

RESPONSE SUMMARY FOR DISTRIBUTION TO THE COMMUNITY

The project includes the rehabilitation of the 85,000sf historically designated Hebrew Home, and a 168,000sf newly constructed mixed-income rental building on adjoining vacant land. The new building will include one level of podium parking wrapped by nine two-story for-sale rowhomes fronting on 10th Street NW. The development will incorporate a nationally recognized intergenerational community model within the former Hebrew Home, and provide homeownership opportunities along an upgraded, pedestrian friendly 10th street. The 3.3 acre property provides an opportunity to:

- › Construct a Class A mixed-income a community that provides significant affordable and market rate housing across multiple income levels;
- › Transform a historically significant vacant building and underutilized adjacent land into a community asset;
- › Provide a generous amount of public and private green space throughout the site;
- › Make significant improvements along 10th street NW with walkable connections to the Raymond Education Campus and Recreation Center

The redevelopment of the former Hebrew Home is being led by NHT-Enterprise (NHTE), one of the nation's leading non-profit housing developers. NHTE specializes in the preservation of affordable housing with a specialty in energy efficient historic rehabilitation. The redevelopment of the Hebrew Home will result in a 71-unit affordable housing community which will include 55 units for senior citizens and 16 units for families, including up to 12 formerly homeless families. This community will incorporate a nationally recognized Generations of Hope's service delivery model with support services delivered by Seabury Resources for Aging and Housing Up, two of the District's leading non-profit service agencies.

At the eastern portion of the site, Gilbane Development Company will demolish the former Paul Robeson School and construct a new 168,000sf mixed-income building. The building will contain 132 rental units and nine for-sale rowhomes that will front on an improved pedestrian oriented 10th Street NW. The multi-family rental apartments will be market-rate, with 10% of the total units set-aside for residents earning at or below 50% and 80% of the area median income.





1125 Spring Road

Affordable | Intergenerational | Walkable



STUDIO **TWENTYSEVEN** ARCHITECTURE

EHT ||| TRACERIES

Gilbane NHT-Enterprise.

 generations of hope

Seabury  Resources for Aging®

 HOUSING UP

Community + District Goals

Design + Community

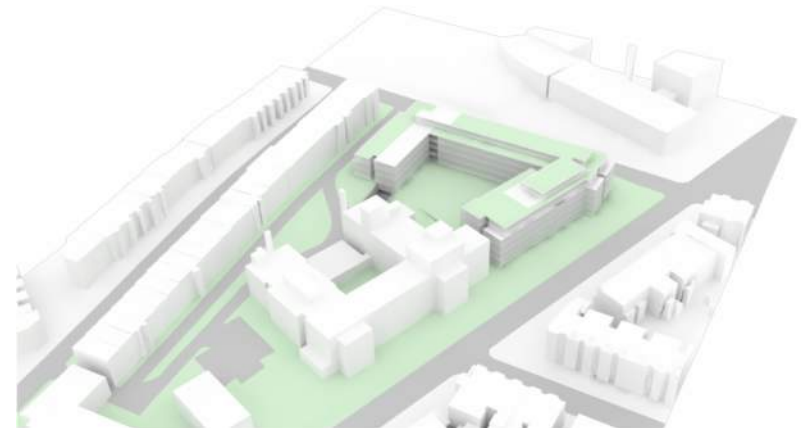
- Maximize Density but keep Green Space
- A Design Sensitive To Neighborhood Context + Pedestrian Experience
- Historic Preservation

Program + Affordability

- Significant # of Affordable Units
- Moderate Income/Workforce Units
- Family Size Units
- Senior Units
- Home Ownership Opportunities



Historic Hebrew Home from Spring Road circa 1950



Bird's Eye View of Hebrew Home and Proposed Neighborhood Development

Design + Community



Fitting Into the Neighborhood Fabric



NW corner of Spring Road & 10th Street

View from 10th Street



Context Elevation Alignments



View of Quebec Place NW

Design + Community

Requested

- Maximize Density but keep Green Space
- Maximize Open and Green Space
- Provide Community Amenities
- A Design Sensitive To Neighborhood Context + Pedestrian Experience
- Historic Preservation

Delivered

- 212 units
- Size and materials reflect neighborhood context
- Public and Private green space throughout the site
- Walkable connections to Raymond Education Campus & Recreation Center
- Townhomes on 10th St NW



Community Gardens



View of Sustainable Improvements Along 10th Street

Program + Affordability

Requested

- Significant # of Affordable Units
- Moderate Income/Workforce Units
- Senior Units
- Family Size Units
- Home Ownership Opportunities

Delivered

- **38% of total project** units (80) are affordable or rent restricted workforce housing
- 92% (65 Units) of Hebrew Home units are at or below 50% AMI including 41 units at 30% AMI
- 55 units of senior housing in the Hebrew Home building
- 38 two-and three-bedroom rental units
- 9 for-sale townhome units along 10th Street

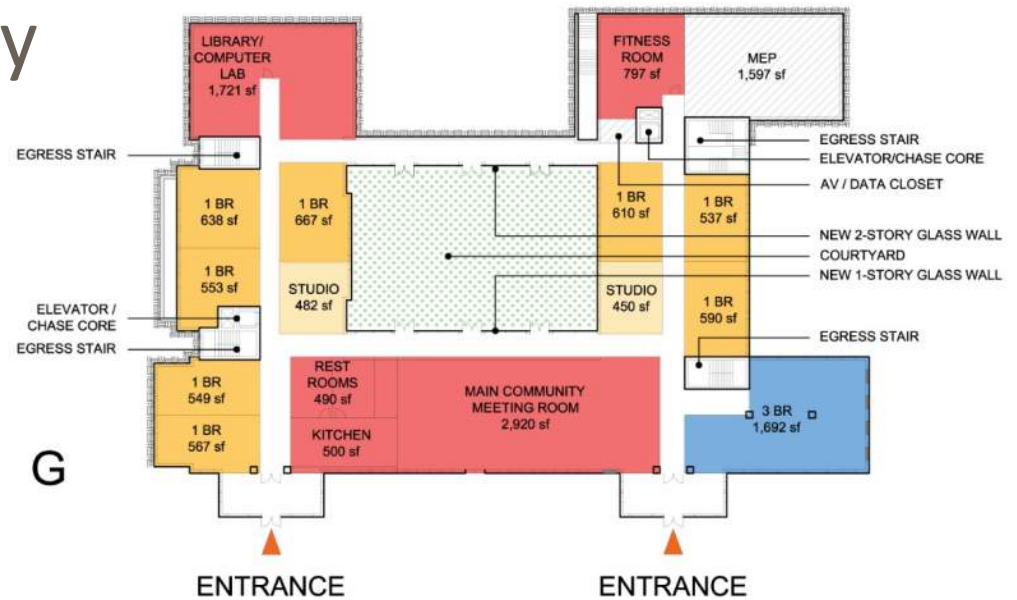


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Program + Affordability

Community Centered Program

- Nationally Recognized Intergenerational housing model- **Generations of Hope**
- Services from **Seabury Resources for Aging** and **Housing Up**
- Provide permanent housing for up to **12 formerly homeless families**



Development Vision

Hebrew Home – An Intergenerational Affordable Community

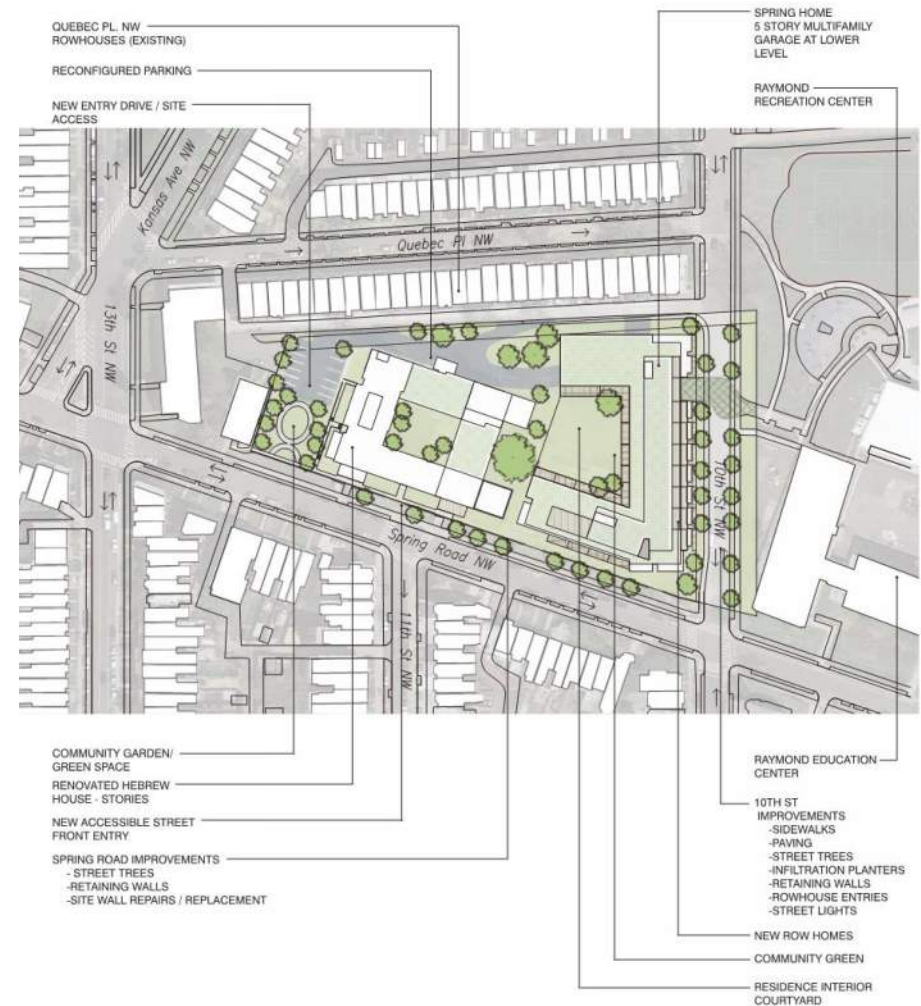
- 71 affordable units for seniors and families, some of whom are formerly homeless
- Deep levels of affordability with 41 units at 30% AMI

New Mixed-Income Building

- Mixed-income building with 10% of units affordable to families at 80% AMI
- 9 for-sale townhomes

Connecting Neighborhood Fabric

- Public and private green space providing public access in all directions
- The revitalization of an underutilized site and historic community asset
- scale and density consistent with the surrounding neighborhood



Active in the Community

Gilbane Development Company

- Over \$5B in total development, over 51M SF
- 7,000+ units created. \$584M in pipeline

NHT-Enterprise

- Preserved 8,000 affordable units in 14 states and the District
- 1,100 units in pipeline

Generations of Hope

- National leader in intergenerational community programming

Studio Twenty Seven + Traceries

- National leader in multi family and supportive housing projects
- Historic Consultants

Key local service provider partners

- Housing Up
- Seabury Resources for Aging



Gilbane Development - Washington, DC



NHT Enterprise – Washington, DC