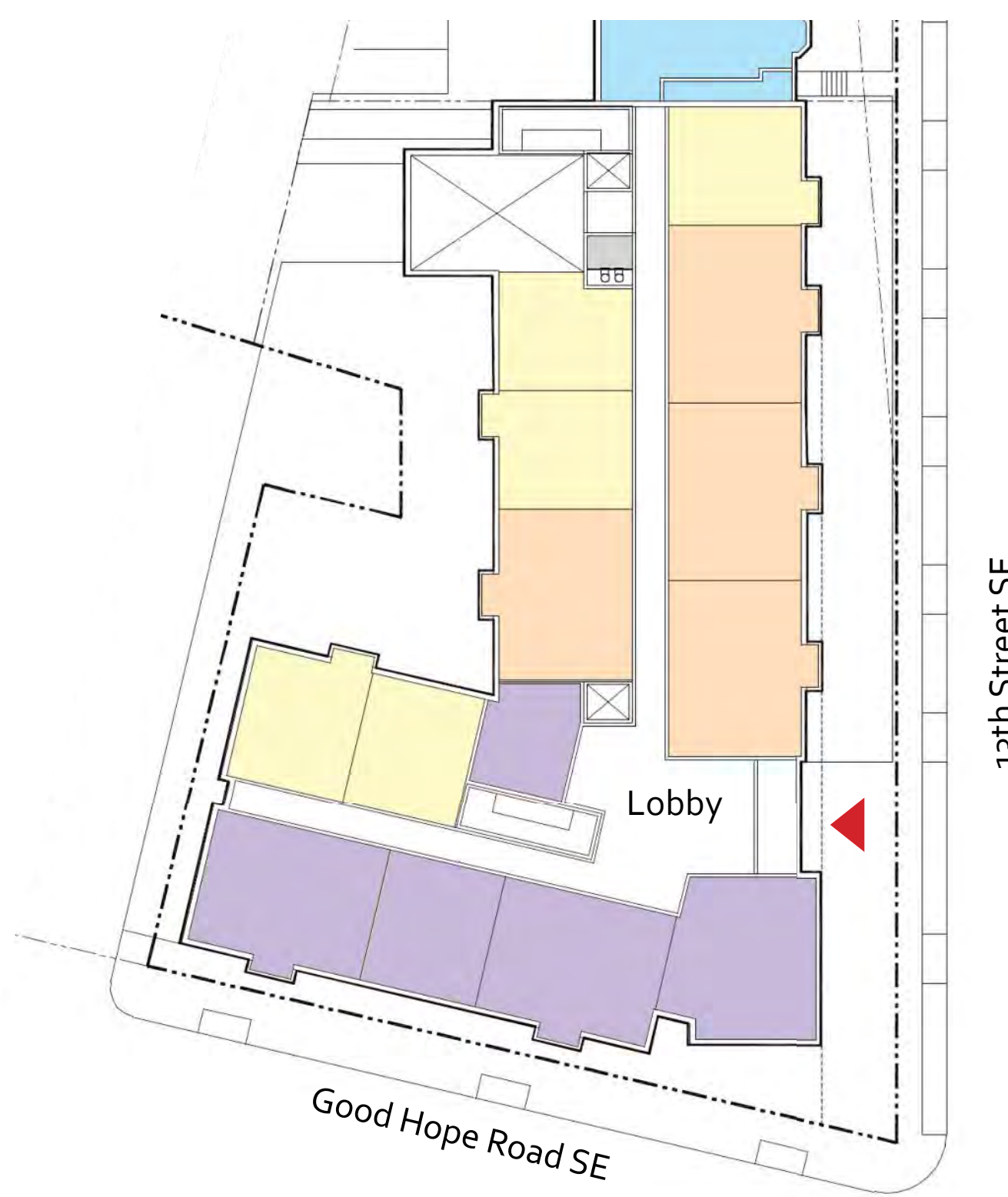
FAMILY APARTMENTS



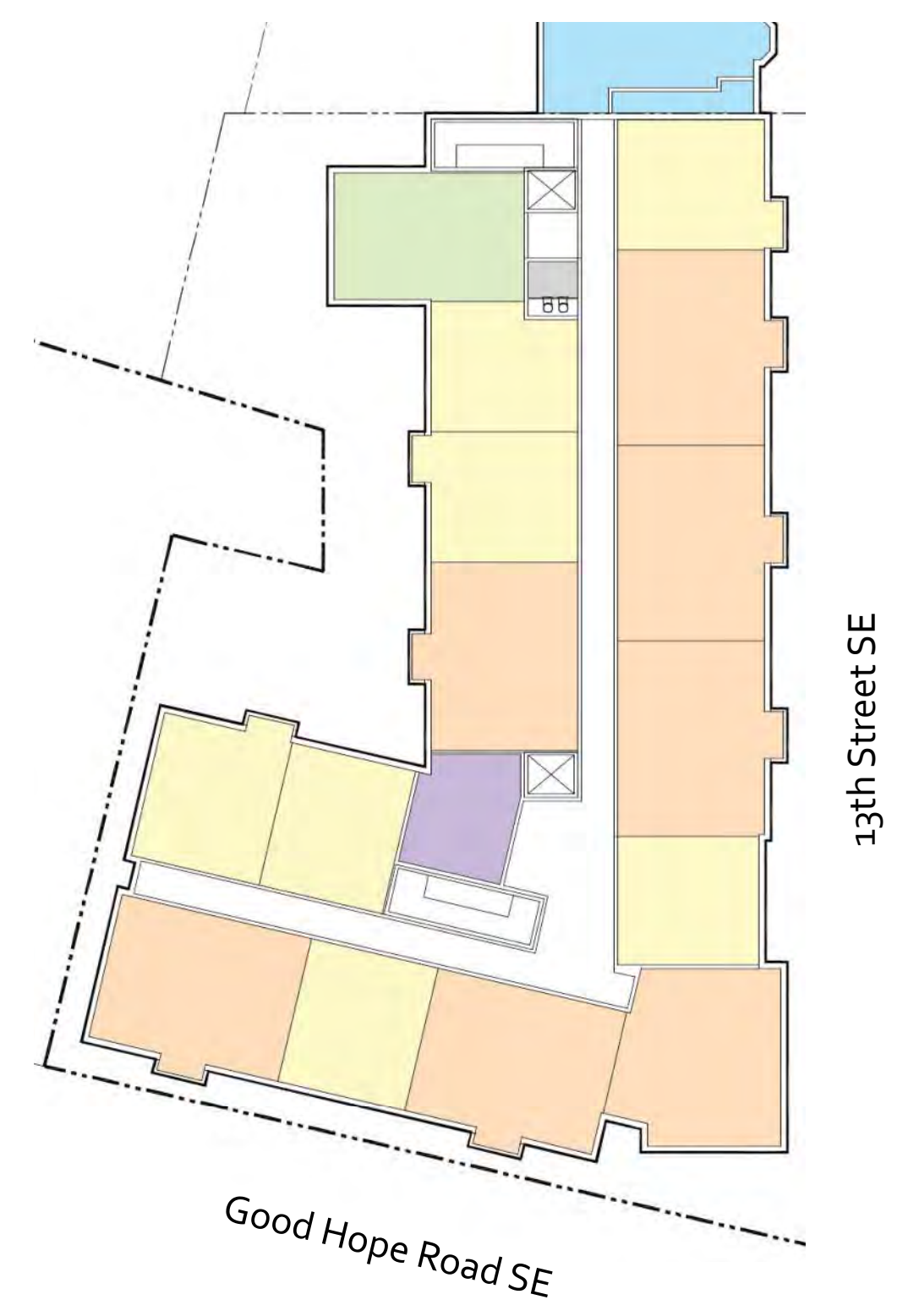
13th Street SE View



Partial Basement Plan



First Floor Plan



Typical Floor Plan



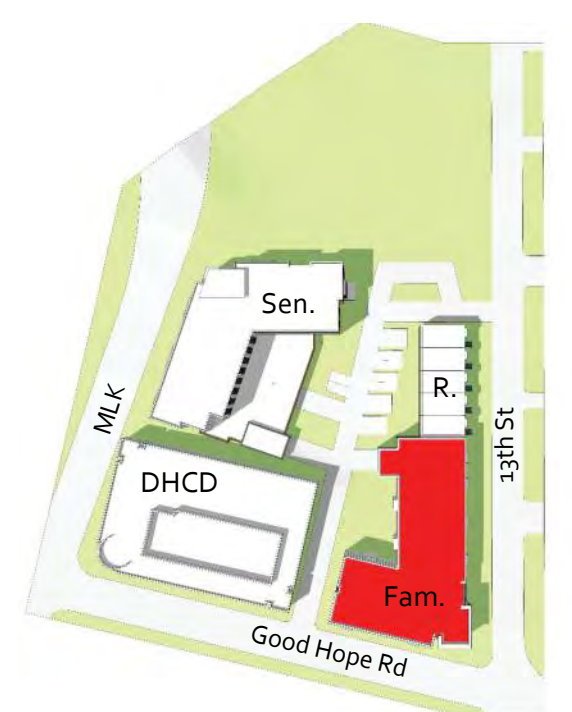
Good Hope Road Facade

Family Summary

	Units			Total	Area (gsf)
	1BR	1BR/D	2BR		
Basement	0	0	0	0	4,457
1st Floor	5	0	4	9	15,720
2nd Floor	7	1	7	15	16,545
3rd Floor	7	1	7	15	16,545
4th floor	7	1	7	15	16,545
Total	26	3	25	54	69,812

LEGEND

- Amenity / Support
- 1 Bedroom
- 1 Bedroom / Den
- 2 Bedroom
- Service
- 3 BR Row



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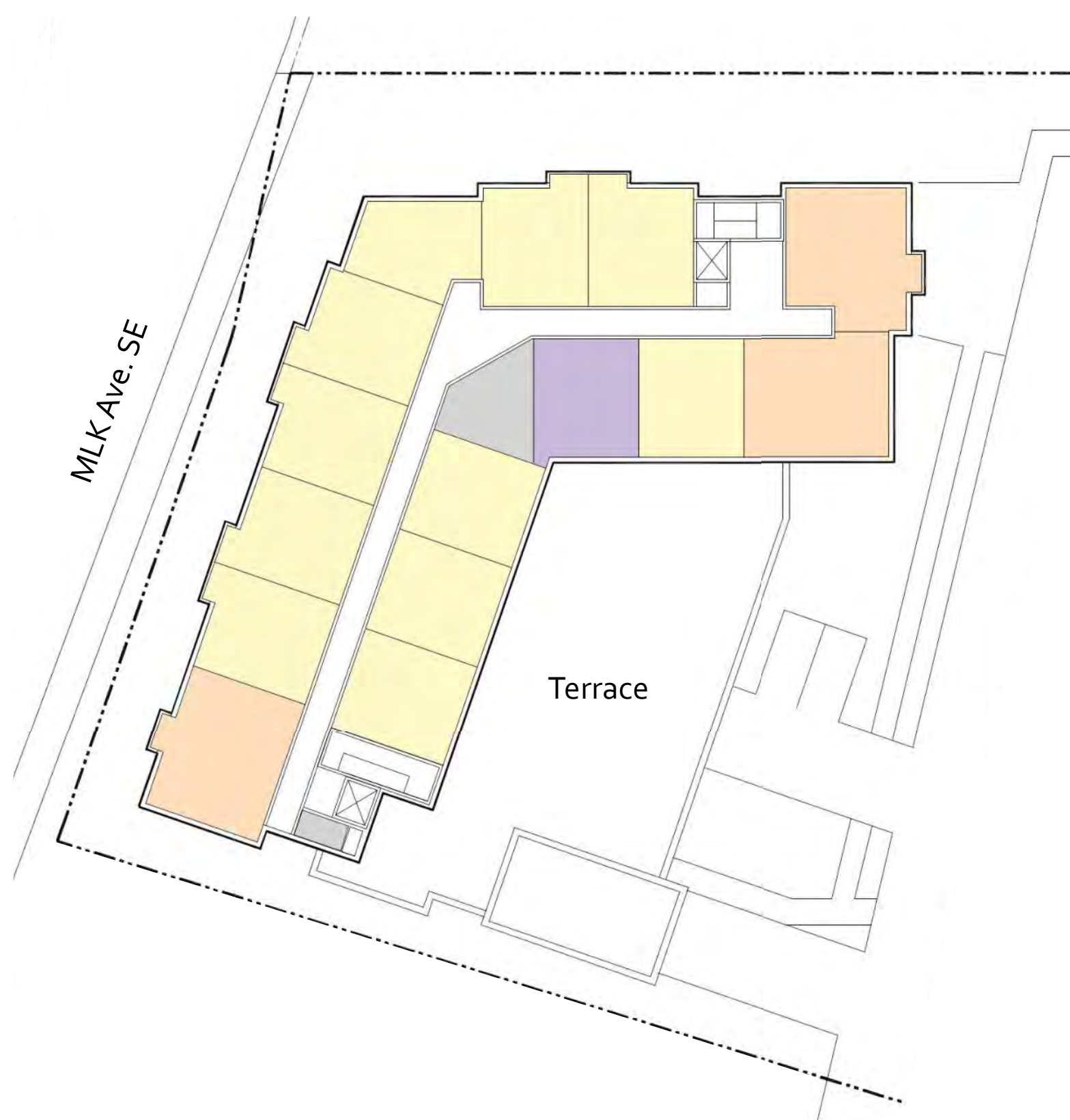
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SENIOR APARTMENTS



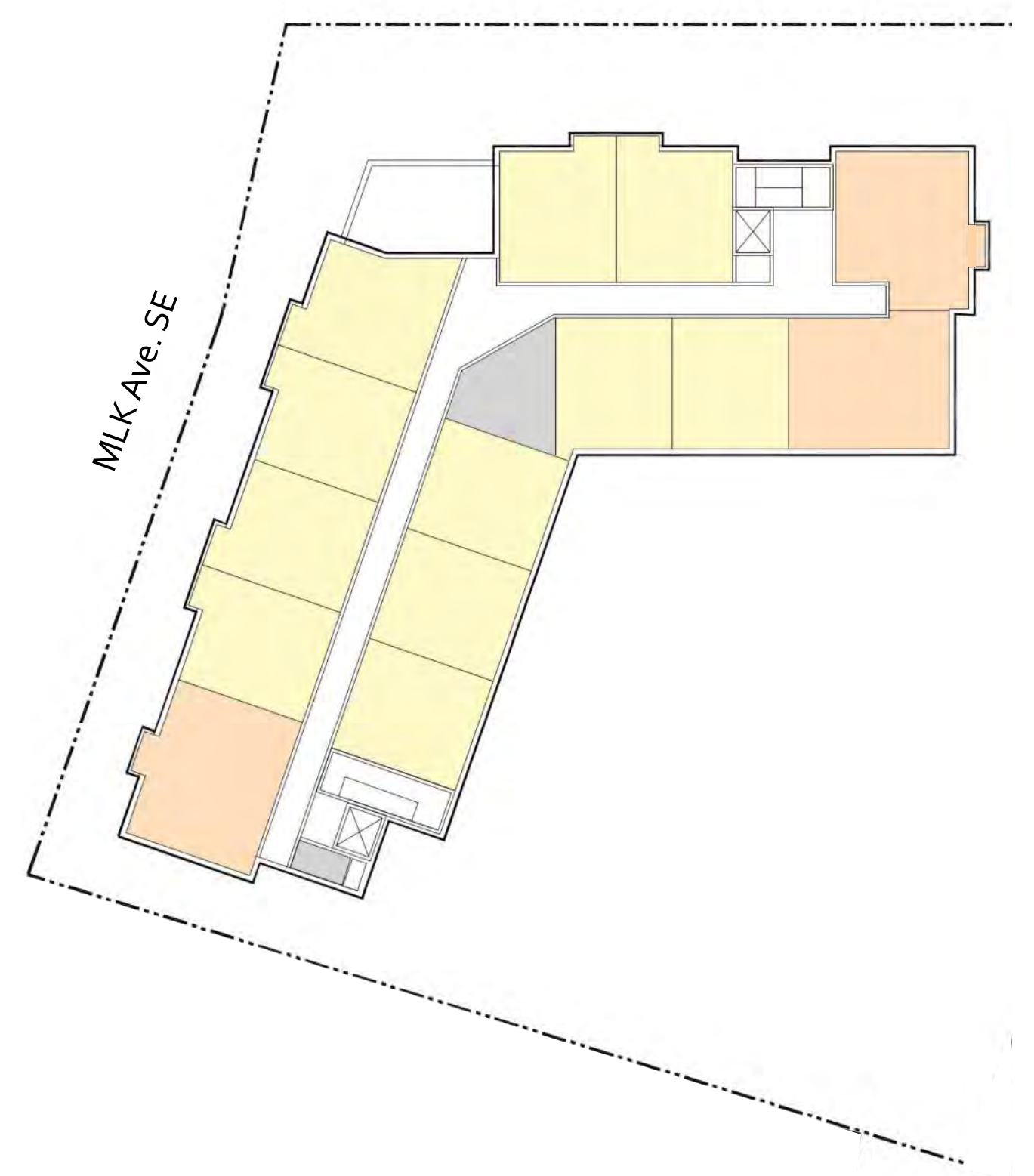
Perspective From 11th Street Bridge



Second Floor Plan



Typical Floor Plan



Sixth Floor Plan



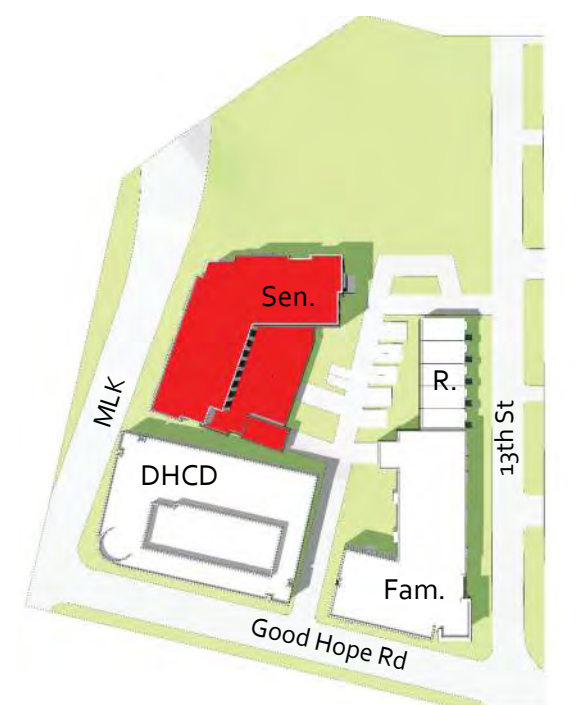
First Floor Plan

Senior Summary

	Units			Total	Area (gsf)
	1BR	1BR/D	2BR		
1st Floor	0	0	0	0	21,145
2nd Floor	11	0	3	14	14,358
3rd Floor	11	0	3	14	14,358
4th floor	11	0	3	14	14,358
5th floor	11	0	3	14	14,358
6th floor	11	0	3	14	14,358
Total	55	0	15	70	92,935

LEGEND

- Amenity / Support
- 1 Bedroom
- 1 Bedroom / Den
- 2 Bedroom
- Service
- 3 BR Row



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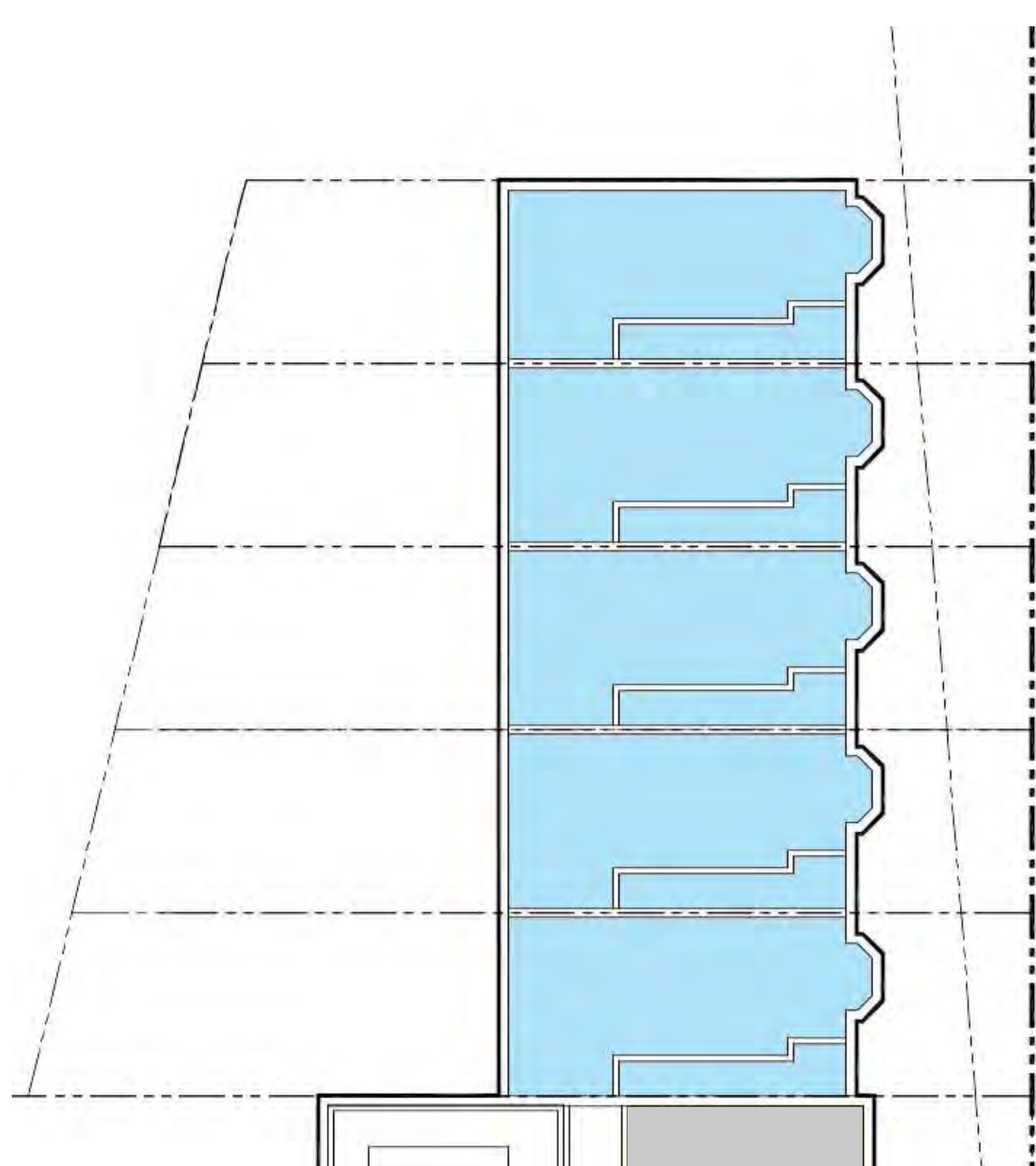
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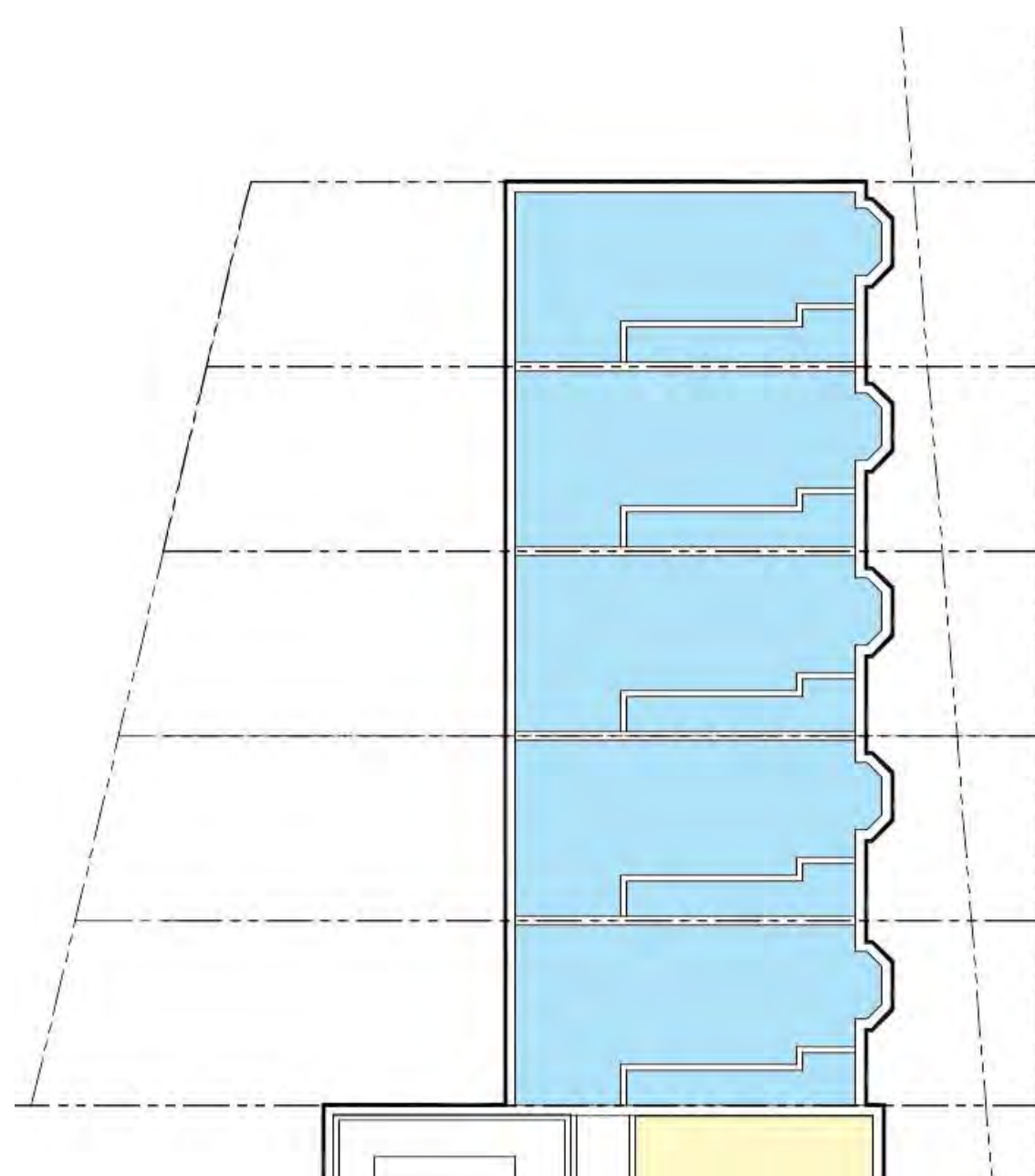
ROWHOMES



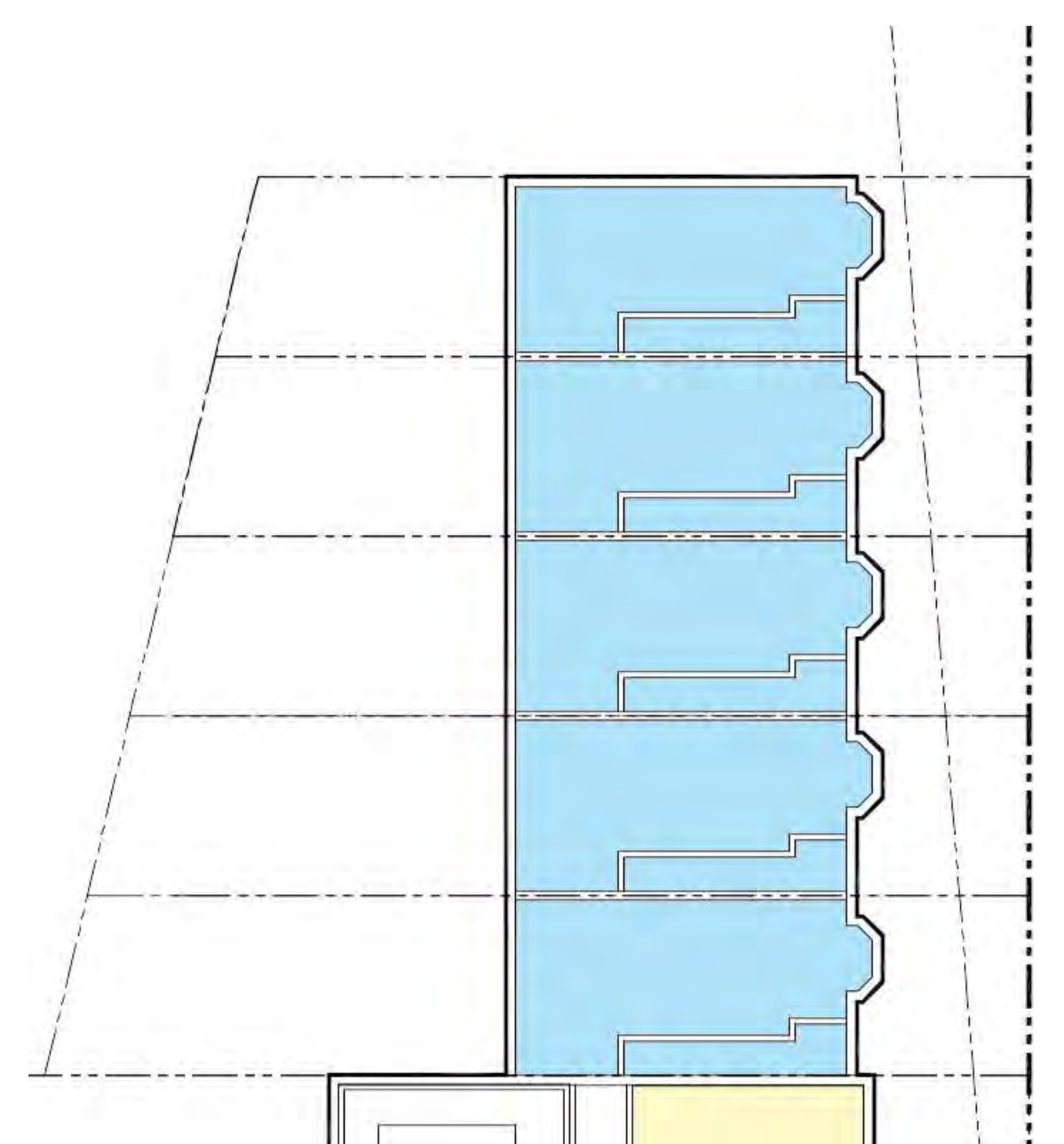
Perspective From 13th Street SE



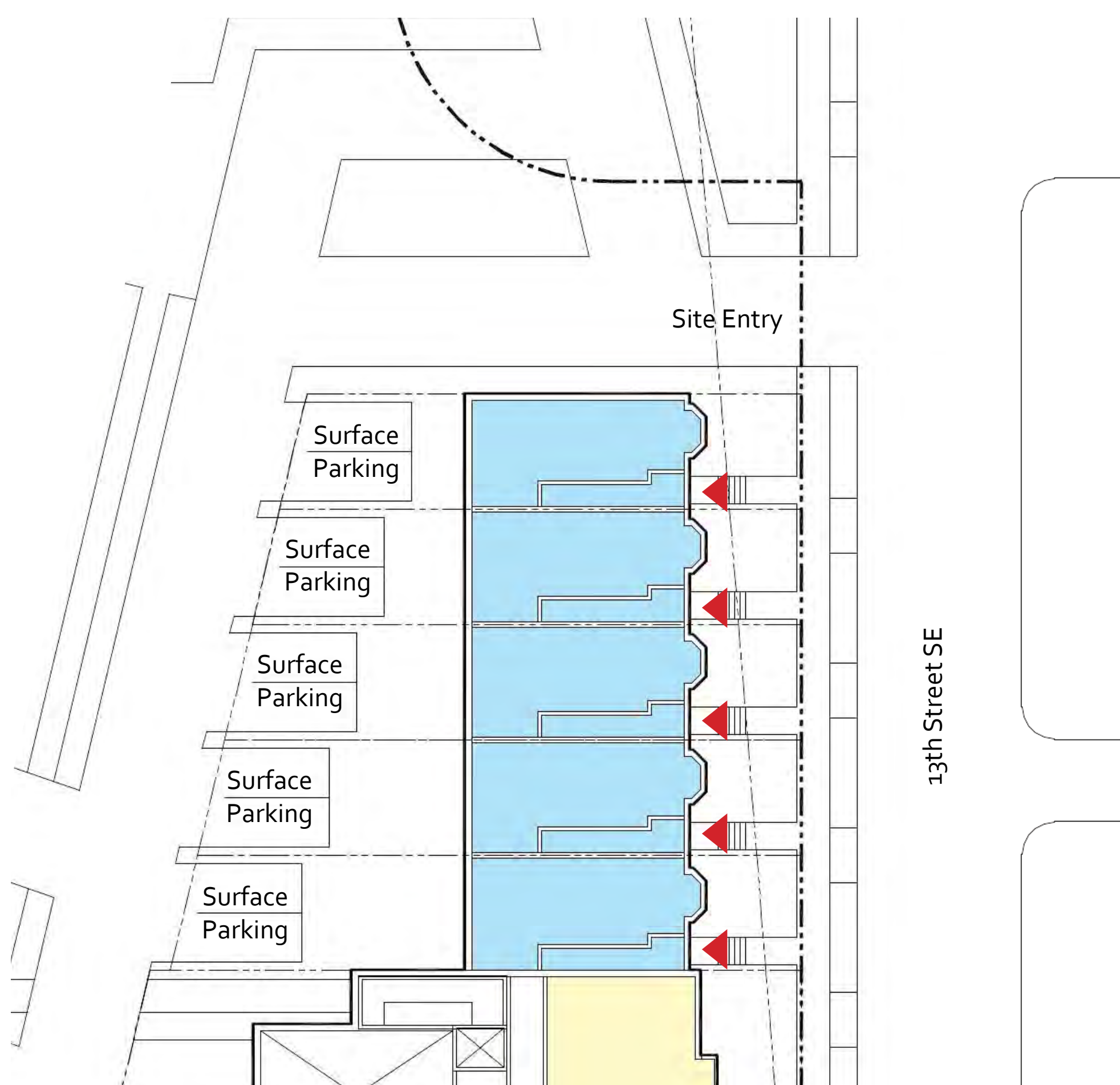
Cellar Floor Plan



Second Floor Plan



Third Floor Plan



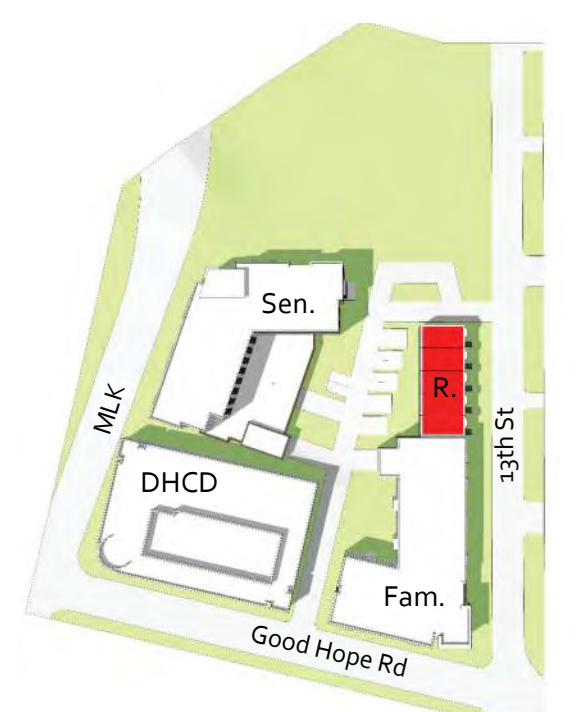
First Floor Plan

Rows Summary

	Units		Area (gsf)
	3BR	Total	
Basement	0	0	4,425
1st Floor	5	5	4,425
2nd Floor	0	0	4,425
3rd Floor	5	5	4,425
Total	10	10	17,700

LEGEND

- Amenity / Support
- 1 Bedroom
- 1 Bedroom / Den
- 2 Bedroom
- Service
- 3 BR Row



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