

CPDC AND COMMUNITIES TOGETHER.

Growing and thriving.

October 2016

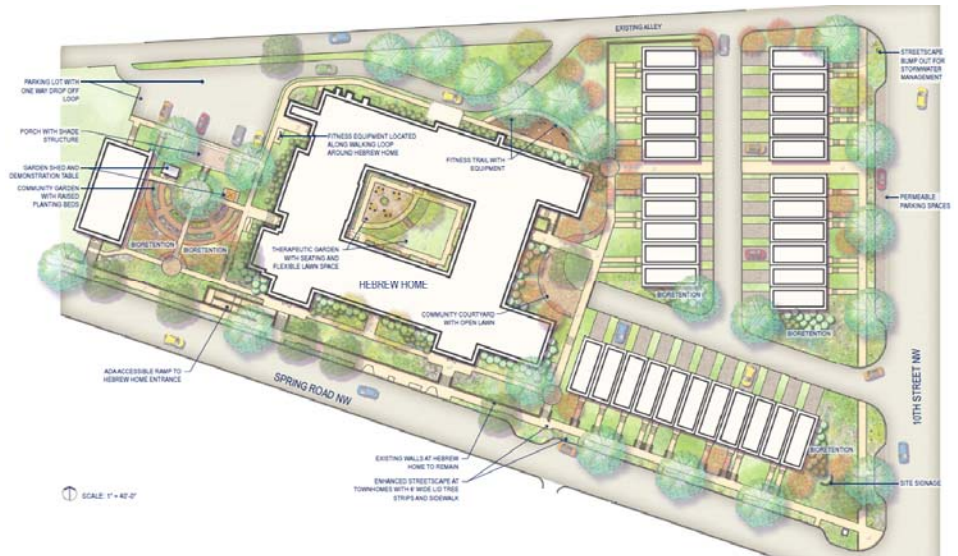
1125 Spring Street, NW Project Summary

Applicant

Community Preservation and Development Corporation, an award winning non-profit affordable housing developer

Partners

- NVR, a national award winning homebuilder
- Miner Feinstein, an architect specializing in Historic Preservation
- Harkins Builders, a top affordable housing general contractor



Vision

A mixed-income, intergenerational community of rental and for sale housing

Unit Types

- 77 Senior Units in Hebrew Home for Aged – 100% affordable
- 32 For Sale Townhomes on site of Robeson School – 28 market rate/4 affordable

Benefits

- Senior Affordable Housing
- Rental and For Sale
- Market and Affordable Homeownership
- All townhomes have off-street parking
- 75% of total units are affordable
- Hebrew Home renovated to Historic Standards
- LEED® Gold
- 12 "Fully Handicap Accessible" senior units
- Ample new green space: Fitness Trail, Community Garden, Community Plaza and Therapeutic Courtyard
- Rebuilt 10th Street, NW with new street lights and trees
- "Green Roof" and On-Site Stormwater Retention
- Partnership with Emmaus Services for the Aged
- Partnership with DC Commission on the Arts to select artist for site
- Partnership with Local Non Profit to Provide Construction Job Opportunities
- Commitment to Hire Ward 4 Subcontractors
- Substantial Land Payment to the District of Columbia

Why Us?

We are committed to meeting your goals and we have a proven track record



COMMUNITY PRESERVATION AND DEVELOPMENT CORPORATION
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Community Preservation and Development Corp. (CPDC)

30+

Communities

5,000+

Units

10,000+

Residents

\$550 M+

Investment

- Nationally recognized for innovative redevelopment projects
- Over half of units located in District of Columbia
- Deep experience in Senior Housing and Adaptive Reuse



NVR/NVHomes/Ryan Homes
Nation's Fourth Largest Homebuilder
DC's Leading Townhome Builder



Miner Feinstein Architects

Specialists in Historic Preservation and Senior Housing



Harkins Builders

4000+ units of affordable housing in last 5 years



Project Vision

- **Restore** the Historic Treasure of the Hebrew Home
- **Blend** with the Existing Neighborhood
- **Provide** Multi-Generational Housing
- **Provide** Mixed-Income Housing
- **Provide** Rental Housing and Homeownership
- **Enhance** the Environment through Green Building, Enhanced SWM, & Green Space Programming
- **Support** Seniors with Programs open to all Seniors in the Community

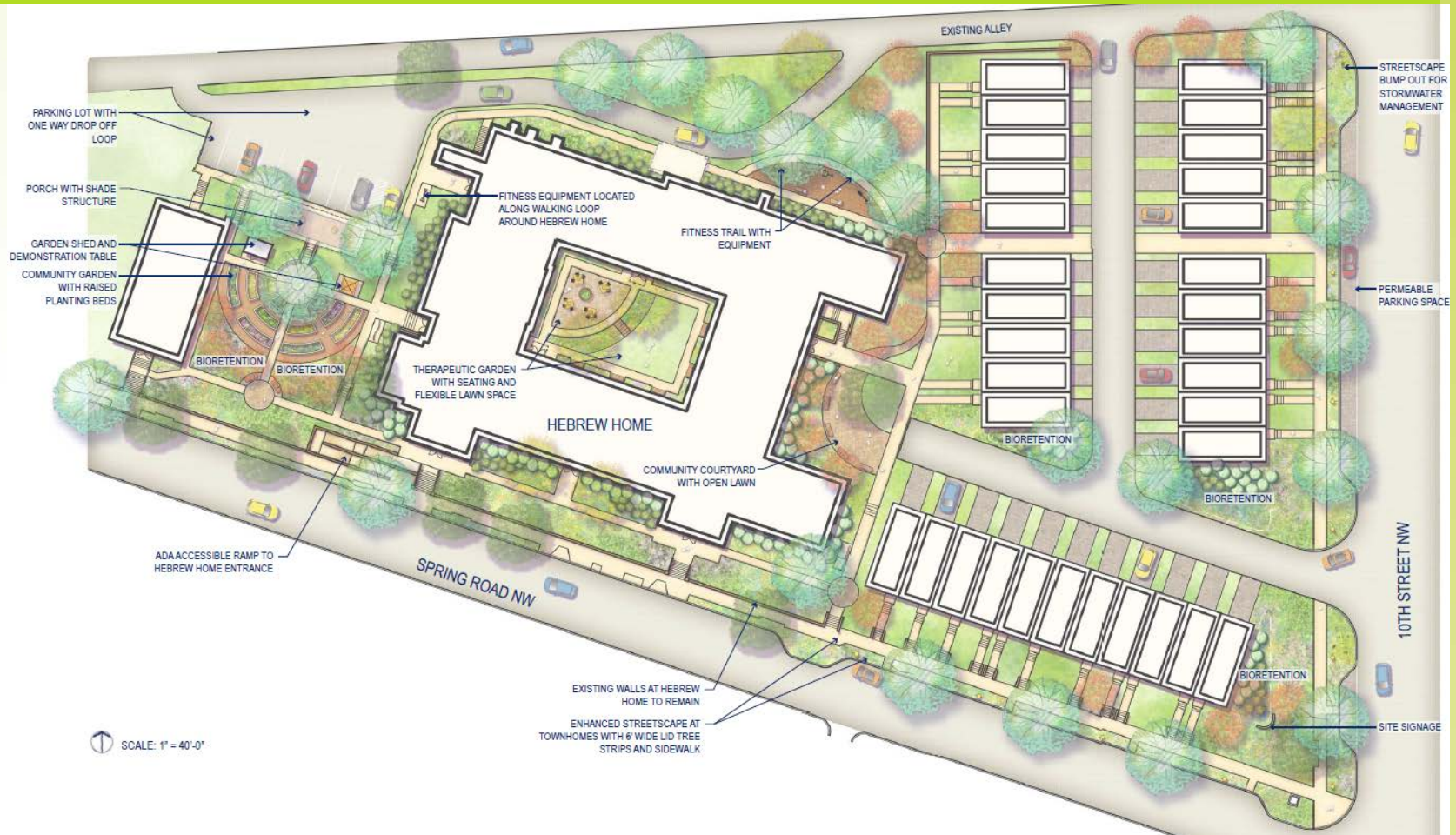
Aerial-Before



Aerial-After



Site Plan



Proposed Townhomes



Community Preferences

- ❖ 32 homeownership units
- ❖ 77 senior rental units
- ❖ 74% set aside as affordable
- ❖ LEED Gold ©
- ❖ Twelve (12) units built as fully accessible
- ❖ Community Garden + two new green spaces
- ❖ 10th Street NW public space enhancements
- ❖ Public Art
- ❖ P.U.D. required
- ❖ Hebrew Home renovated to historic standards



Affordability

Type	Total	<30% AMI	<50% AMI	<60% AMI	<80% of AMI	Market Rate
Senior Rental	77	50	0	27	0	0
Homeownership	32	0	2	0	2	28
Total	109	50	2	27	2	28
%	100%	46%	2%	25%	2%	26%



Questions?

Project Team

Master Developer:

CPDC

Rental Developer:

CPDC

For Sale Developer:

NVR

Architect:

Miner Feinstein

General Contractor:

Harkins Builders

Civil Engineer

Wiles Mensch (CBE)

Landscape Architect:

Bradley Site Design (CBE)

Rental Property Manager:

Habitat America

Land Use Counsel:

Goulston and Storrs

Historic Consultant:

EHT/Traceries

Senior Service Provider:

Emmaus Services

