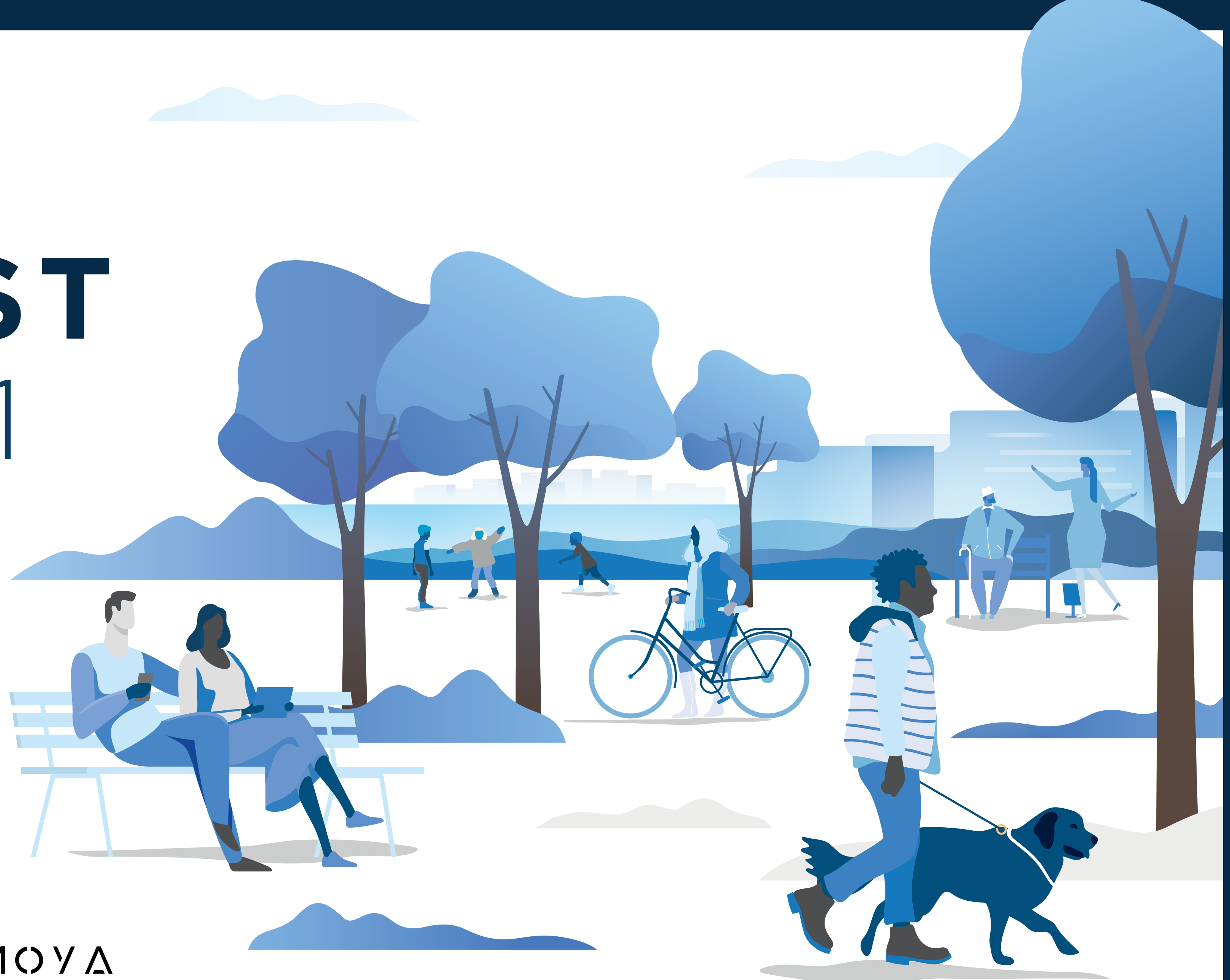


HILL EAST BUNDLE 1



the
NRP
group



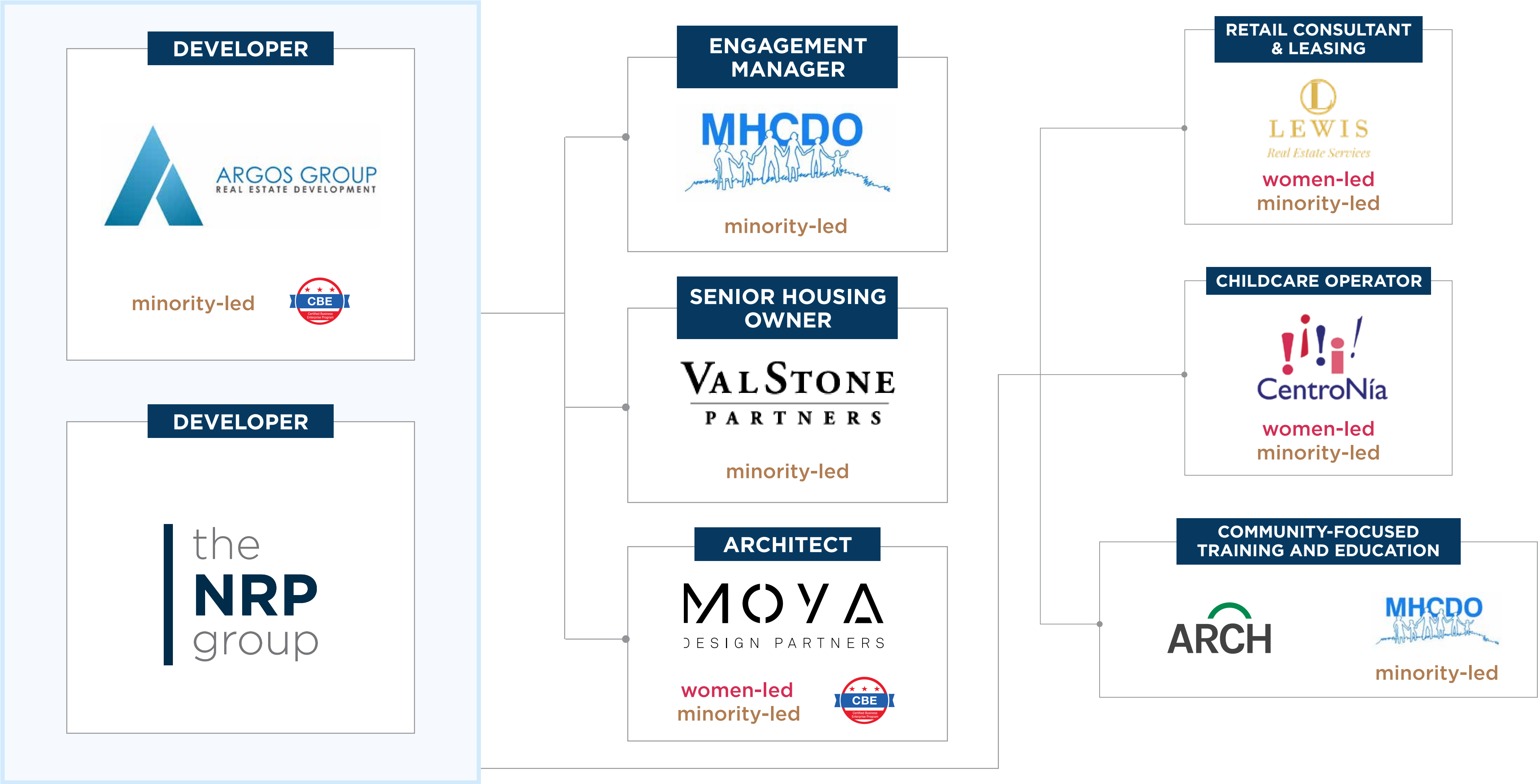
ARGOS GROUP
REAL ESTATE DEVELOPMENT



MOYA
DESIGN PARTNERS

OUR TEAM

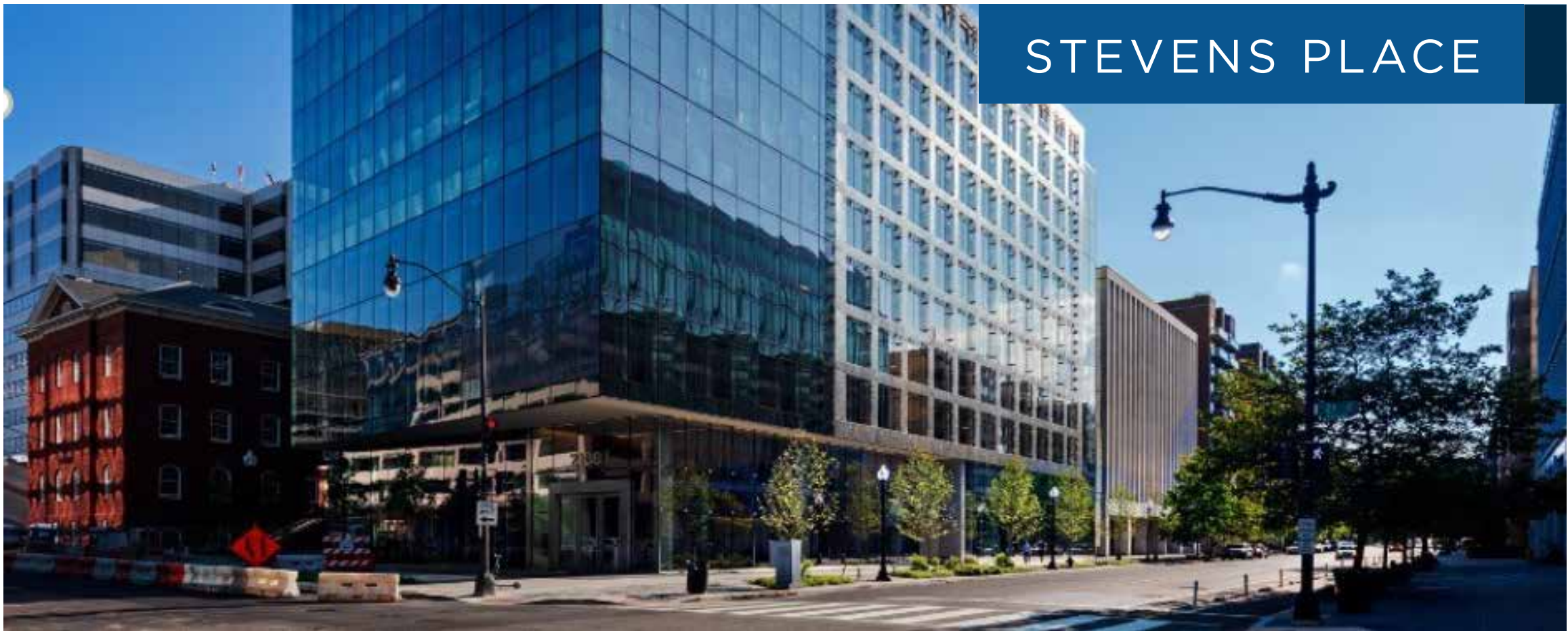
TEAM INTRODUCTION



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

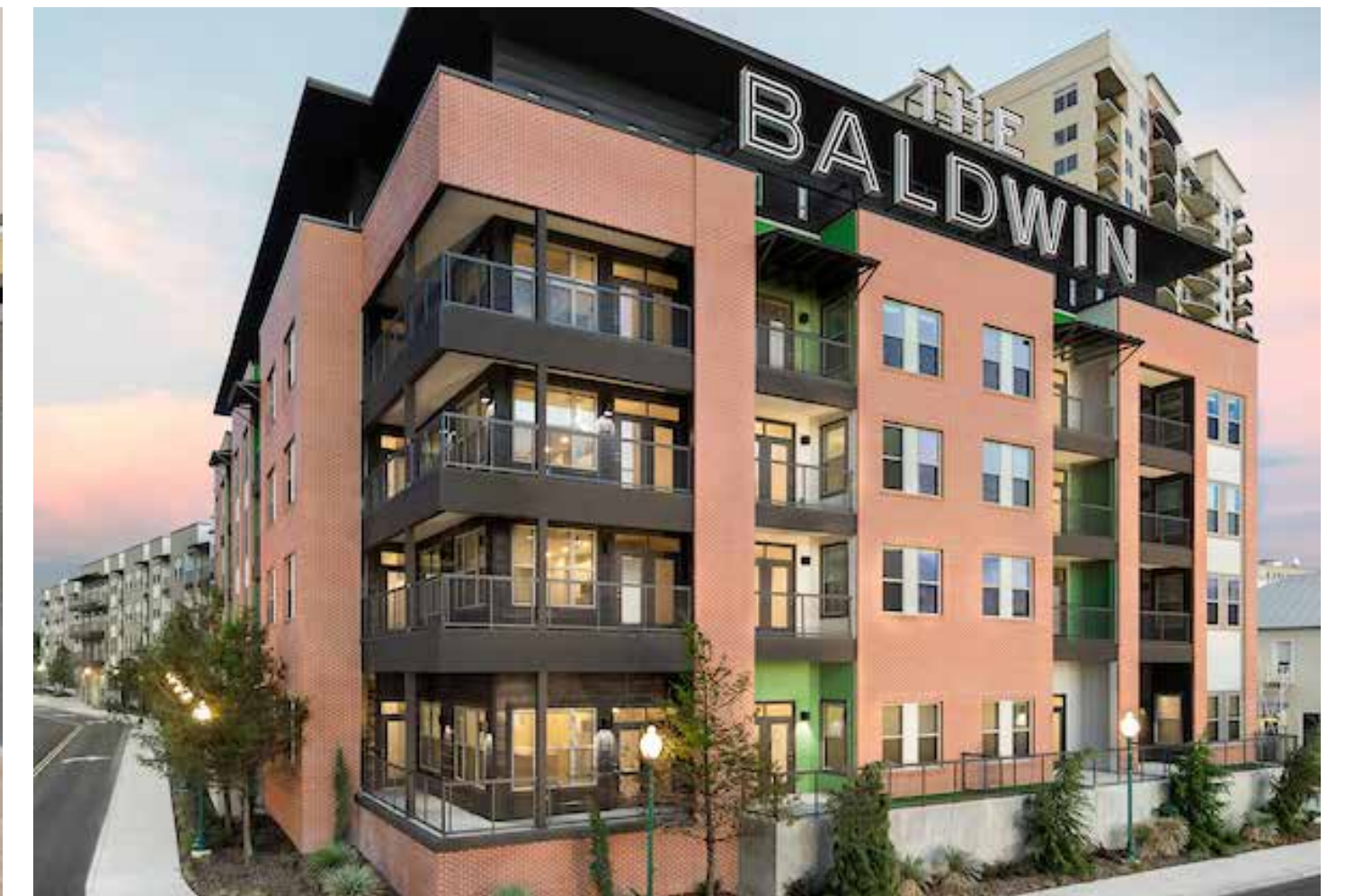
+ MOYA

High-Capacity Housing Developer



#4 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**



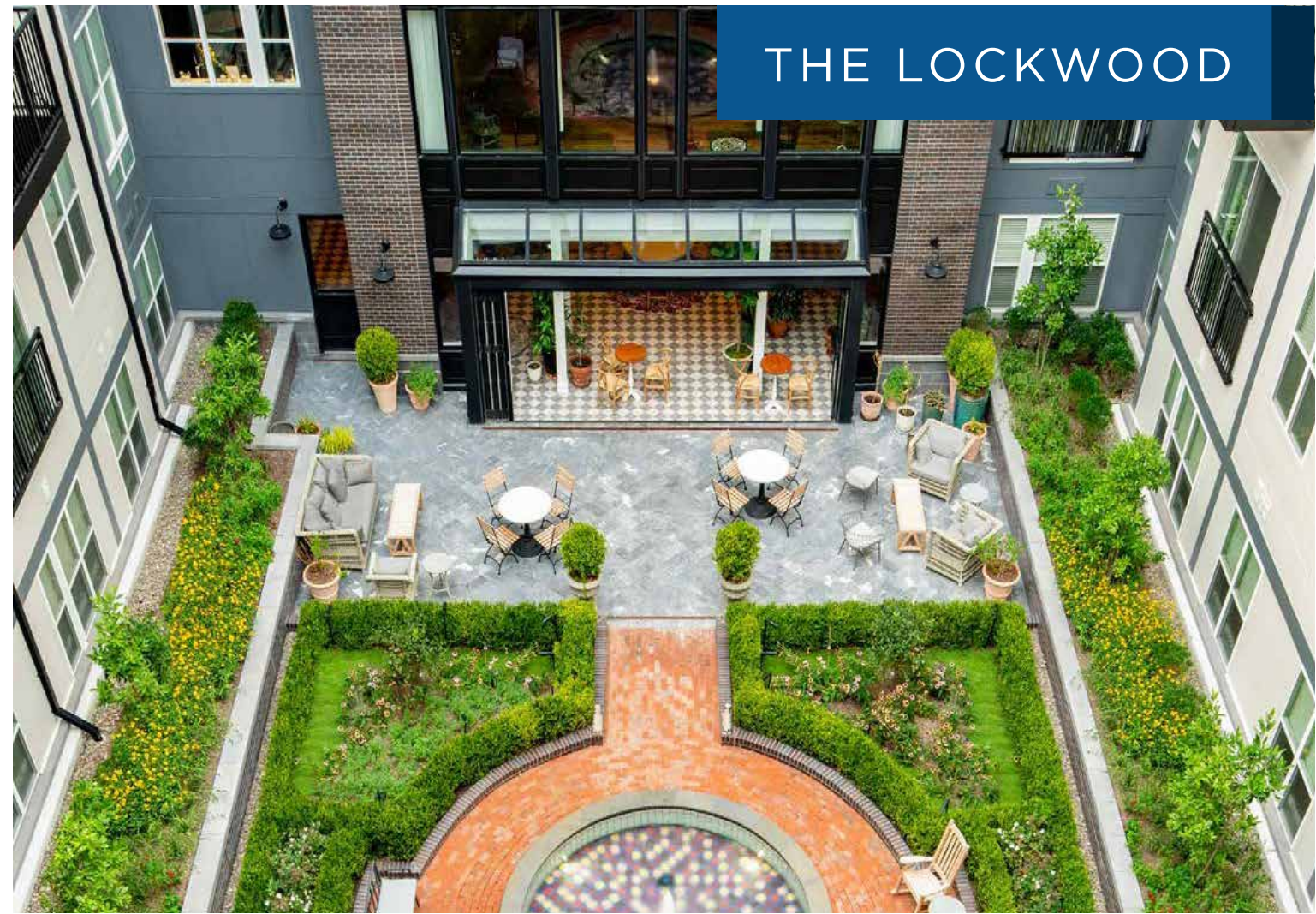
**REAL ESTATE
DEVELOPMENT**

Excelling in Design

TEAM INTRODUCTION



THE APOLLO



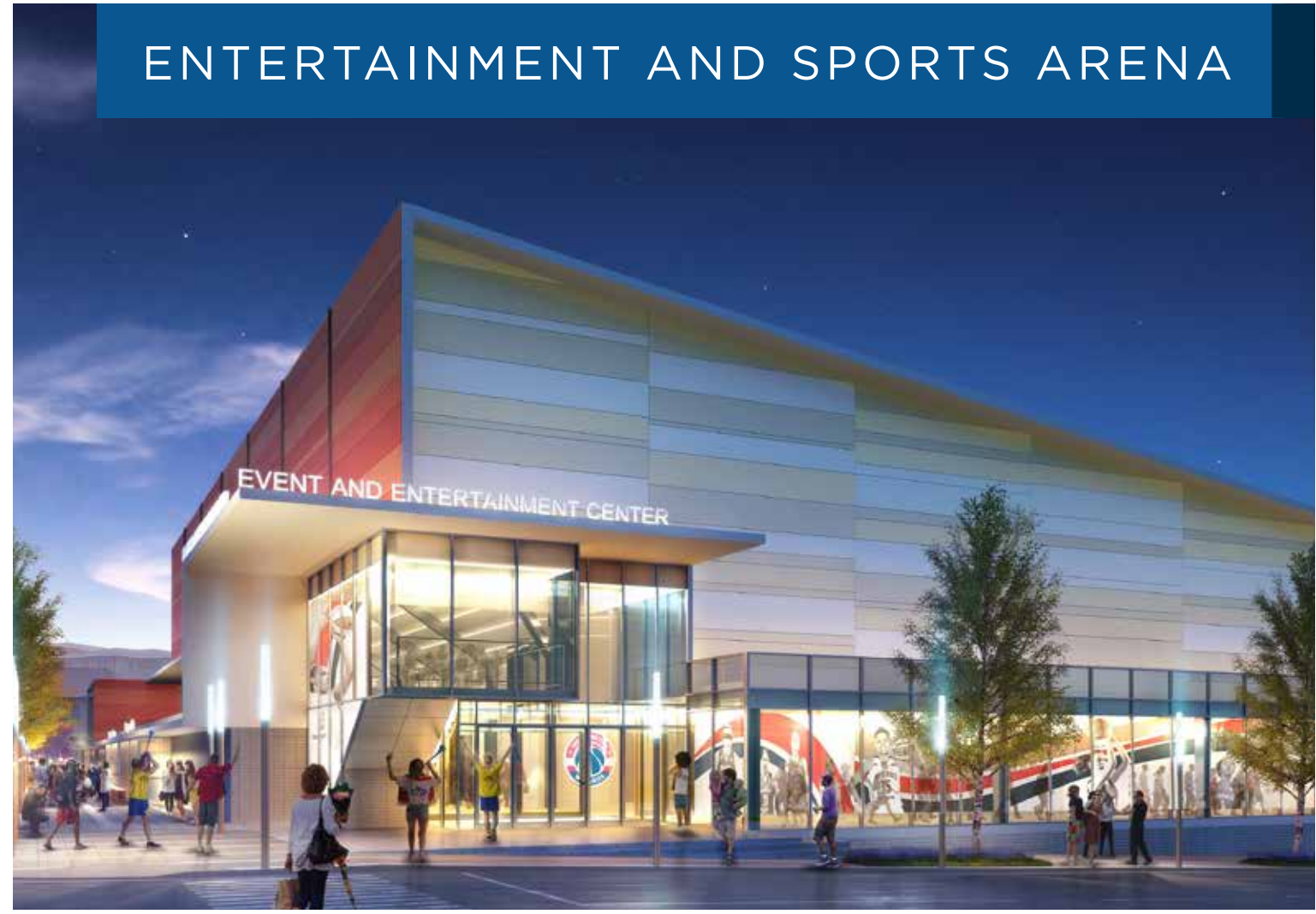
THE LOCKWOOD



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



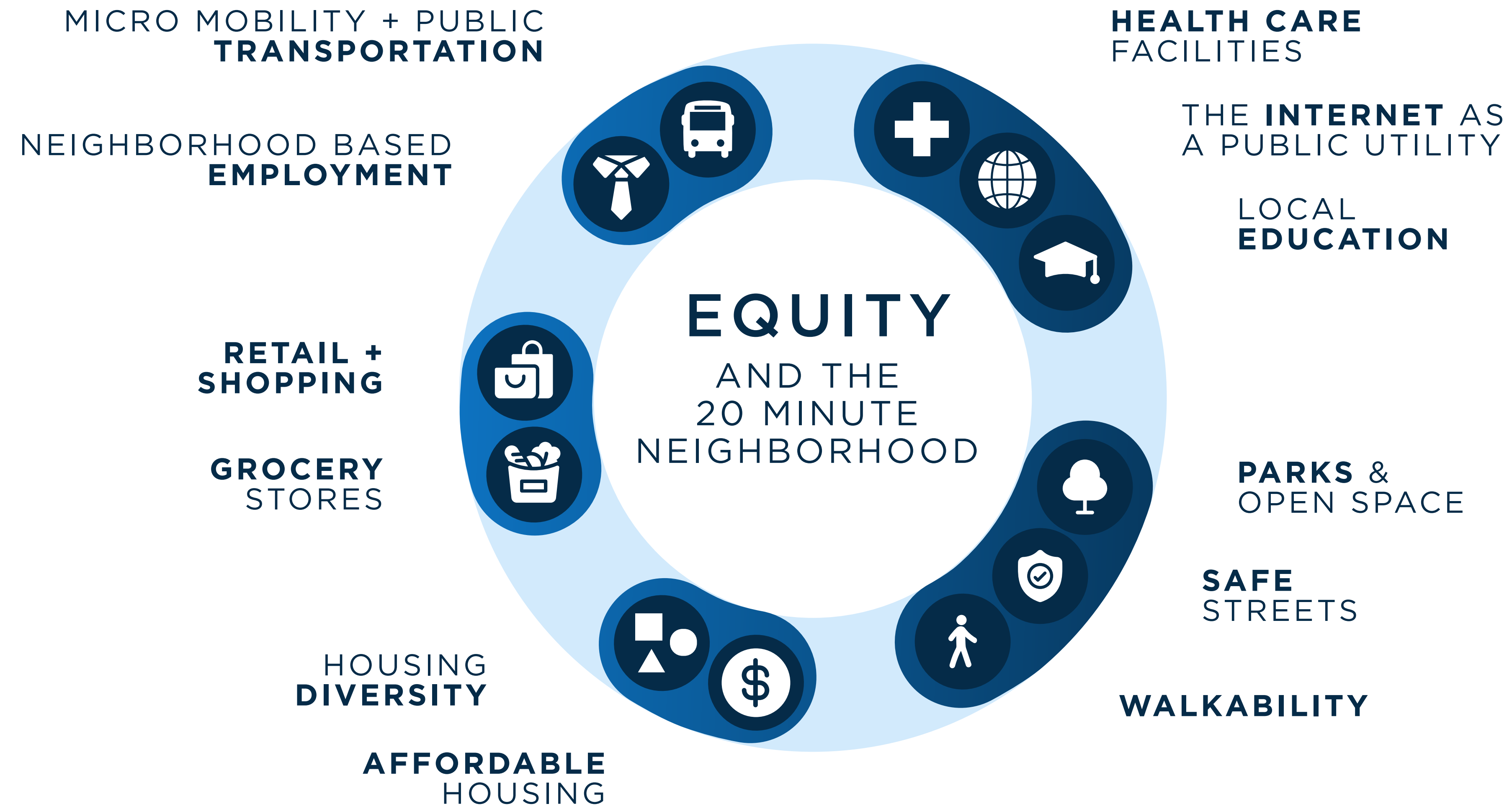
**ECONOMIC
OPPORTUNITY**



EDUCATION

PROJECT VISION

PROJECT CONCEPT



PROJECT PROPOSAL

Aerial View of the Site

PROJECT CONCEPT



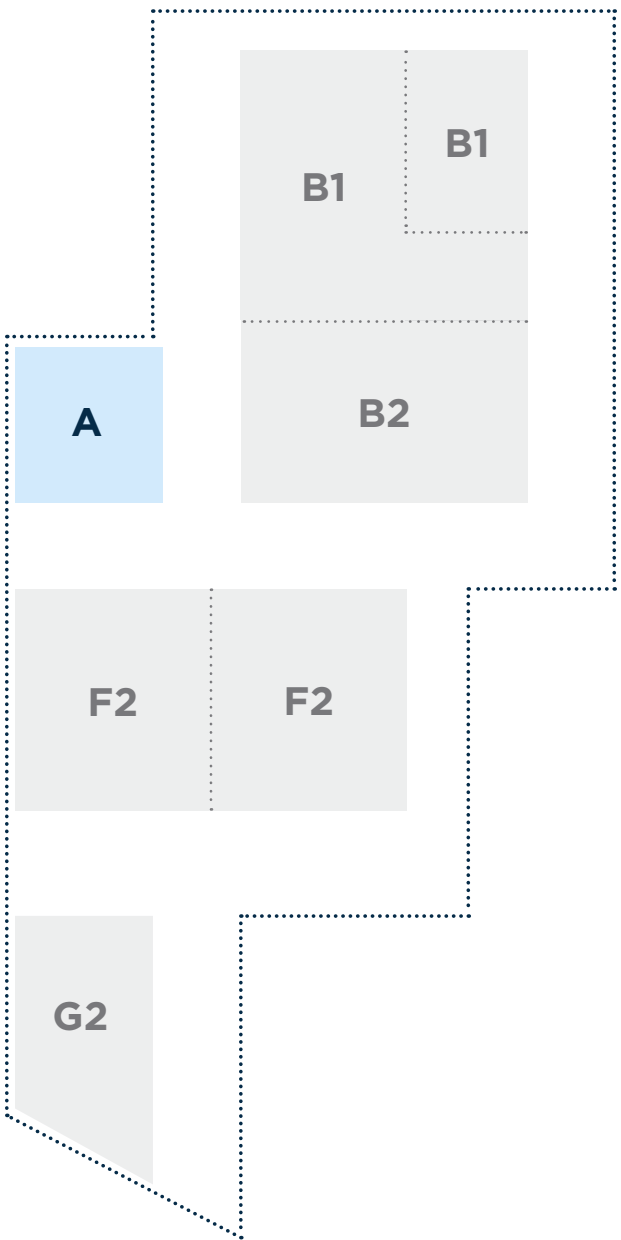
1,055 TOTAL HOMES

701 INCOME-RESERVED HOMES

66% AFFORDABLE UNITS

MIXED-INCOME FOR SALE & RETAIL

PROJECT CONCEPT



93
UNITS

40%
AFFORDABLE

14 UNITS
AT 30% OF AMI

14 UNITS
AT 60% OF AMI

9 UNITS
AT 120% OF AMI



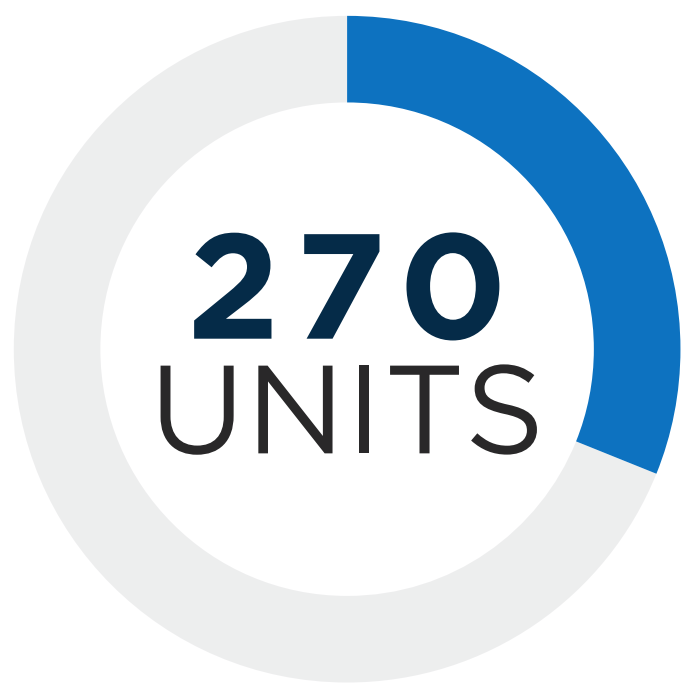
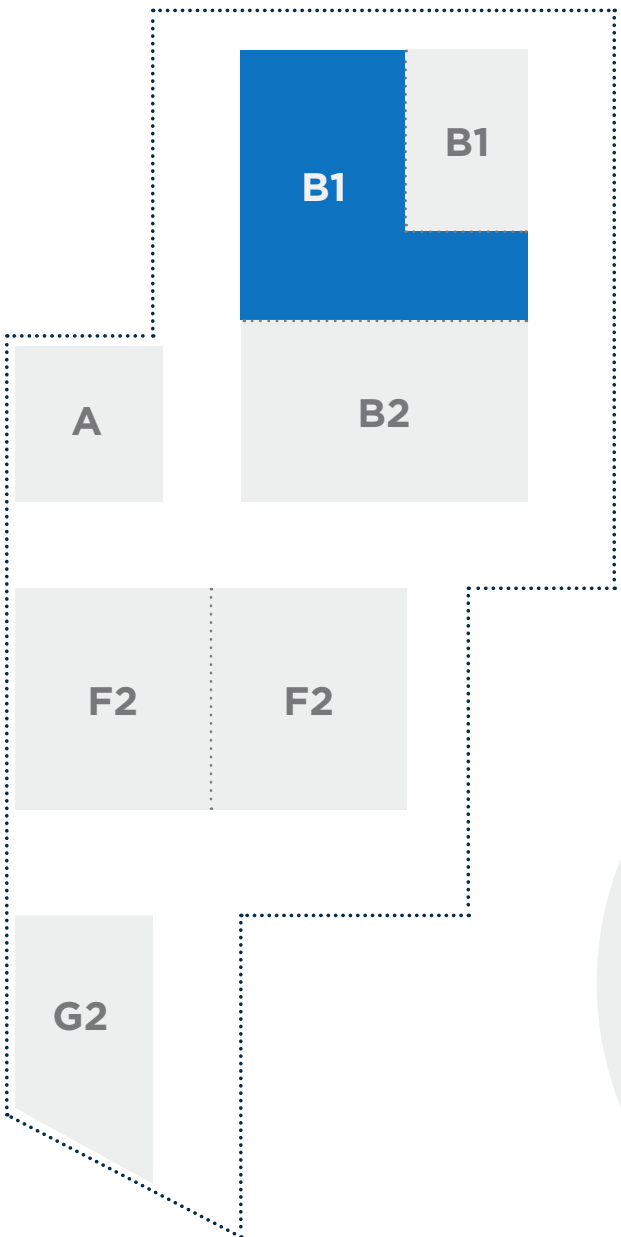
UP TO **3** LOCAL
BUSINESSES

PARCEL **A**



MIXED-INCOME FOR RENT

PROJECT CONCEPT



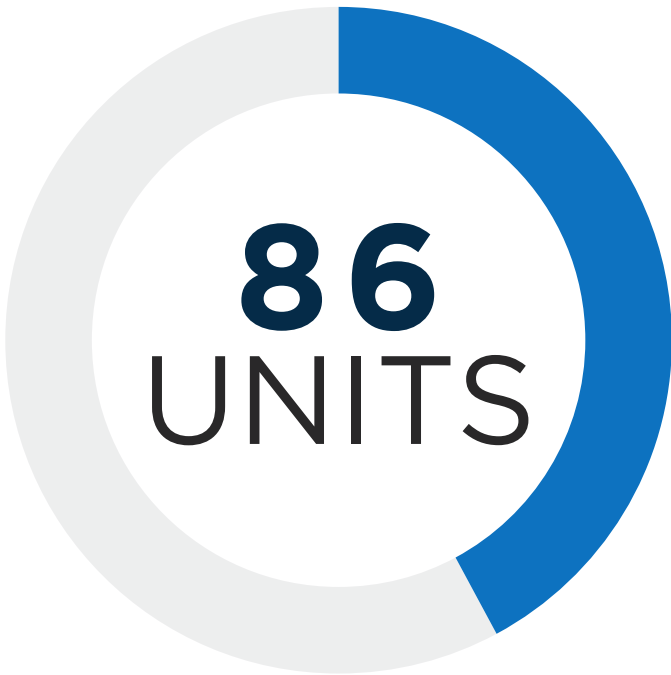
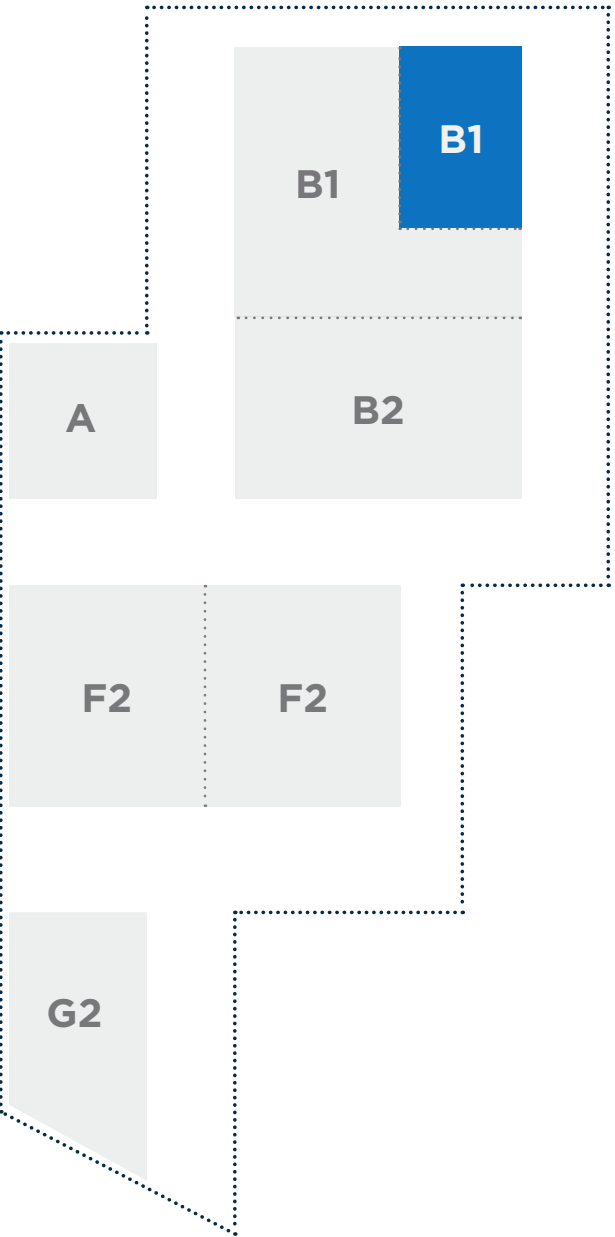
30%
OF UNITS AT
80% AMI

PARCEL **B1**



MIXED-INCOME FOR SALE

PROJECT CONCEPT



40%
AFFORDABLE

13 UNITS
AT 30% OF AMI

13 UNITS
AT 60% OF AMI

8 UNITS
AT 120% OF AMI

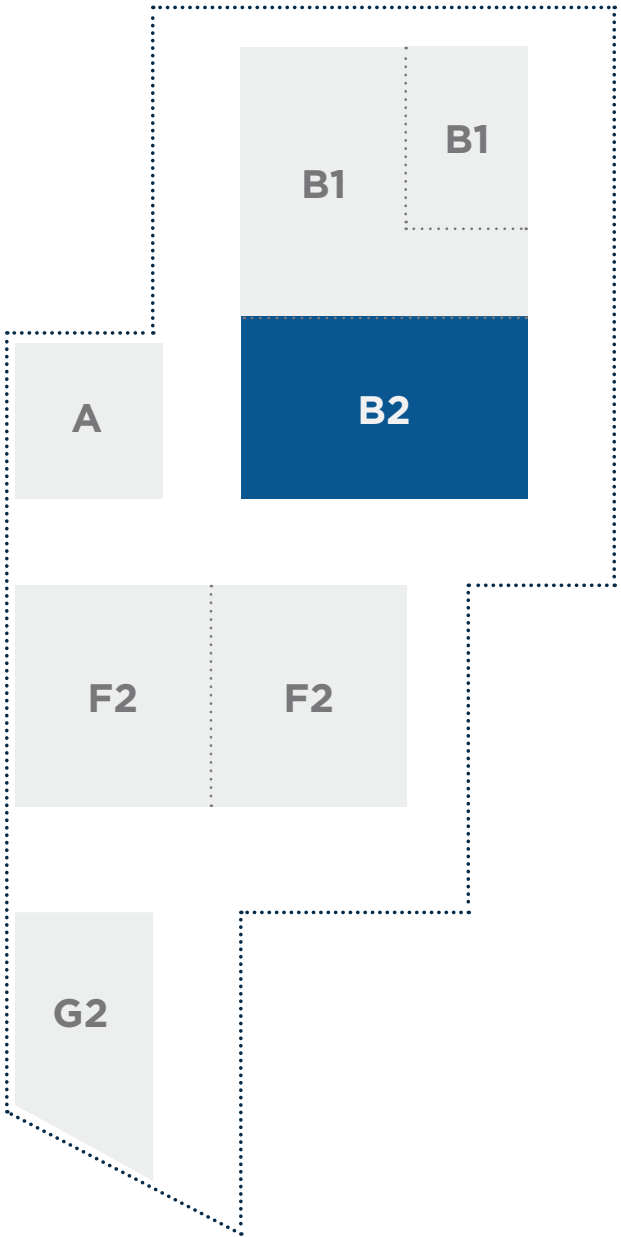


PARCEL **B1**



AFFORDABLE RENTAL

PROJECT CONCEPT



179
UNITS

100%
AFFORDABLE



PROPOSED 12,000
SF COMMUNITY
HEALTH CENTER



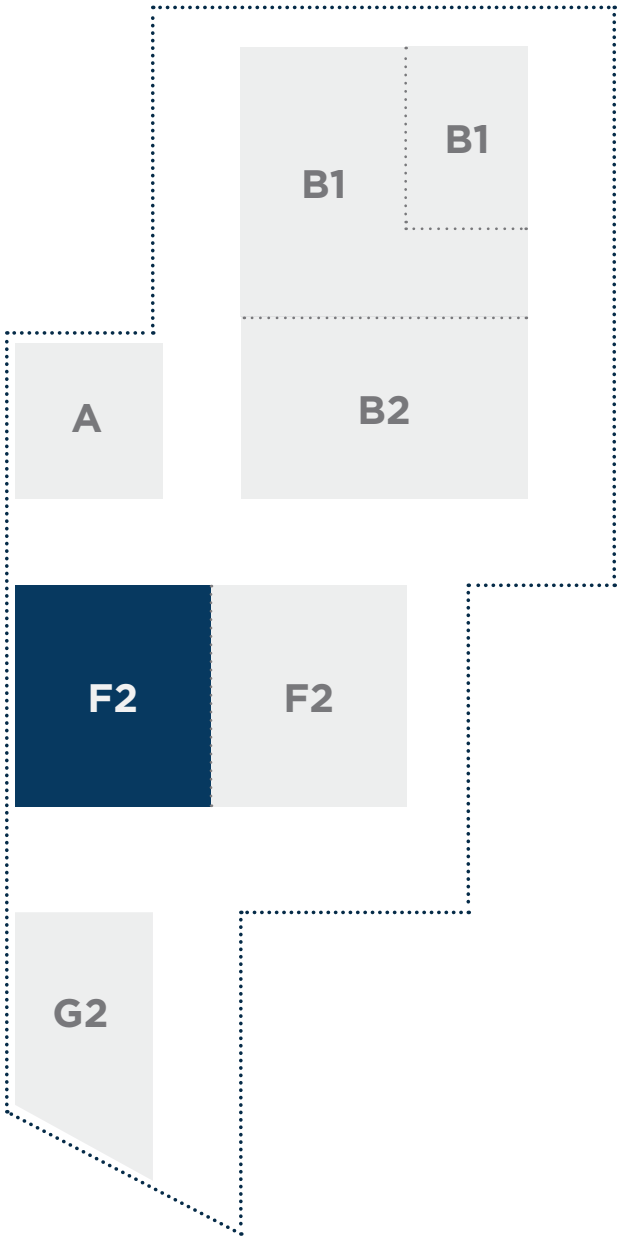
LOCATION FOR
JOB TRAINING
& EDUCATION

PARCEL **B2**



SENIOR ASSISTED LIVING

PROJECT CONCEPT



161
UNITS



100%
AFFORDABLE
AT 30% AMI

VALSTONE
PARTNERS

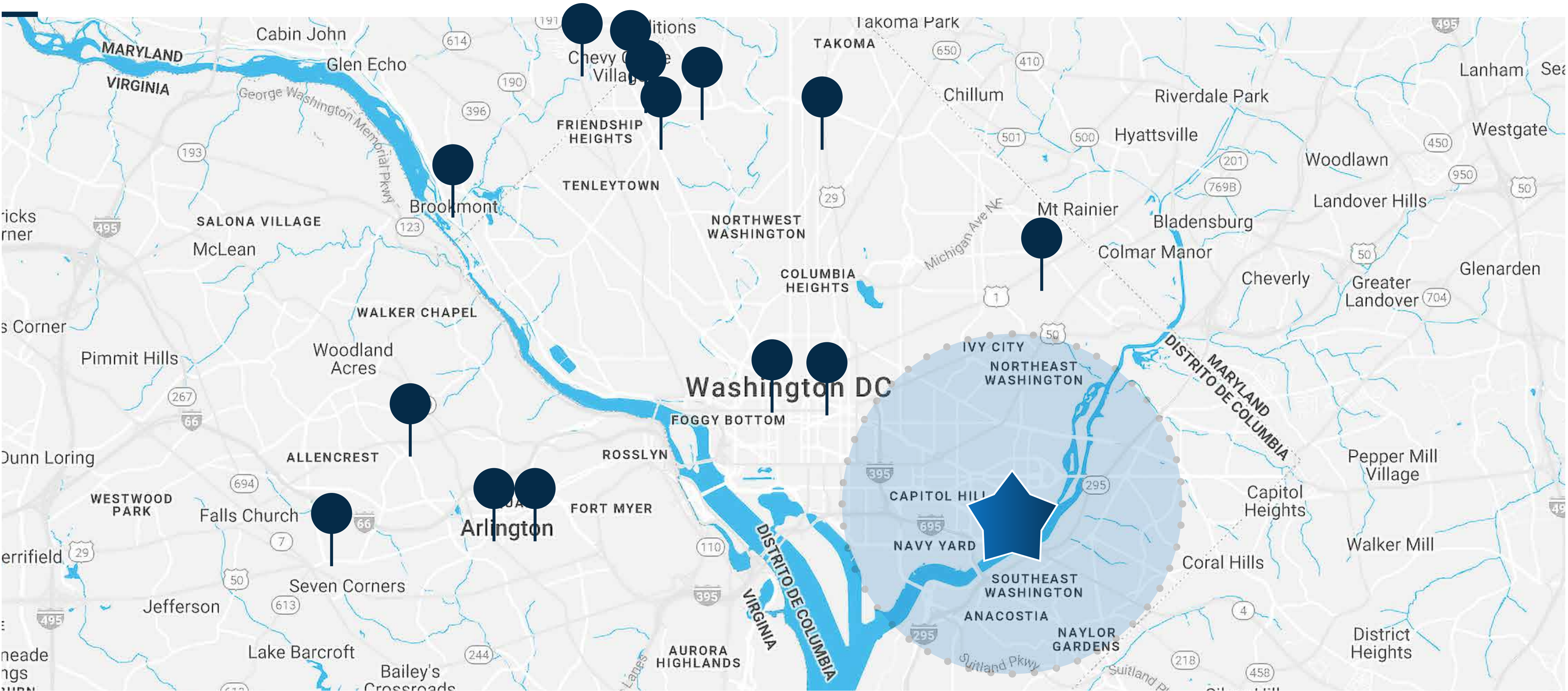
PARCEL **F2**



SENIOR ASSISTED LIVING

First Assisted Living Community in Hill East Area

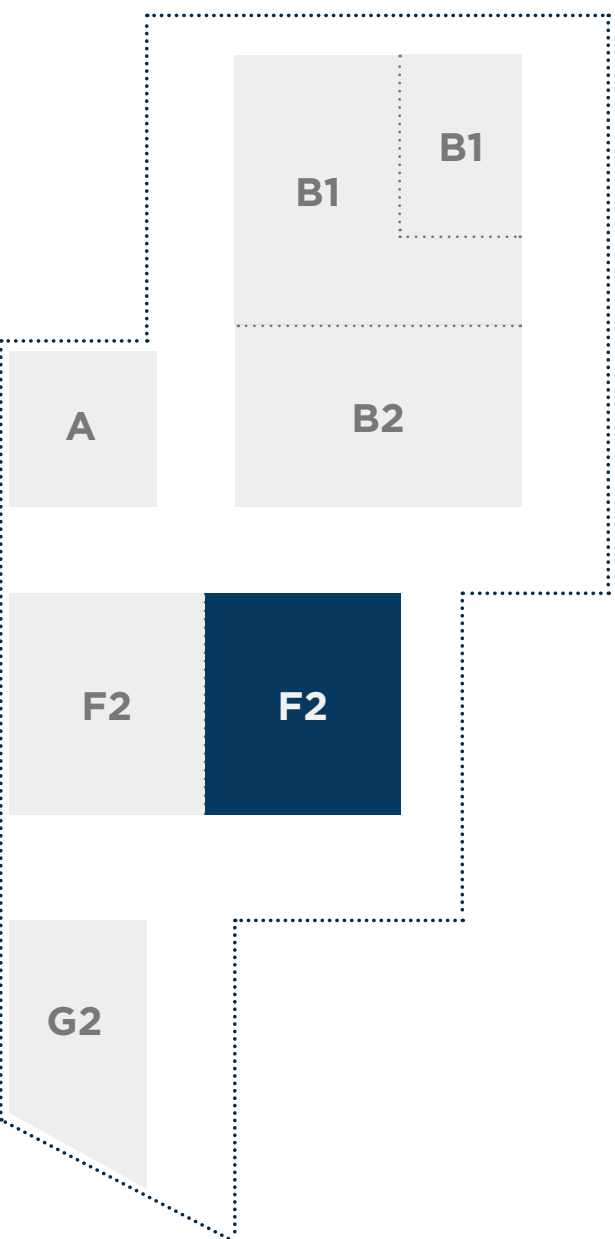
PROJECT CONCEPT



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

WORKFORCE + GROCERY RETAIL

PROJECT CONCEPT



173
UNITS

100%
AFFORDABLE
WORKFORCE
AT 80% AMI



1 GROCERY
STORE
UP TO 2 SMALL
BUSINESSES



MIXED-INCOME FOR SALE

93
UNITS

40%

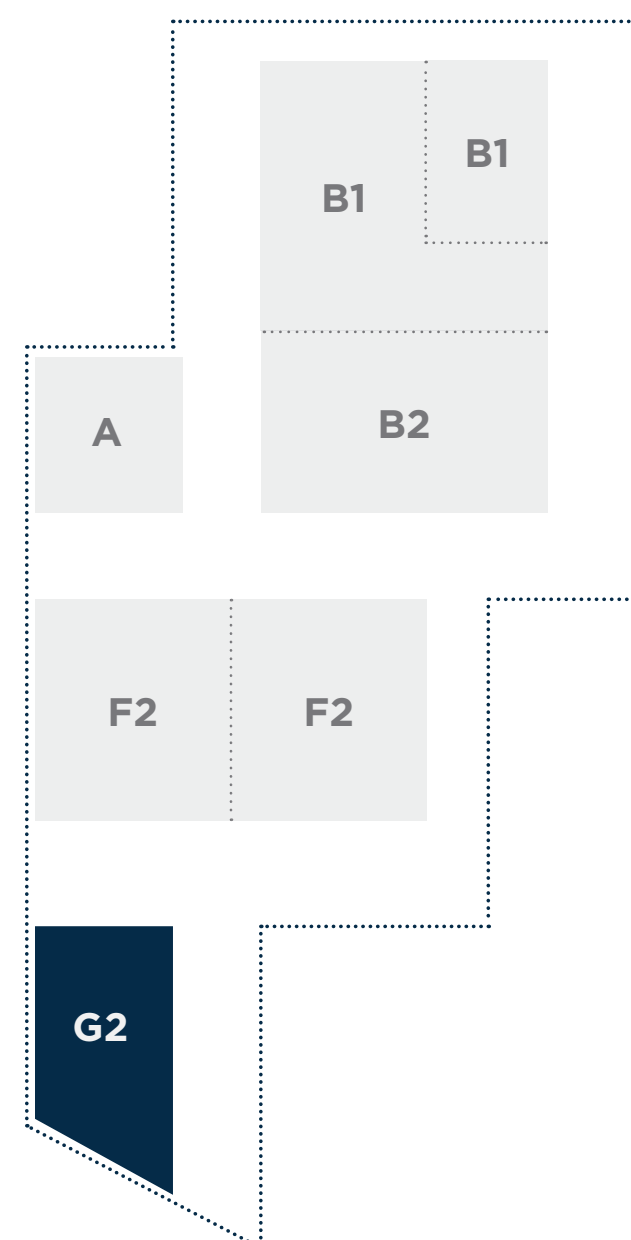
AFFORDABLE

14 UNITS
AT 30% OF AMI

14 UNITS
AT 60% OF AMI

9 UNITS
AT 120% OF AMI

PROJECT CONCEPT



DEEPLY AFFORDABLE
(\$600 A MONTH)
CHILDCARE FOR
55 CHILDREN



COMMUNITY BENEFITS

PROJECT PROPOSAL



AFFORDABLE HOUSING IN HIGH OPPORTUNITY AREAS



23% of units affordable
at **30%** of AMI

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



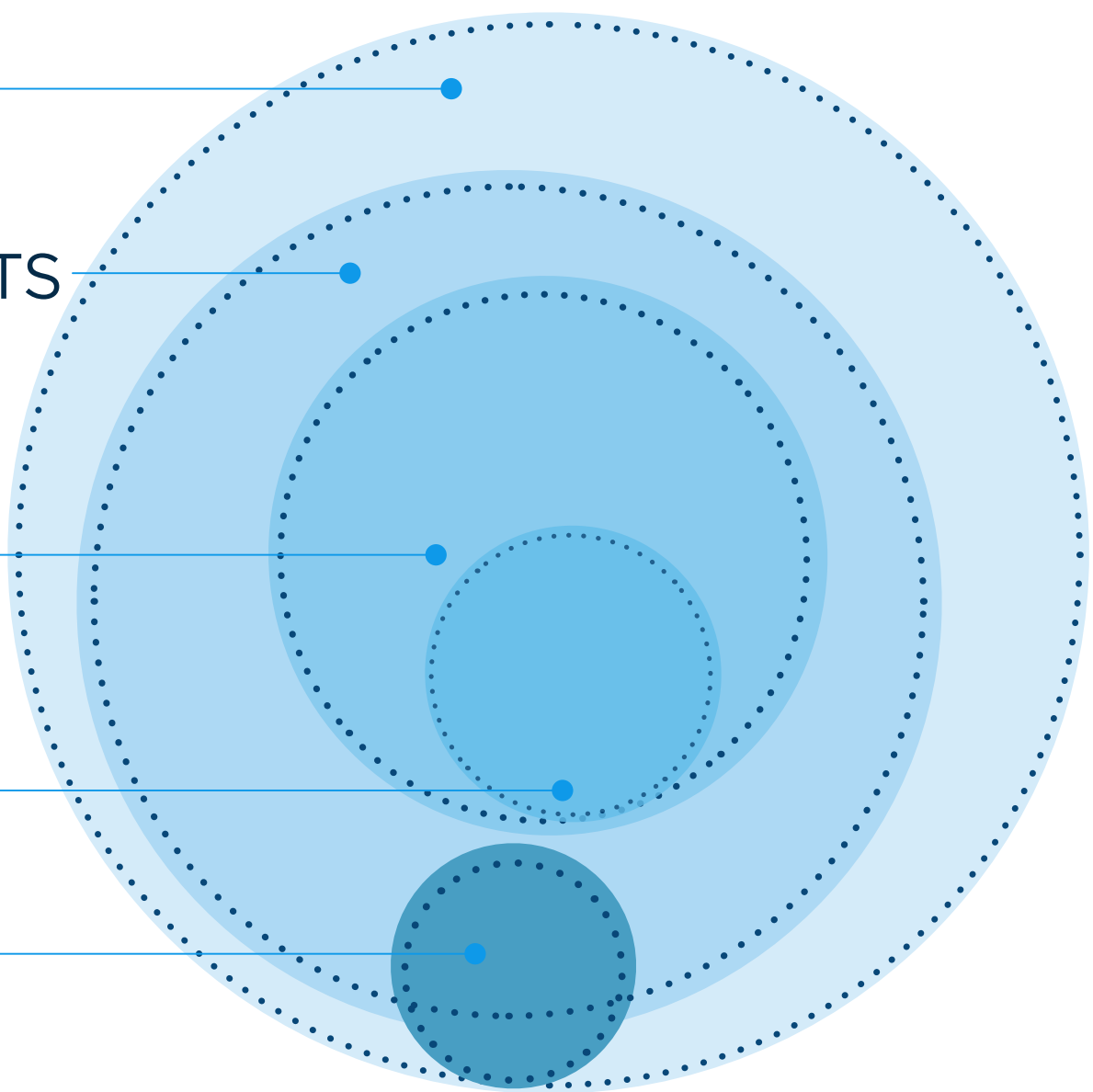
1,055 TOTAL HOUSING
UNITS

701 INCOME-RESERVED UNITS

357 HIGHLY
AFFORDABLE

161 SENIOR ASSISTED
LIVING UNITS

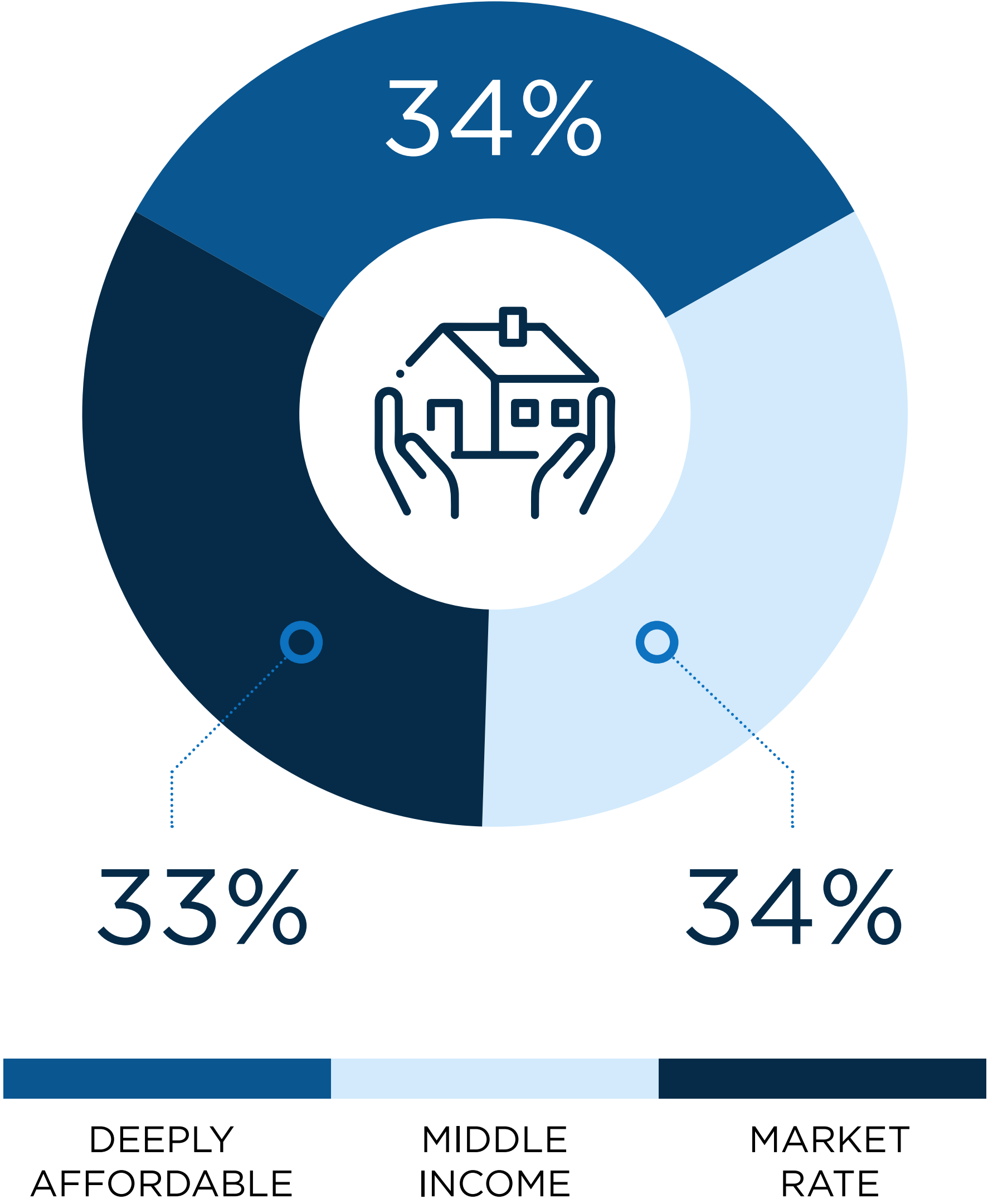
108 EQUITABLE
OWNERSHIP UNITS



AFFORDABLE HOUSING SUMMARY

PROJECT CONCEPT

Income-Level (% of AMI)	Income-Level (\$ for 4-person household)	For-Sale	Rental
30%	\$38,700	41	197
50%	\$38,700	0	40
60%	\$77,400	41	38
80%	\$103,200	0	318
120%	\$154,000	26	0
Market-Rate	N/A	164	190
Total		272	783



ECONOMIC & PUBLIC **BENEFITS**

ANTICIPATED **229** NEW PERMANENT JOBS

PROJECT PROPOSAL



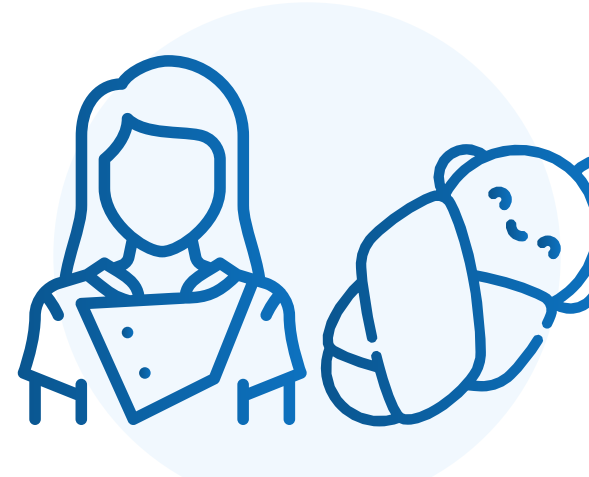
65
RETAIL &
GROCERY



15
HEALTHCARE



54
MGMT &
MAINTENANCE



25
CHILDCARE



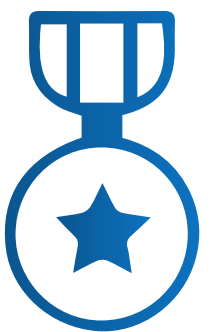
60
ASSISTED
SENIOR
LIVING



10
TRAINING &
EDUCATION

600 CONSTRUCTION RELATED JOBS

AFFORDABLE CHILDCARE



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



AFFORDABLE CHILDCARE FOR 55 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

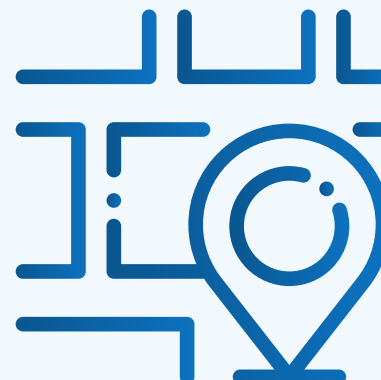
LOCAL BUSINESS CULTIVATION

PROJECT PROPOSAL

LEWIS REAL ESTATE



COMMUNITY-BASED
RETAIL STRATEGIES



11,000 SF FOR
LOCAL BUSINESS

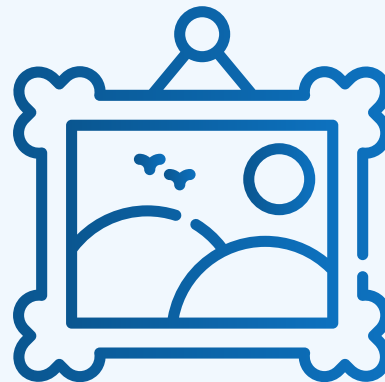


15,000 SF
FOR GROCERY

ARCH DEVELOPMENT
& MHCDO



BUSINESS INCUBATOR



EXPOSURE & SUPPORT



JOB TRAINING



BUILDING A
COMMUNITY
THAT FEELS

LIKE HOME



reservation13**future**.com