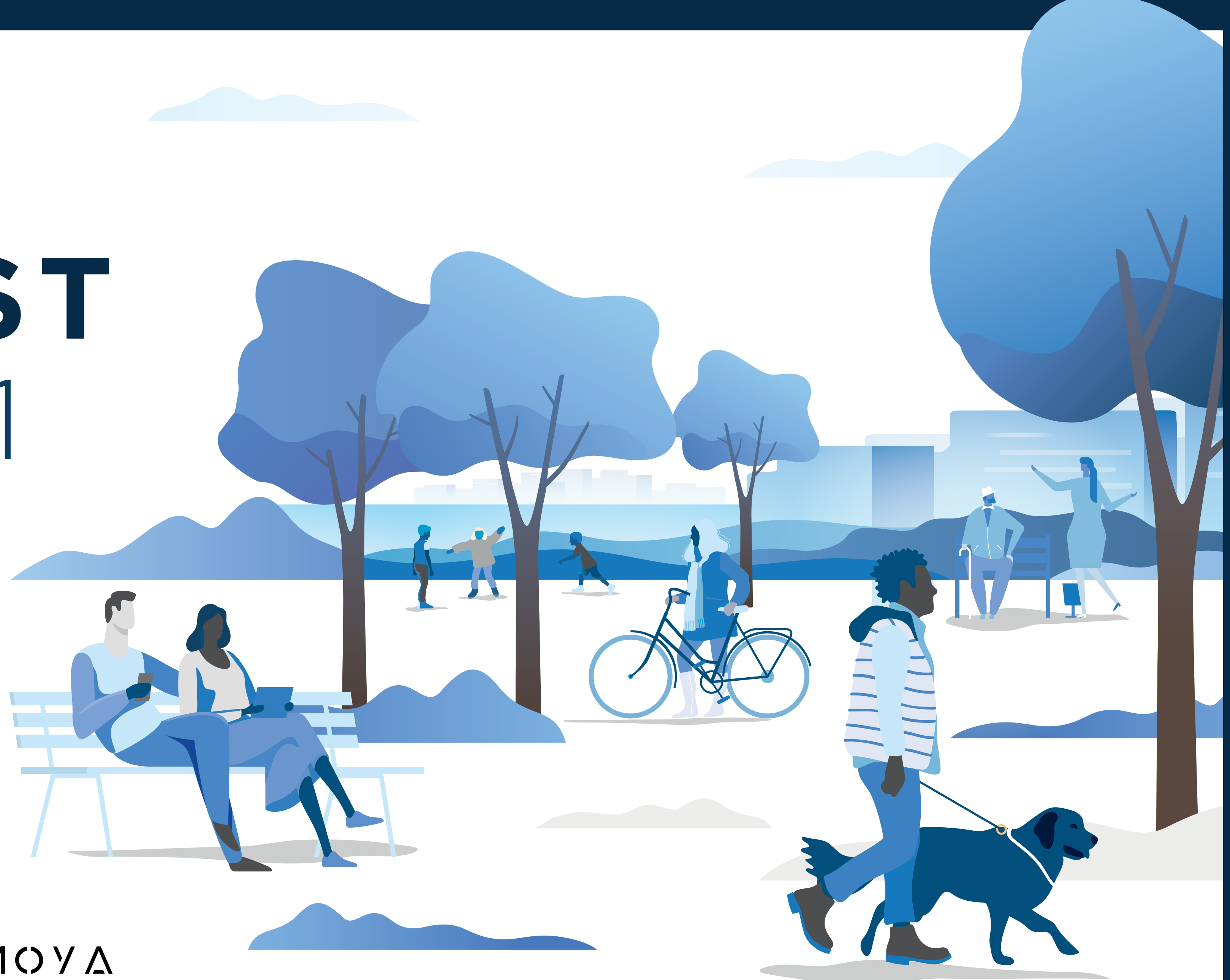


HILL EAST BUNDLE 1



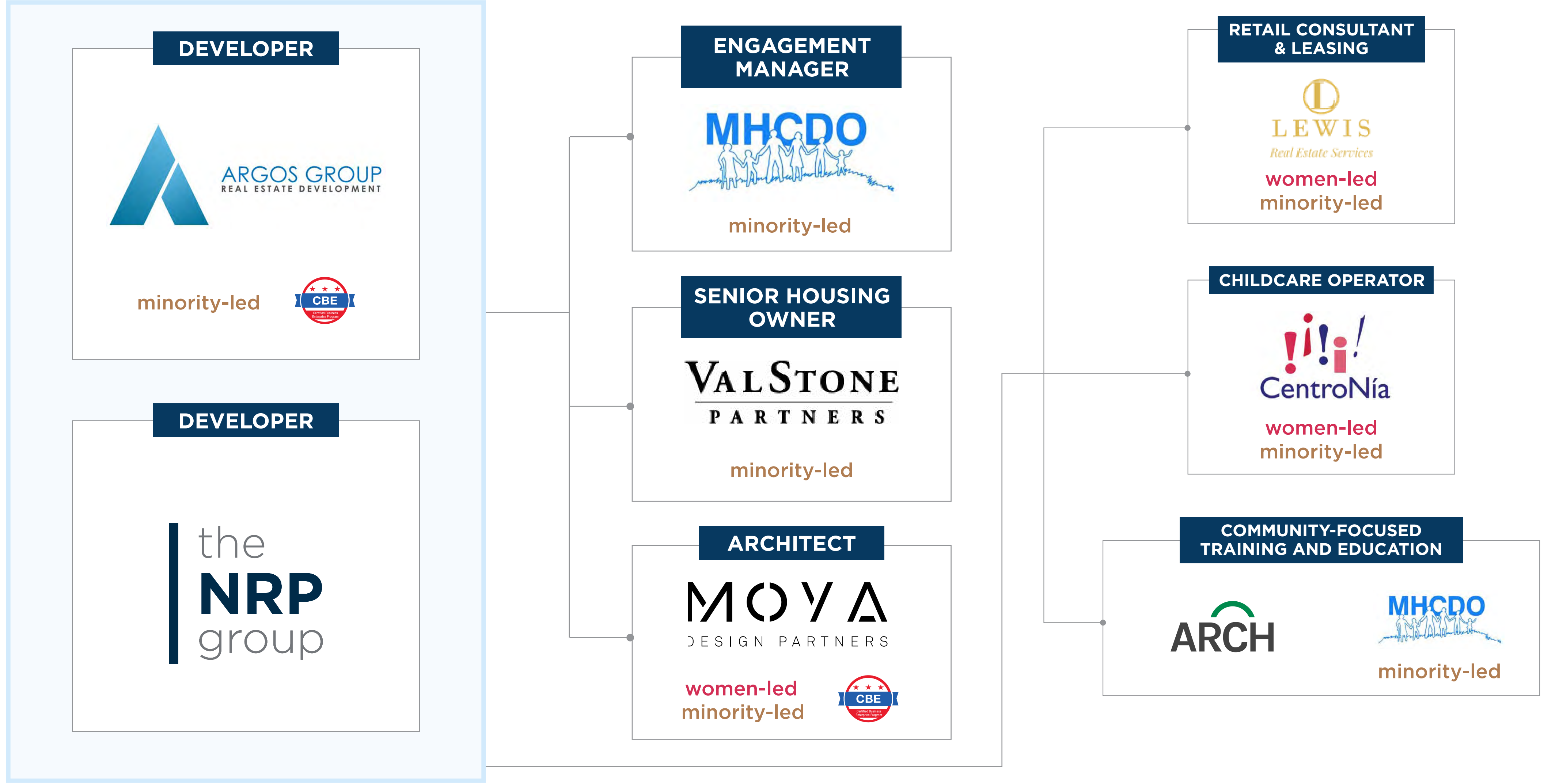
the
NRP
group



MOYA
DESIGN PARTNERS

OUR TEAM

TEAM INTRODUCTION



Succeeding in Private-Public Partnerships



TEAM INTRODUCTION



STEVENS PLACE

STEVENS SCHOOL + COMMERCIAL OFFICE



THE MONTROSE

MIXED-INCOME FOR-SALE



THE STATION + THE ENGINE

MIXED-INCOME FOR-SALE



THE HEIGHTS

TRANSIT-ADJACENT AFFORDABLE HOUSING

+ MOYA

High-Capacity Housing Developer



#2 NATIONAL
RANKED AFFORDABLE
HOUSING DEVELOPER

NRP'S MISSION IS TO CREATE
EXCEPTIONAL RENTAL OPPORTUNITIES,
REGARDLESS OF INCOME.



#3 NATIONAL
RANKED MULTIFAMILY
DEVELOPER



High-Capacity Housing Developer

TEAM INTRODUCTION



THE EVERLY

57% FAMILY-SIZED UNITS / **LARGO METRO**



THE RYLAN

42% FAMILY-SIZED UNITS / **MCLEAN METRO**



MOTIVA

40% FAMILY-SIZED UNITS / **GREENBELT METRO**



THE BALDWIN

WORKFORCE RENTAL / HALF OF UNITS RESERVED AT 80% AMI

The Ward 7 Anchor Community Organization



FOUNDED
IN 1979

MHCDO'S MISSION IS TO
HELP GROW WARD 7
INTO THE DISTRICT
OF COLUMBIA'S MOST
**WELCOMING, PROSPERING,
LIVABLE** COMMUNITY
FOR EVERYONE.

MAIN ACTIVITIES



**HOUSING
COUNSELING
SERVICES**



**SMALL
BUSINESS
GROWTH**



**WORKFORCE
DEVELOPMENT**



**REAL ESTATE
DEVELOPMENT**

Excelling in Design

TEAM INTRODUCTION



THE APOLLO



THE LOCKWOOD



DOWNTOWN DAY SERVICES CENTER



CENTRONÍA



ENTERTAINMENT AND SPORTS ARENA



BLACK LIVES MATTER PLAZA BANNERS

PROJECT CONCEPT



PROJECT VISION

– Meeting DC’s Need for Inclusive Growth



AGES



INCOME



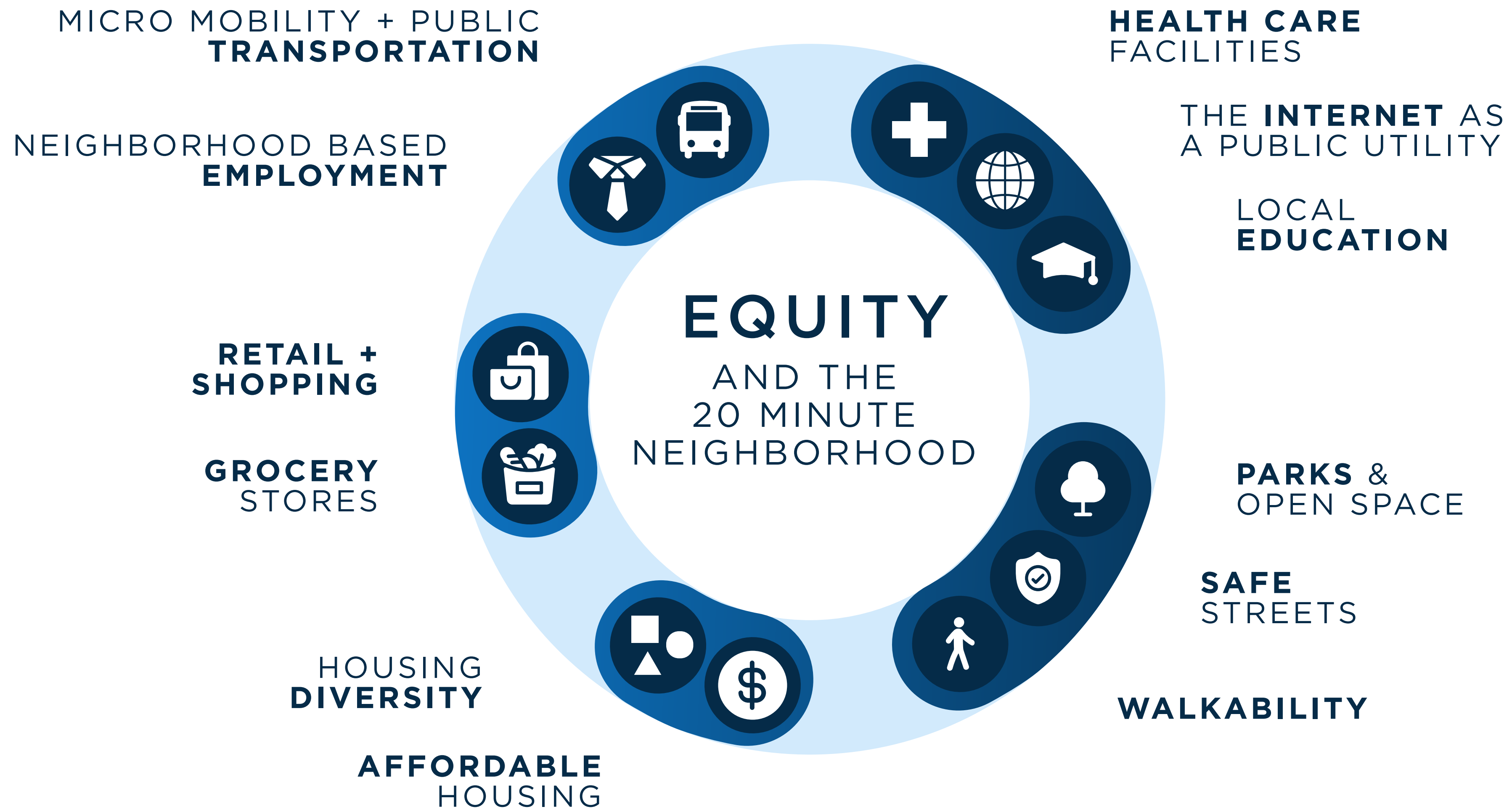
**ECONOMIC
OPPORTUNITY**



EDUCATION

PROJECT VISION

PROJECT CONCEPT



PROJECT PROPOSAL

Aerial View of the Site

PROJECT CONCEPT



1,164 TOTAL
HOMES

795 INCOME-RESERVED
HOMES



68% OF ALL
UNITS

MIXED-INCOME FOR SALE & RETAIL

93
UNITS

34%

**AFFORDABLE
AND MIDDLE
INCOME**

14 UNITS
AT 30% OF AMI

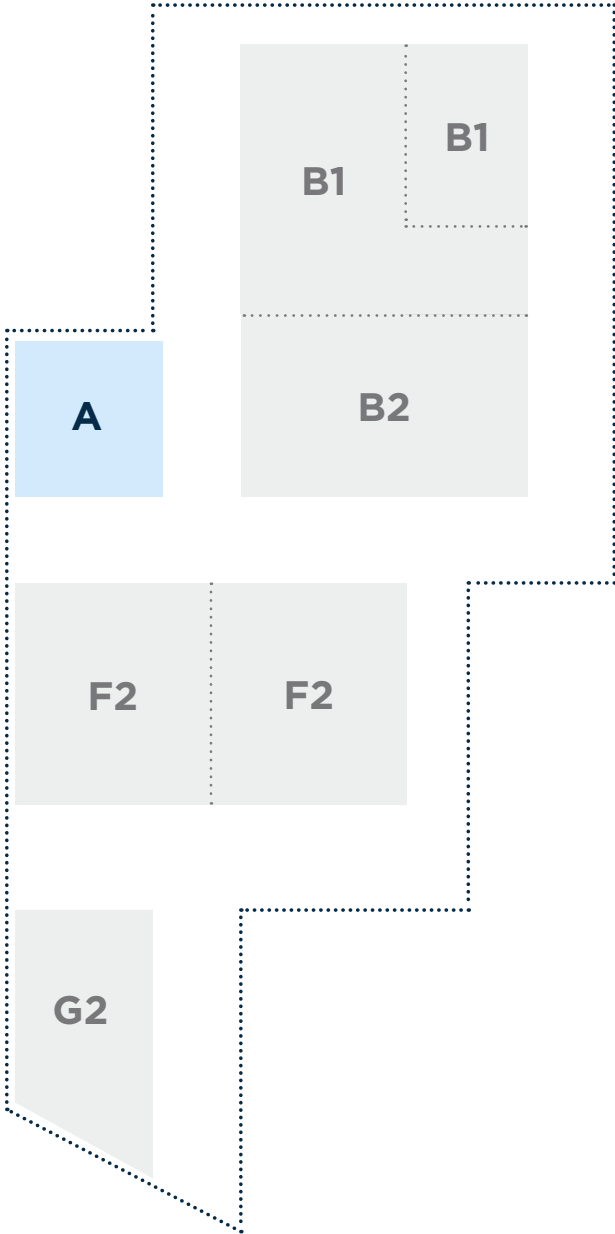
14 UNITS
AT 60% OF AMI

4 UNITS
AT 100% OF AMI



**UP TO 3 LOCAL
BUSINESSES**

PROJECT CONCEPT

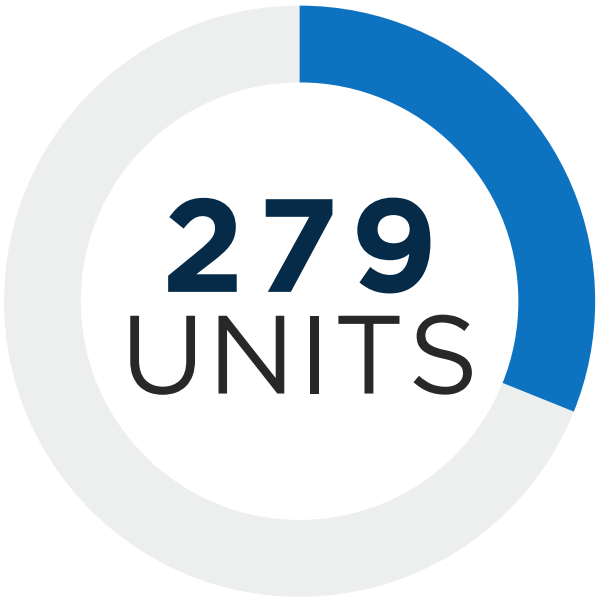
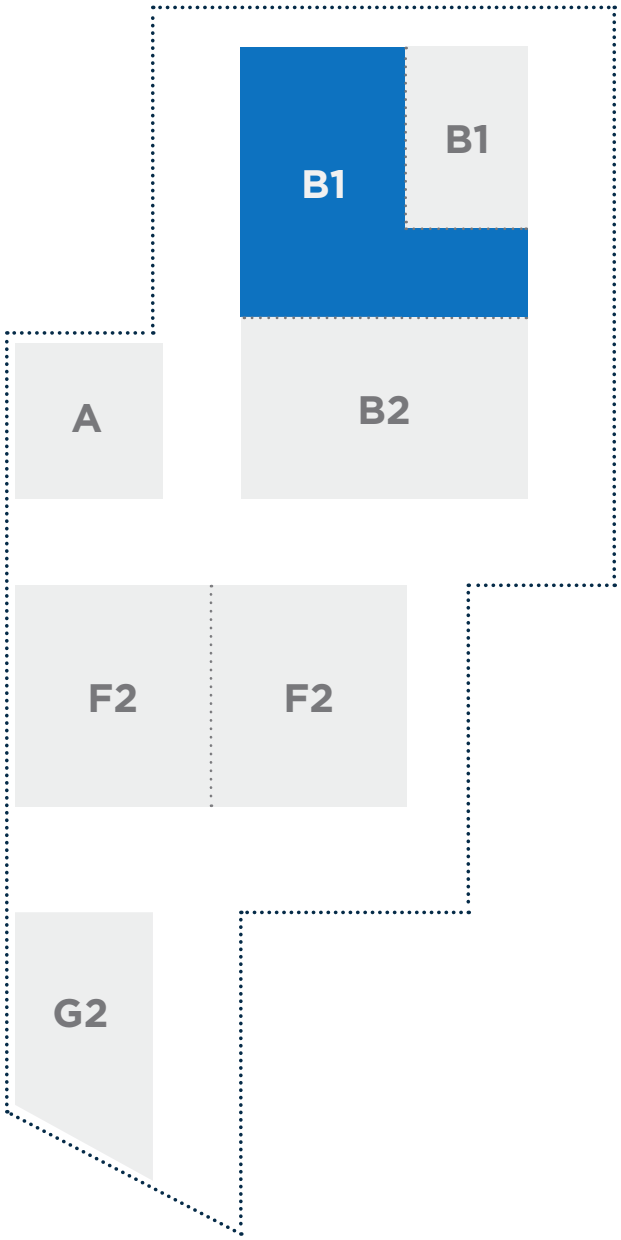


PARCEL A



MIXED-INCOME FOR RENT

PROJECT CONCEPT



35%
MIDDLE
INCOME

98 UNITS
AT 80% OF AMI



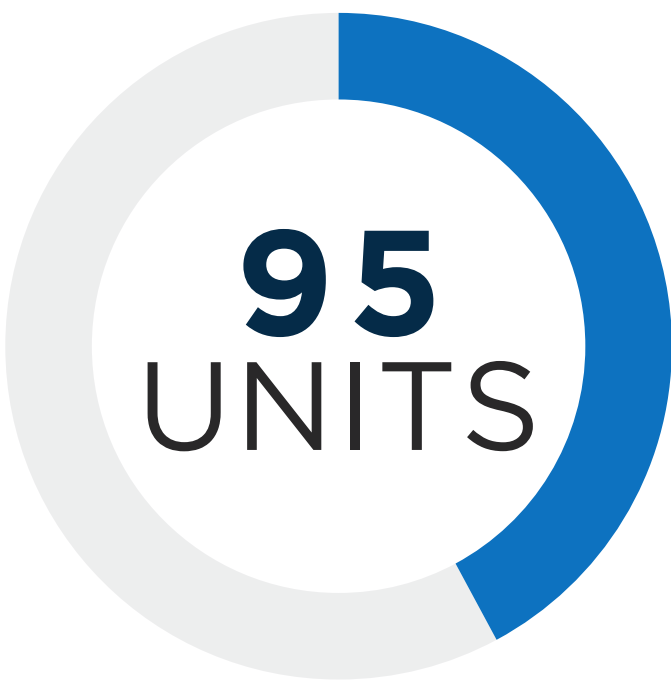
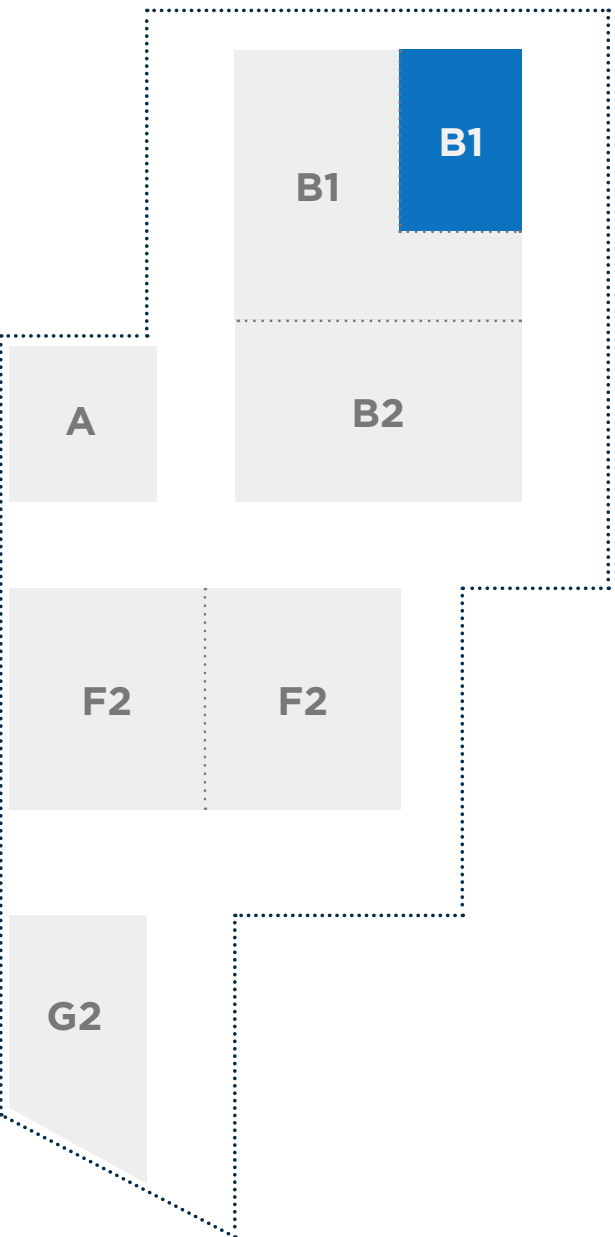
PROPOSED 11,000
SF OUTPATIENT
HEALTH CENTER

PARCEL B1



MIXED-INCOME FOR SALE

PROJECT CONCEPT



36%
AFFORDABLE
AND MIDDLE
INCOME

15 UNITS
AT 30% OF AMI
15 UNITS
AT 60% OF AMI
4 UNITS
AT 100% OF AMI

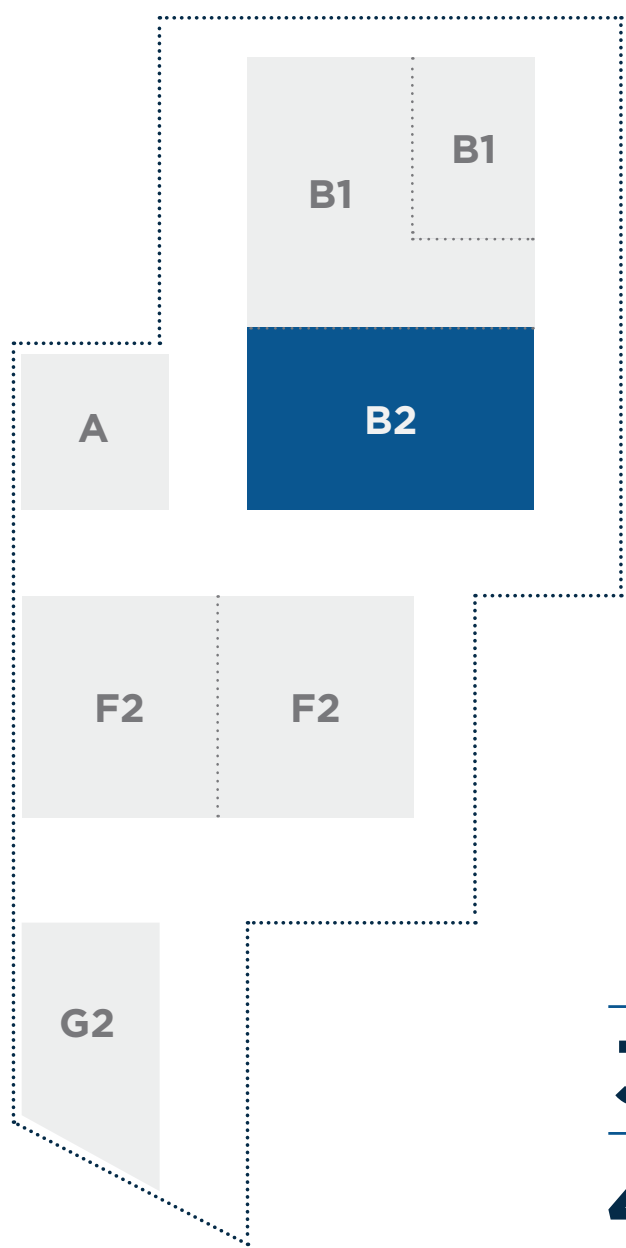


PARCEL B1



AFFORDABLE RENTAL

PROJECT CONCEPT



203
UNITS

100%
AFFORDABLE
AND MIDDLE
INCOME

36	30% AMI UNITS	64	60% AMI UNITS
40	50% AMI UNITS	63	80% AMI UNITS



DEEPLY AFFORDABLE
(\$0-\$200 A MONTH)
CHILDCARE FOR
70 CHILDREN



CentroNía

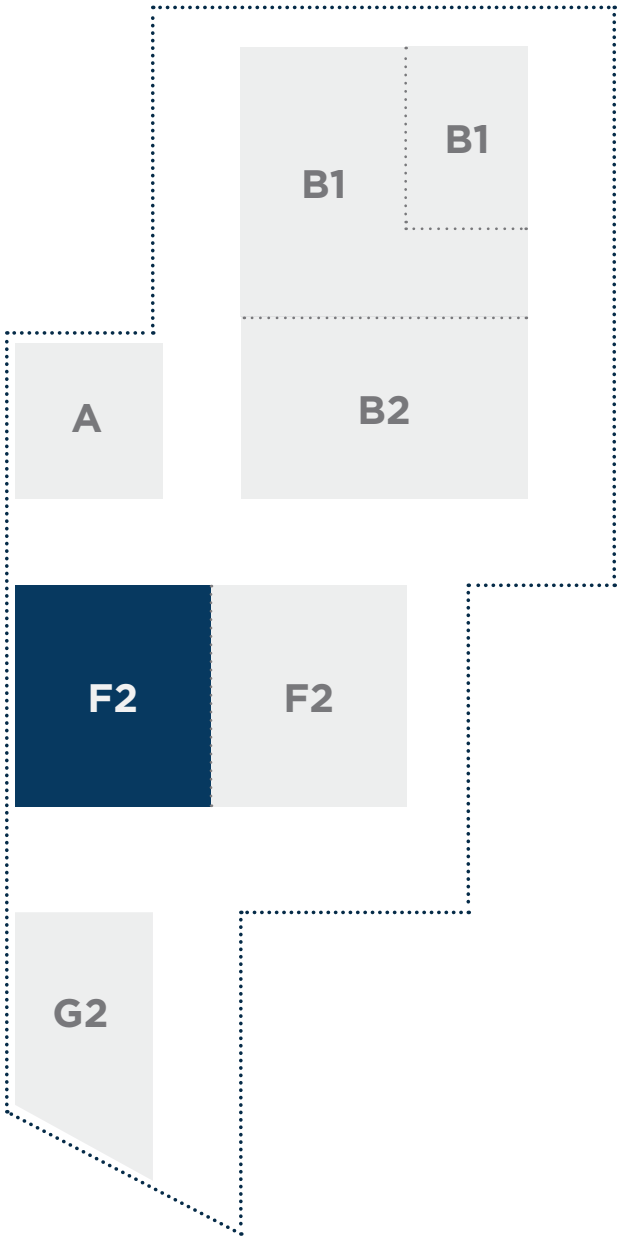


LOCATION FOR
JOB TRAINING
& EDUCATION



SENIOR ASSISTED LIVING

PROJECT CONCEPT



202
UNITS



100%
AFFORDABLE
AT 30% AMI

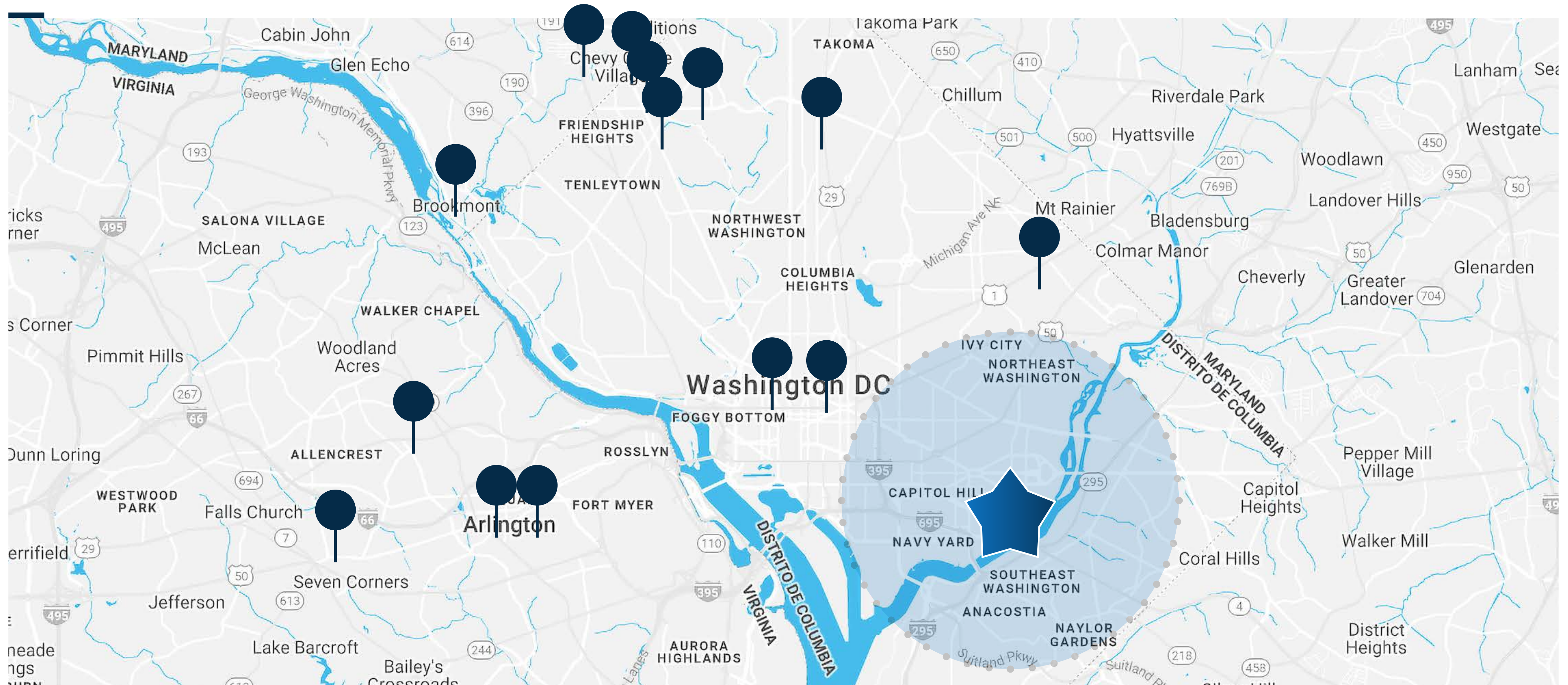
VALSTONE
PARTNERS

PARCEL **F2**



First Assisted Living Community in Hill East Area

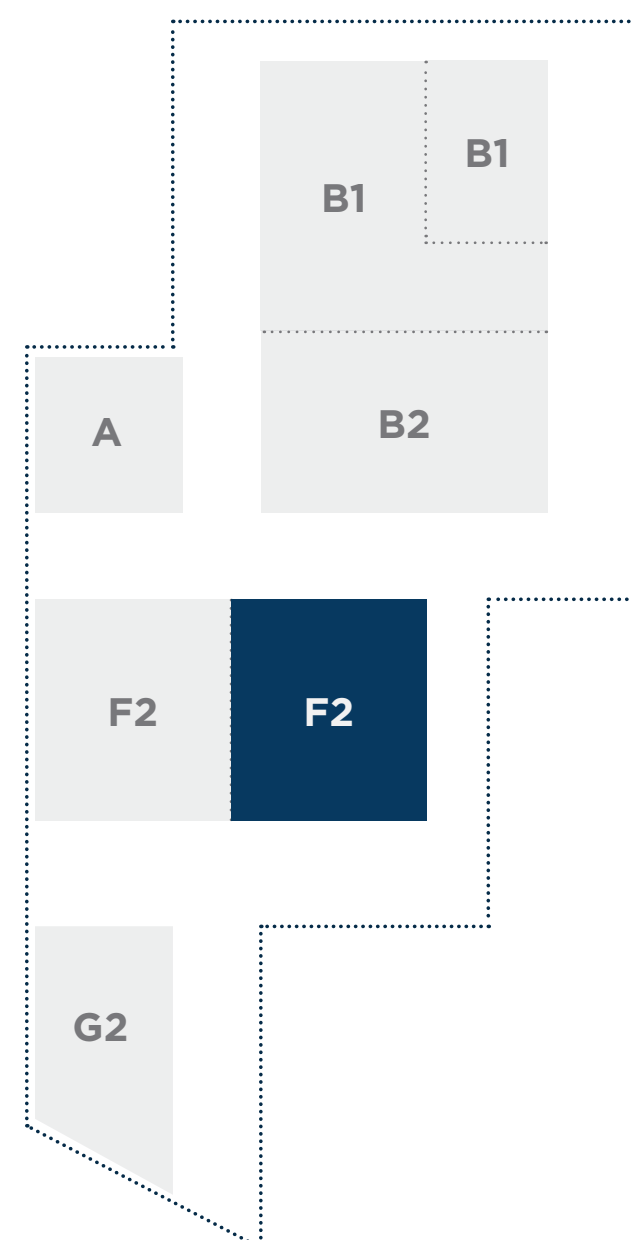
PROJECT CONCEPT



MAP SHOWS CURRENT SENIOR ASSISTED LIVING LOCATIONS AND THE LOCATION OF OUR PROPOSED ONE

WORKFORCE + GROCERY RETAIL

PROJECT CONCEPT



192
UNITS

100%
MIDDLE
INCOME

ALL UNITS
AT 80% OF AMI



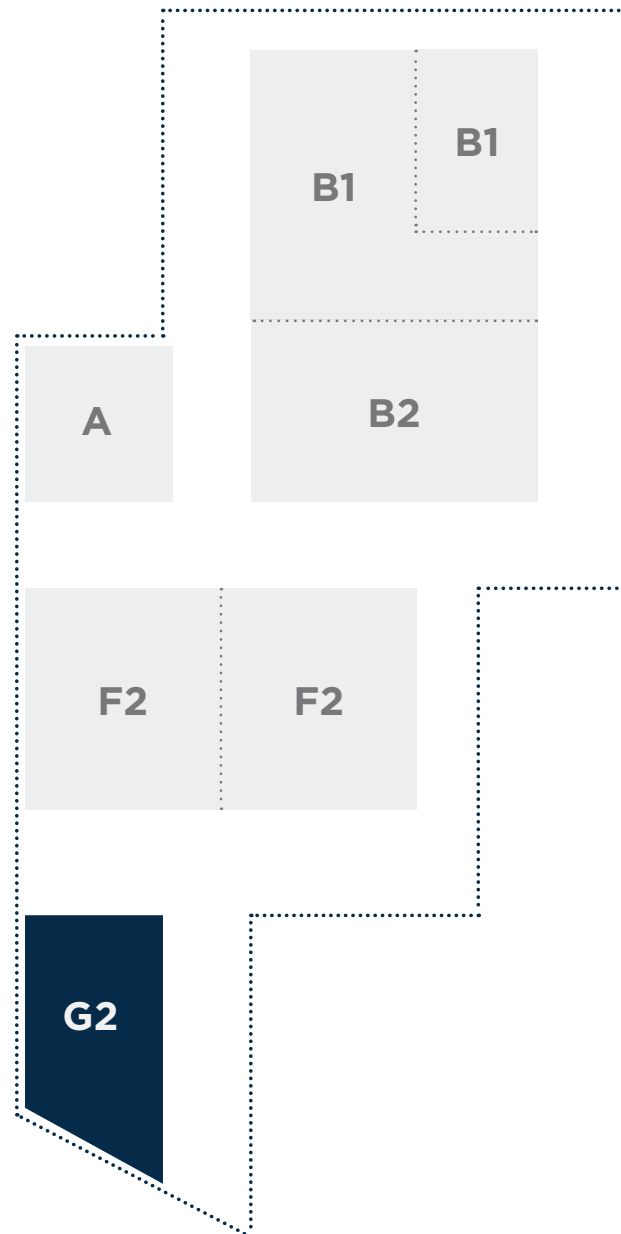
1 GROCERY
STORE

UP TO **2** SMALL
BUSINESSES



MIXED-INCOME FOR SALE

PROJECT CONCEPT



34%
**AFFORDABLE
AND MIDDLE
INCOME**

15 UNITS
AT 30% OF AMI

15 UNITS
AT 60% OF AMI

4 UNITS
AT 100% OF AMI



COMMUNITY BENEFITS

PROJECT PROPOSAL



AFFORDABLE HOUSING IN HIGH OPPORTUNITY AREAS



24% of units affordable
at **30%** of AMI

(Current AMI for household of four in DC is \$129,000)



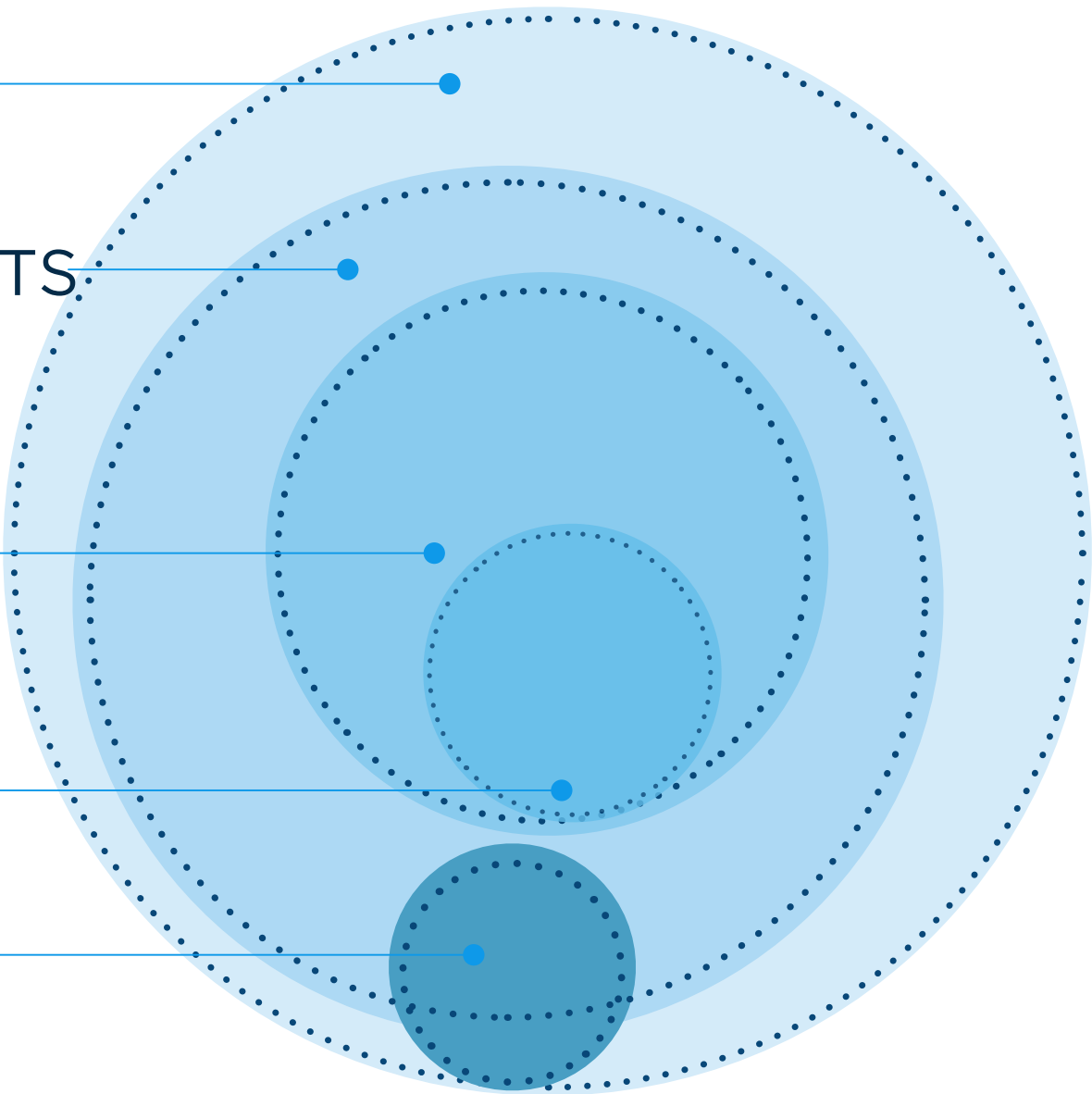
1,164 TOTAL HOUSING
UNITS

795 INCOME-RESERVED UNITS

430 HIGHLY
AFFORDABLE

202 SENIOR ASSISTED
LIVING UNITS

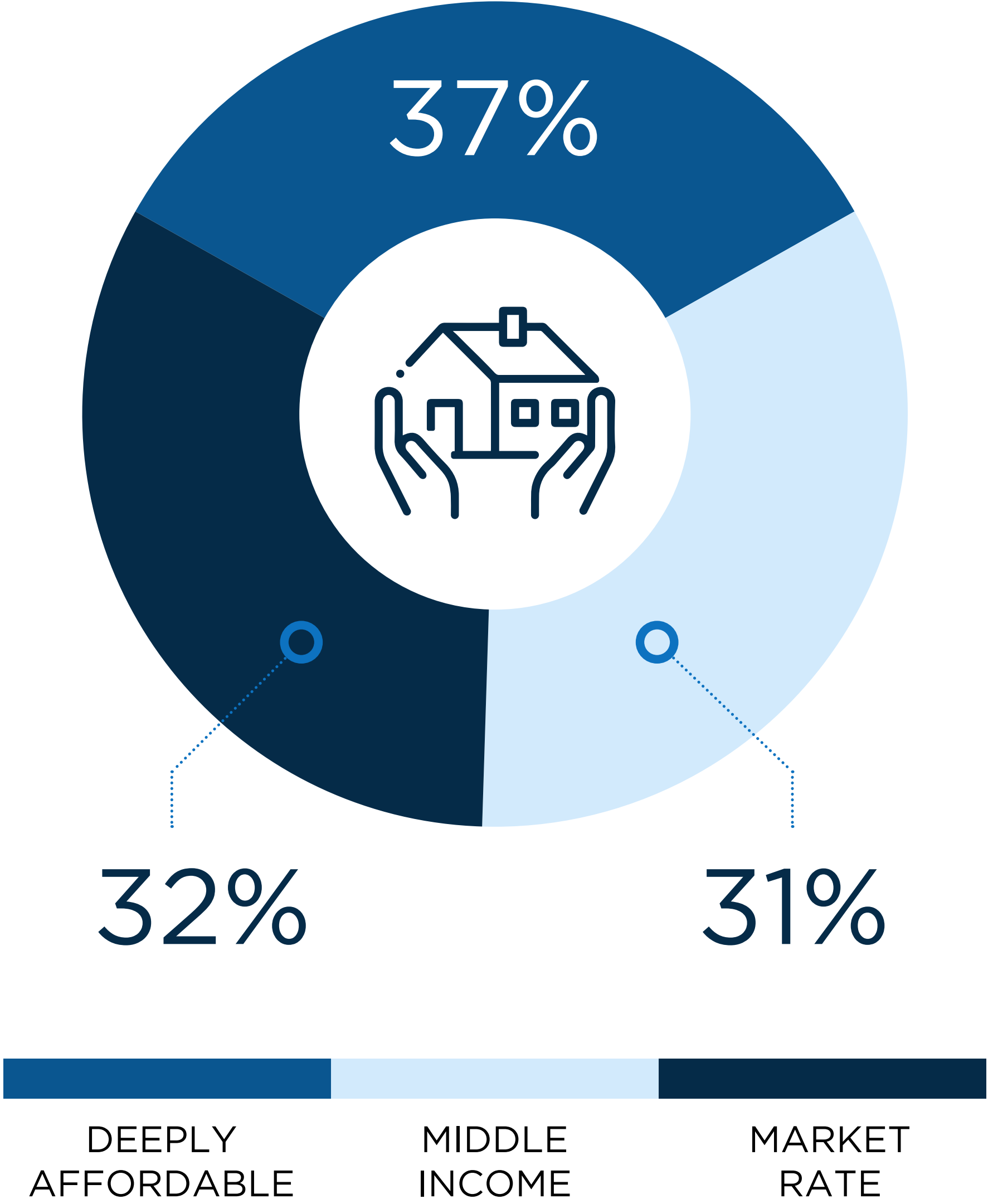
100 EQUITABLE
OWNERSHIP UNITS



AFFORDABLE HOUSING SUMMARY

PROJECT CONCEPT

Income-Level (% of AMI)	Income-Level (\$ for 4-person household)	For-Sale	Rental
30%	\$38,700	44	238
50%	\$64,000	0	40
60%	\$77,400	44	64
80%	\$103,200	0	353
100%	\$129,000	12	0
Market-Rate	N/A	188	181
Total		288	876



ECONOMIC & PUBLIC **BENEFITS**

ANTICIPATED **249** NEW PERMANENT JOBS

PROJECT PROPOSAL



65

RETAIL &
GROCERY



15

HEALTHCARE



54

MGMT &
MAINTENANCE



25

CHILDCARE



80

ASSISTED
SENIOR
LIVING

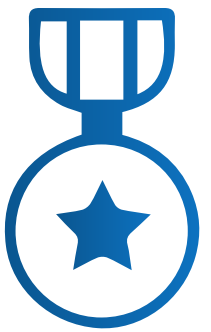


10

TRAINING &
EDUCATION

600 CONSTRUCTION RELATED JOBS

AFFORDABLE CHILDCARE



CENTRONÍA IS ONE OF THE MOST PROMINENT CHILDCARE PROVIDERS IN THE REGION



AFFORDABLE CHILDCARE FOR 70 CHILDREN



WORKFORCE DEVELOPMENT AND JOB TRAINING IN CHILDCARE



PROVIDING MUCH NEEDED CHILDCARE

- INFANT CARE FOR **ONE CHILD** WOULD TAKE UP **28.6% OF A MEDIAN FAMILY'S INCOME** IN WASHINGTON, DC
- **40 WEEKS OF FULL-TIME** WORK OF A MINIMUM WAGE WORKER IN DC **TO AFFORD CHILDCARE**

PROJECT PROPOSAL

LOCAL BUSINESS CULTIVATION

PROJECT PROPOSAL

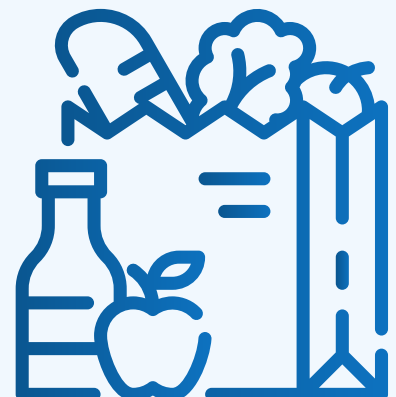
LEWIS REAL ESTATE



**COMMUNITY-BASED
RETAIL STRATEGIES**



**11,000 SF FOR
LOCAL BUSINESS**

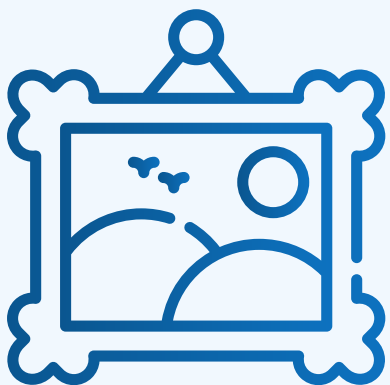


**15,000 SF
FOR GROCERY**

ARCH DEVELOPMENT
& MHCDO



BUSINESS INCUBATOR



EXPOSURE & SUPPORT



JOB TRAINING



BUILDING A
COMMUNITY
THAT FEELS



reservation13**future**.com



LIKE HOME
