Succeeding in Private-Public Partnerships

STEVENS PLACE

THE MONTROSE

STEVENS SCHOOL + COMMERCIAL OFFICE

MIXED-INCOME FOR-SALE

THE STATION + THE ENGINE

MIXED-INCOME FOR-SALE

THE HEIGHTS

TRANSIT-ADJACENT AFFORDABLE HOUSING
High-Capacity Housing Developer

#2 RANKED NATIONAL AFFORDABLE HOUSING DEVELOPER

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

#3 RANKED NATIONAL MULTIFAMILY DEVELOPER

Healthcare & Housing Partnerships
Nonprofits & Housing Partnerships
High-Capacity Housing Developer

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

MHFCDO’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

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
PROJECT VISION

EQUITY AND THE 20 MINUTE NEIGHBORHOOD

- MICRO MOBILITY + PUBLIC TRANSPORTATION
- NEIGHBORHOOD BASED EMPLOYMENT
- RETAIL + SHOPPING
- GROCERY STORES
- HOUSING DIVERSITY
- AFFORDABLE HOUSING
- HEALTH CARE FACILITIES
- THE INTERNET AS A PUBLIC UTILITY
- LOCAL EDUCATION
- PARKS & OPEN SPACE
- SAFE STREETS
- WALKABILITY

SOURCE: GENSLER
Aerial View of the Site

1,164 TOTAL HOMES
795 INCOME-RESERVED HOMES
68% OF ALL UNITS

PROJECT PROPOSAL

NEIGHBORHOOD RETAIL
AFFORDABLE CHILDCARE + TRAINING & EDUCATION
GROCERY & NEIGHBORHOOD RETAIL
HEALTHCARE
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
MIXED-INCOME FOR RENT

279 UNITS

35% MIDDLE INCOME

98 UNITS AT 80% OF AMI

PROPOSED 11,000 SF OUTPATIENT HEALTH CENTER
MIXED-INCOME FOR SALE

95 UNITS

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

203 UNITS

100% AFFORDABLE AND MIDDLE INCOME

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

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

LOCATION FOR JOB TRAINING & EDUCATION

ARCH MHCDO

CentroNia
SENIOR ASSISTED LIVING

202 UNITS

100% AFFORDABLE AT 30% AMI

ValStone Partners
First Assisted Living Community in Hill East Area

MAP SHOWS CURRENT SENIOR ASSISTED LIVING LOCATIONS AND THE LOCATION OF OUR PROPOSED ONE
WORKFORCE + GROCERY RETAIL

192 UNITS

100% MIDDLE INCOME

ALL UNITS AT 80% OF AMI

1 GROCERY STORE

UP TO 2 SMALL BUSINESSES

PARCEL F2
MIXED-INCOME FOR SALE

100 UNITS

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

- LOCAL BUSINESS INCUBATOR
- FOOD ACCESS
- COMMUNITY HEALTH CENTER
- WORKFORCE DEVELOPMENT
  - Job Training
  - Job Creation
- AFFORDABLE CHILD CARE
- HILL EAST SCHOLARSHIPS

HILL EAST COMMUNITY BENEFITS
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

<table>
<thead>
<tr>
<th>Income-Level (% of AMI)</th>
<th>Income-Level ($ for 4-person household)</th>
<th>For-Sale</th>
<th>Rental</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td>$38,700</td>
<td>44</td>
<td>238</td>
</tr>
<tr>
<td>50%</td>
<td>$64,000</td>
<td>0</td>
<td>40</td>
</tr>
<tr>
<td>60%</td>
<td>$77,400</td>
<td>44</td>
<td>64</td>
</tr>
<tr>
<td>80%</td>
<td>$103,200</td>
<td>0</td>
<td>353</td>
</tr>
<tr>
<td>100%</td>
<td>$129,000</td>
<td>12</td>
<td>0</td>
</tr>
<tr>
<td>Market-Rate</td>
<td>N/A</td>
<td>188</td>
<td>181</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>288</strong></td>
<td><strong>876</strong></td>
<td><strong>37%</strong></td>
</tr>
</tbody>
</table>

The summary indicates that 37% of the housing market is deeply affordable, 32% is middle income, and 31% is market rate.
ECONOMIC & PUBLIC BENEFITS

ANTICIPATED 249 NEW PERMANENT JOBS

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
LOCAL BUSINESS CULTIVATION

LEWIS REAL ESTATE

COMMUNITY-BASED RETAIL STRATEGIES

11,000 SF FOR LOCAL BUSINESS

15,000 SF FOR GROCERY

ARCH DEVELOPMENT & MHildo

BUSINESS INCUBATOR

EXPOSURE & SUPPORT

JOB TRAINING
BUILDING A COMMUNITY THAT FEELS LIKE HOME

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