



Franconia Governmental Center

The Developers



Good Shepherd Housing
("GSH")



SCG Development
Partners, LLC
("SCG")



NFP Affordable Housing
Corp
("NFP")

Development Team Members



Soto Architecture &
Urban Design PLLC
Architect



STUDIO39 Landscape
Architecture, P.C.
Landscape Architect



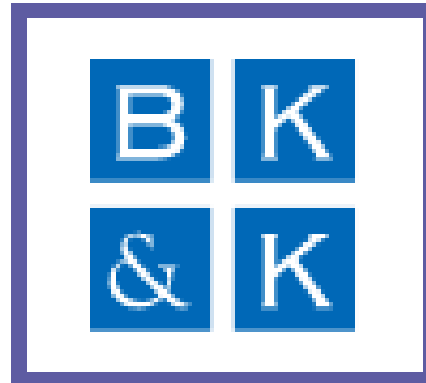
IMEG
Civil Engineer



Hamel Builders
General Contractor



Paradigm Management II,
LP
Property Management



Bean Kinney & Korman PC
Land Use Legal Counsel



Klein Hornig LLP
Partnership & Finance Legal
Counsel

Project Highlights From Feedback Received



- Request to Rezone from R-2 to PDH-40
- Proposed 120 Units, mix of one-, two, and three-bedrooms dedicated to tenants earning an average of up to 60% AMI
- Single entrance along Franconia Road
- Building set back around 50' from Franconia Road

- On-site parking with 150 spaces (1.25 ratio)
- Centralized Urban Park coordinated with adjacent development, including a tree-lined pedestrian path from Franconia Road
- Inter-parcel vehicular connection
- Building façade redesigned to bring brick and three-story design forward



Renderings



Street View

Main Entry Corner on Franconia Road

Street View

NW Corner on Franconia Road



CONTEXT MASSING



AERIAL VIEW 1

AERIAL VIEW 2



Designing with Consistency in Mind

- Brick and fiber cement panel exterior design is similar to surrounding nearby and proposed future developments.
- Massing of building is consistent with the design of the adjacent townhomes



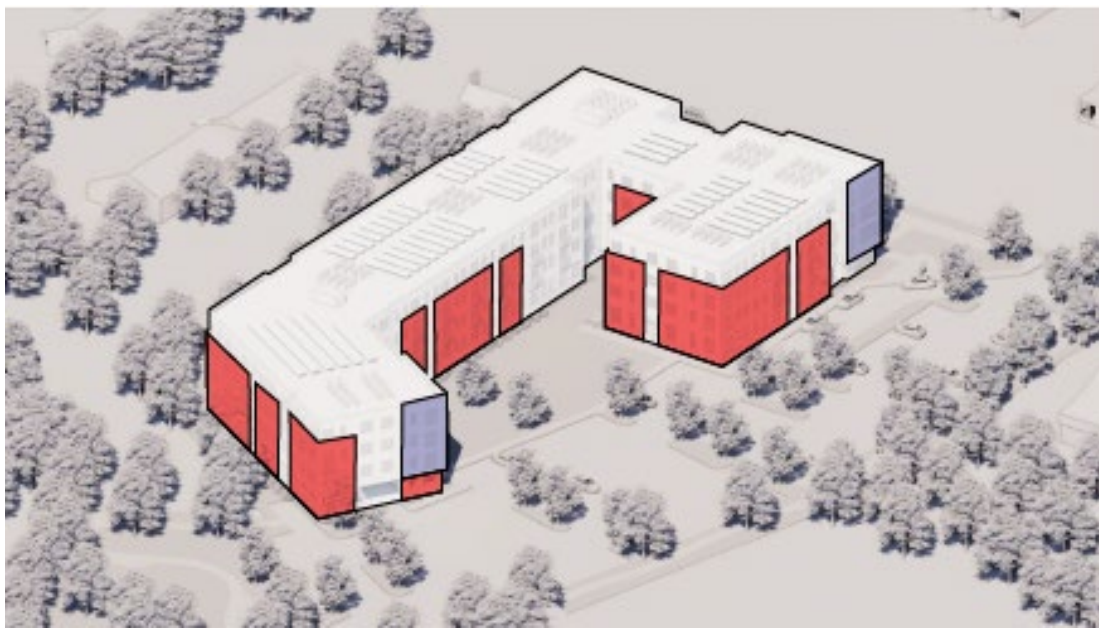
PROPOSAL - 6121 FRANCONIA RD



TOWNHOUSES



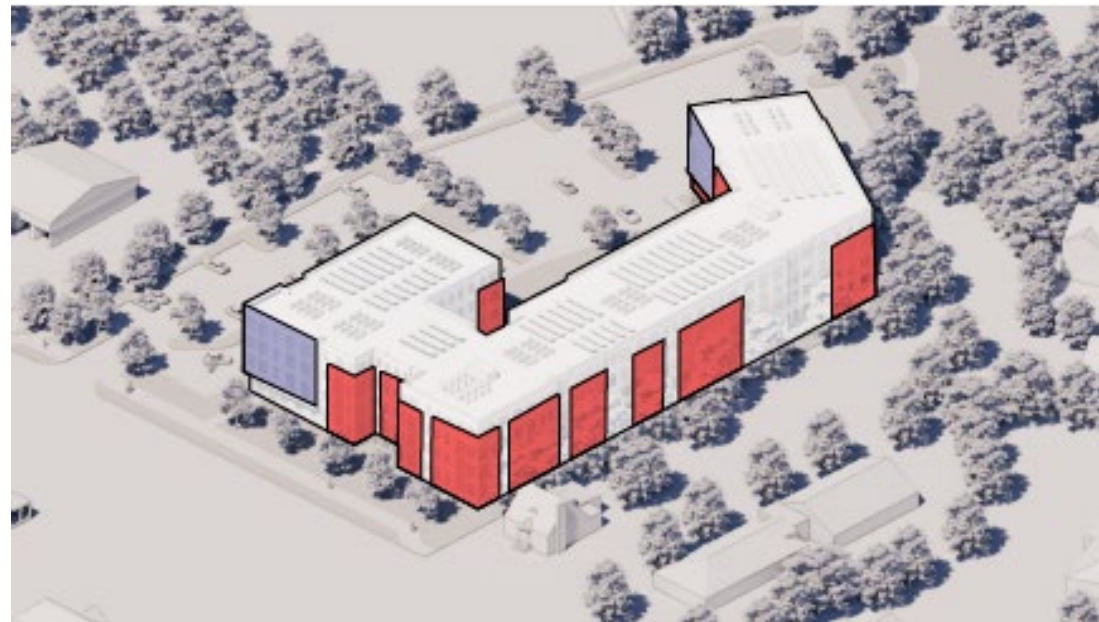
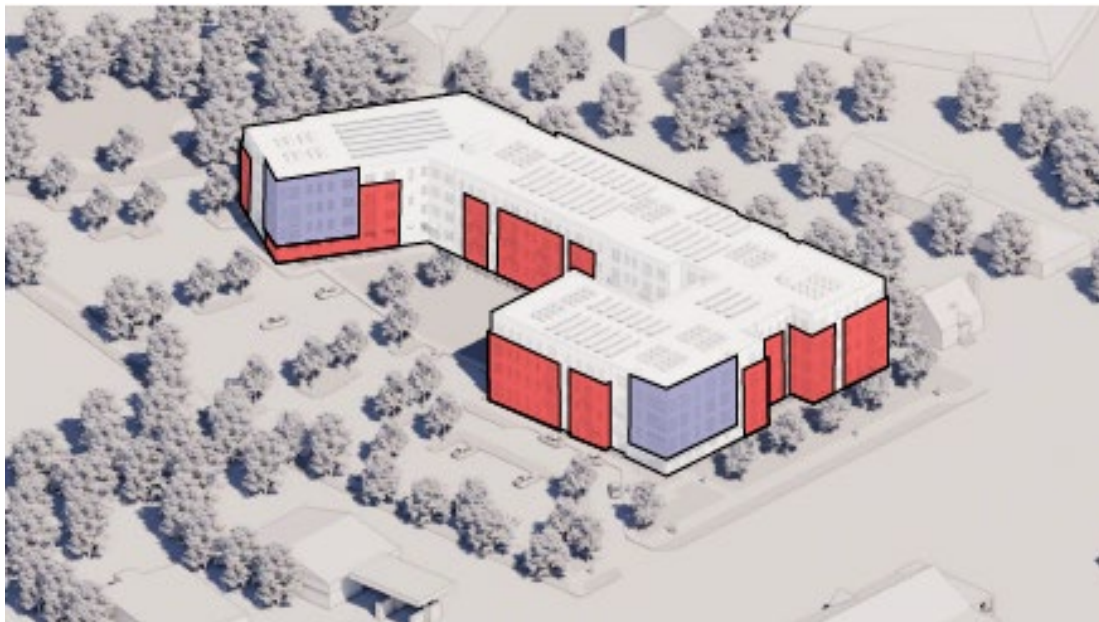
OFFICE TO RESIDENTIAL
CONVERSION



Massing Diagrams

The use of brick throughout is an homage to the area's long-standing architectural brickwork, allowing the new building to feel both contemporary and rooted in its surroundings.

-  3-STORY RED BRICK (3-STORY DATUM)
-  4-STORY MASS AT MAIN ENTRY AND GARAGE ENTRY ONLY

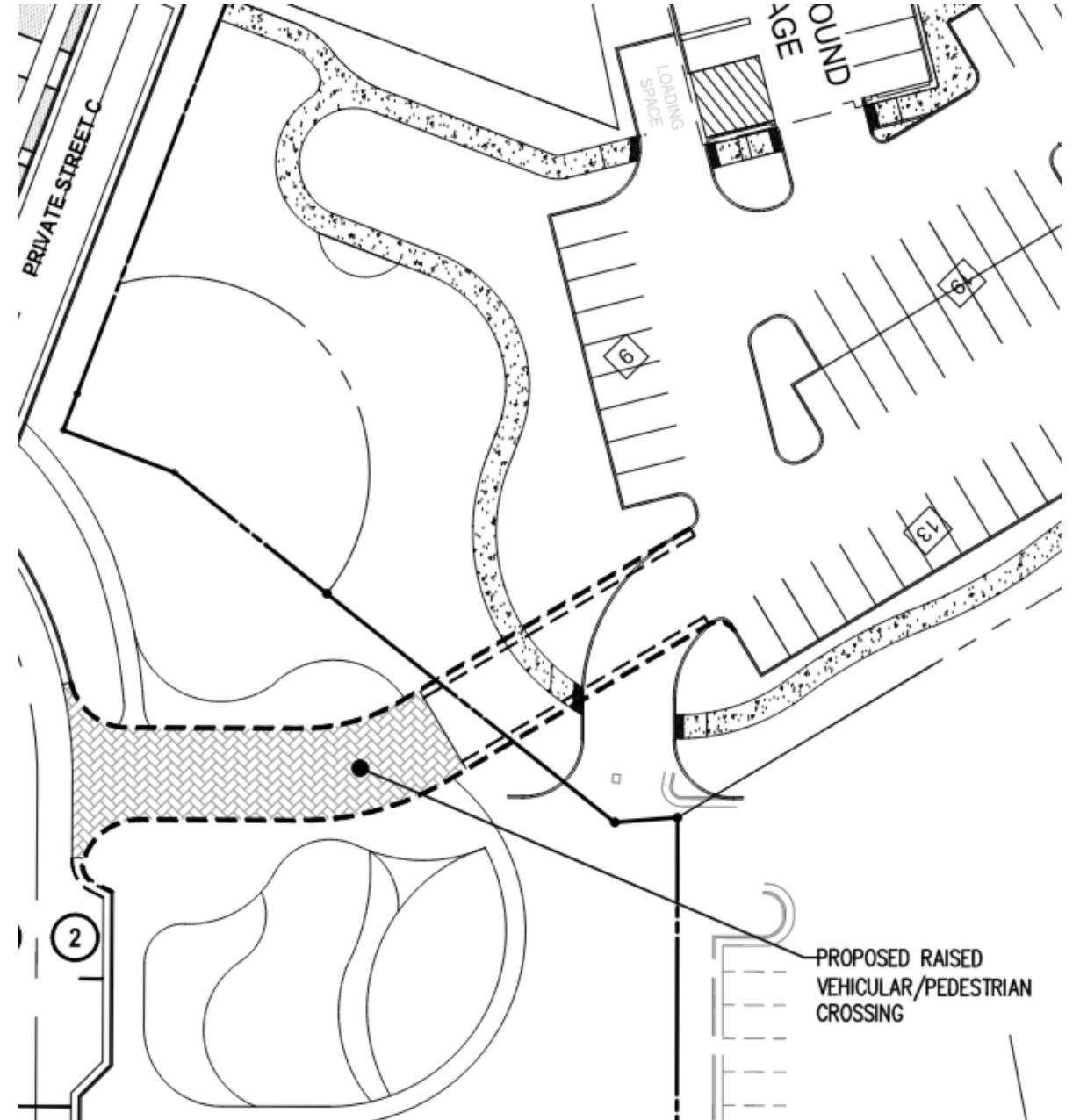


SITE PLAN W/ COURTYARD DETAIL



INTERPARCEL CONNECTION

- Urban Park
 - Available for use by the public between dawn & dusk.
 - Tree-lined walking path from Franconia Road
 - Coordination ongoing on design



Site-Wide Rendering

- Ample Green Space
 - Tree-Lined Path from Franconia Rd to central Urban Park
 - Landscaped Courtyard Amenities for Residents
- Circulation Through Site
 - Single Entrance on Franconia Road
 - Garage Entry
 - Inter-parcel Connection





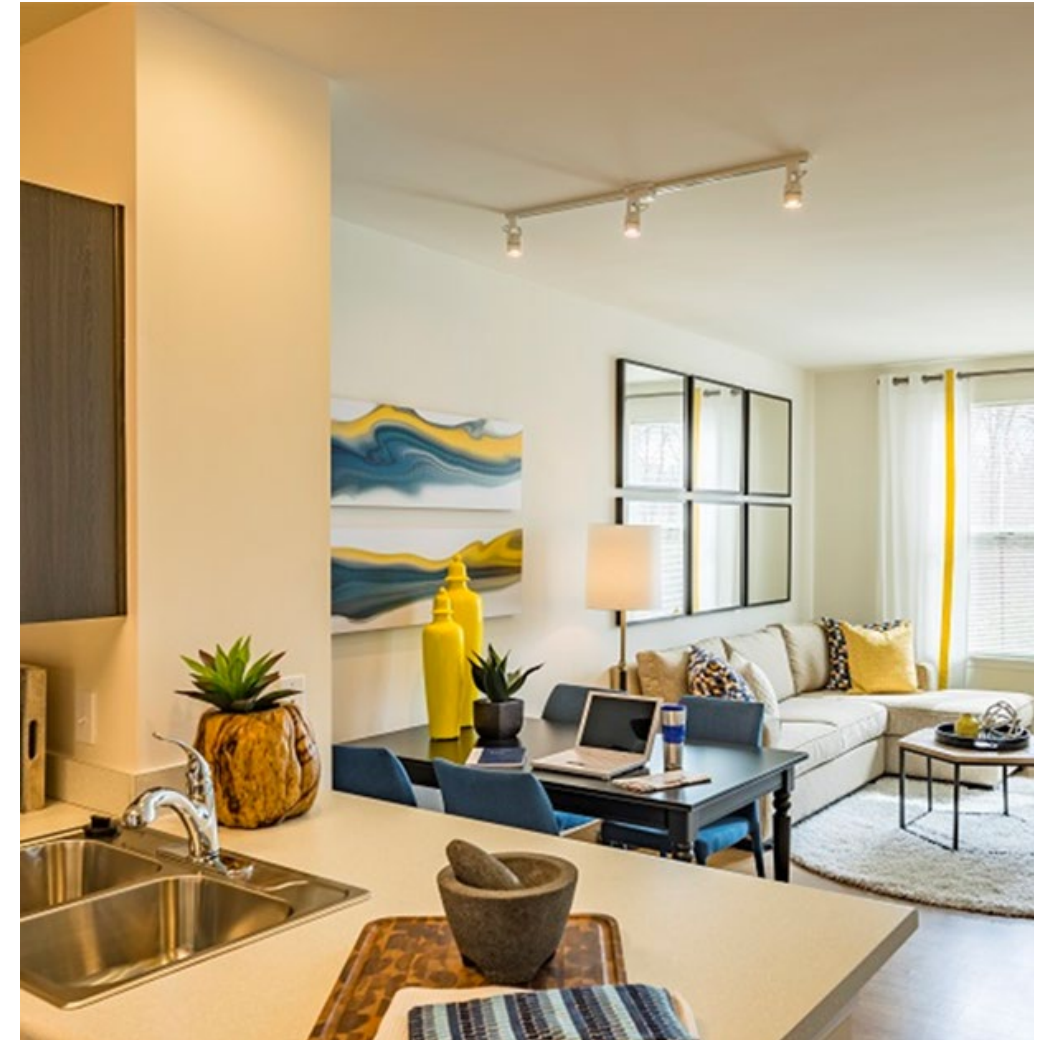
Community & Unit Features

- Secure Bike Parking
- Community Room
- Pet Grooming Station
- Fitness Center with Free Weights
- Outdoor Lounge
- Landscaped Courtyard & Street Front
- Tot Lot / Playground
- 24-Hour Emergency Maintenance
- Controlled Access

Community & Unit Features

Unit Features Included:

- Solid Surface Countertops
- LVT Flooring
- Programmable Thermostats
- Online Payment & Maintenance Requests through Resident Portals
- Ceramic Tiled Bathrooms with Tile Bathtub Surrounds
- USB Charging Ports in Kitchens, Living Rooms, and Bedrooms
- Pre-wired for Cable, Telephone & High-Speed Internet
- Dishwasher
- In Unit Washers and Dryers





Units & Income Limits

Area Median Income (AMI) is the midpoint of household incomes in a specific area, used by HUD to determine eligibility for affordable housing programs—for example, in the DC-VA-MD HUD Metro Area, the median family income is **\$163,900**, meaning a **60% AMI unit for a family of four** would have an income limit of about **\$98,340**.

BEDROOM TYPE	# OF UNITS	AVG NET RENT
1 BEDROOM	49	\$1,679
2 BEDROOM	45	\$2,035
3 BEDROOM	26	\$2,341



Questions



OLD RENDERING



NEW RENDERING

NFP Affordable Housing Corp.



MISSION STATEMENT

- NFP's mission is to provide safe, affordable, and sustainable housing solutions to underserved communities, fostering stability and empowering individuals and families to thrive. NFP is dedicated to creating inclusive and vibrant neighborhoods where every individual has the opportunity to secure a place to call home, ensuring dignity, and enhancing the overall well-being of our communities.



BEACON HILLS PROJECT EXAMPLE

COMPANY FACTS

- Executive Director has been responsible for the acquisition, finance and development of over 12,000 units of affordable housing.
- Executive Director currently developer and/or managing member of over 2,000 units of tax-credit financed affordable housing in the Washington, DC Area.
- Executive Director has worked extensively with Fairfax County and FCRHA.

Good Shepherd Housing

MISSION STATEMENT

- For over 50 years, Good Shepherd Housing has been a cornerstone in Fairfax County, Virginia, turning the key to brighter futures for those at risk of being unhoused or priced out of their own communities.
- At the heart of our mission is a unique approach: purchasing properties and transforming them into affordable housing solutions. This strategy enables us to unlock the doors to safe, stable homes, laying the groundwork for our residents' personal growth and community resilience.



SERVICES THAT MAKE A DIFFERENCE

- **Individualized Services:** we tailor support to residents of all ages, aligning with their unique goals and aspirations
- **Collaborative Programming:** We design programs in partnership with residents and local providers based on identified needs
- **Community Engagement:** We encourage participation in schools, civic groups, and neighborhood associations to build social capital and community ties.

SCG DEVELOPMENT



MISSION STATEMENT

- At SCG Development, we develop, own, and operate high-quality rental housing that is affordable through our commitment to providing our clients, suppliers, partners, and the communities we serve with creative solutions.
- Founded in integrity, adaptability, trust and expertise, our goal is to establish mutually rewarding relationships. SCG Development is focused on delivering outstanding service and providing an exceptional value to clients and partners by staying true to our principles.



COMPANY FACTS

- Capitalization and development of 290+ properties
- Comprising 33,650 apartment homes across 40 states.
- Total capital raised to date is over
- \$2.25 billion resulting in a total capitalized value for the entire portfolio of over \$6 billion.
- Active development projects in 12 states Offices in Tysons, Virginia and Peabody, Massachusetts.

RESIDENCES AT GOVERNMENT CENTER PROJECT EXAMPLE