

THE RESIDENCES AT BENNING ROAD

An Affordable Senior Assisted Living Community

7709 Georgia Avenue Washington, DC

Area Neighborhood Commission Ward 7F

The Residences at Benning Road

GRAGG CARDONA SOUADI

“PURPOSE DRIVEN REAL ESTATE & COMMUNITY INVESTMENT”

Summary

A highly qualified and expert team of development professionals has come together to provide "best in class" **Affordable Assisted Living Community (AALC)** to serve the unmet need for housing and assisted living services for low to moderate income elderly residents in Washington, DC. It is an effort that not only fills a "gap" in Senior housing, but also creates good paying jobs and other significant social and economic impacts to the community.

Including this project, our team will be delivering over 300 affordable assisted living apartments to income qualified senior aged residents of the District of Columbia

AALCs are rental housing communities that serve Medicaid-qualified and private-pay income qualified Senior aged residents. This important component of the "continuum of care" for Senior residents is critically missing in Washington, DC.

Currently, senior-aged low-income residents in the District have limited options such as high-cost nursing homes, expensive in-home personal care assistance or adult daycare services. An AALC is a necessary alternative that offers a rich and fulfilling environment that improves quality of life outcomes, while preserving autonomy, self-determination and dignity.

Medicaid is the principal source of funding for assisted living services for low-income seniors in the United States. According to the Mayor's 2020 Budget, the District of Columbia will receive \$2.3 Billion in Federal Medicaid.

Currently there only are **33 existing assisted living apartments, and approximately 300 planned apartments** in the District of Columbia that accept Medicaid-qualified residents. As of today, we estimate there are **10,500 senior residents** that qualify for Medicaid-funded assisted living.

What is an AALC?

Affordable Assisted Living Communities are facilities that accept Medicaid reimbursements, without limitation, in congregate care settings.

Residences are usually **one-bedroom or studio apartments**, which include a full bathroom, individually-controlled heating and cooling, an emergency call system, and a kitchenette with microwave and a refrigerator

Community **dining and recreational spaces** create engaging and active environments

Each facility is designed with high-quality materials, excellent air-quality standards, and **energy efficient** and green construction

Buildings are designed to accessibility standards that eliminate tripping hazards and **create a safe and accessible environment.**

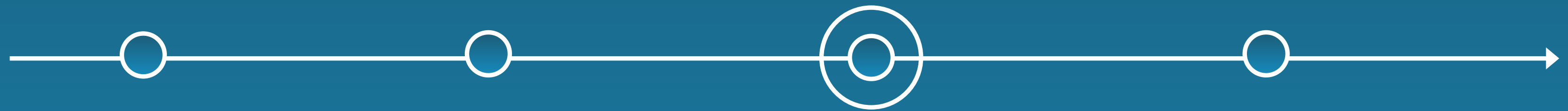
Seniors prefer the AALC environment because they live in private residences, receive 24-hour services, and are able to participate in communal meals and activities.

On average, residents are 82 and above; 80% are women.

However they:

- Do **NOT** need clinical or 24-hour medical care
- Require assistance with Activities of Daily Living (ADLs)
- Need social interaction, physical activity and intellectual stimulation,
- And some may need dietary supervision, transportation, medication management, or a 24-hour alert system.

Continuum of Senior Care Increasing Assistance/Care



INDEPENDENT LIVING

No in-home assistance

HOME CARE

At home personal care aide and other services

ASSISTED LIVING COMMUNITY

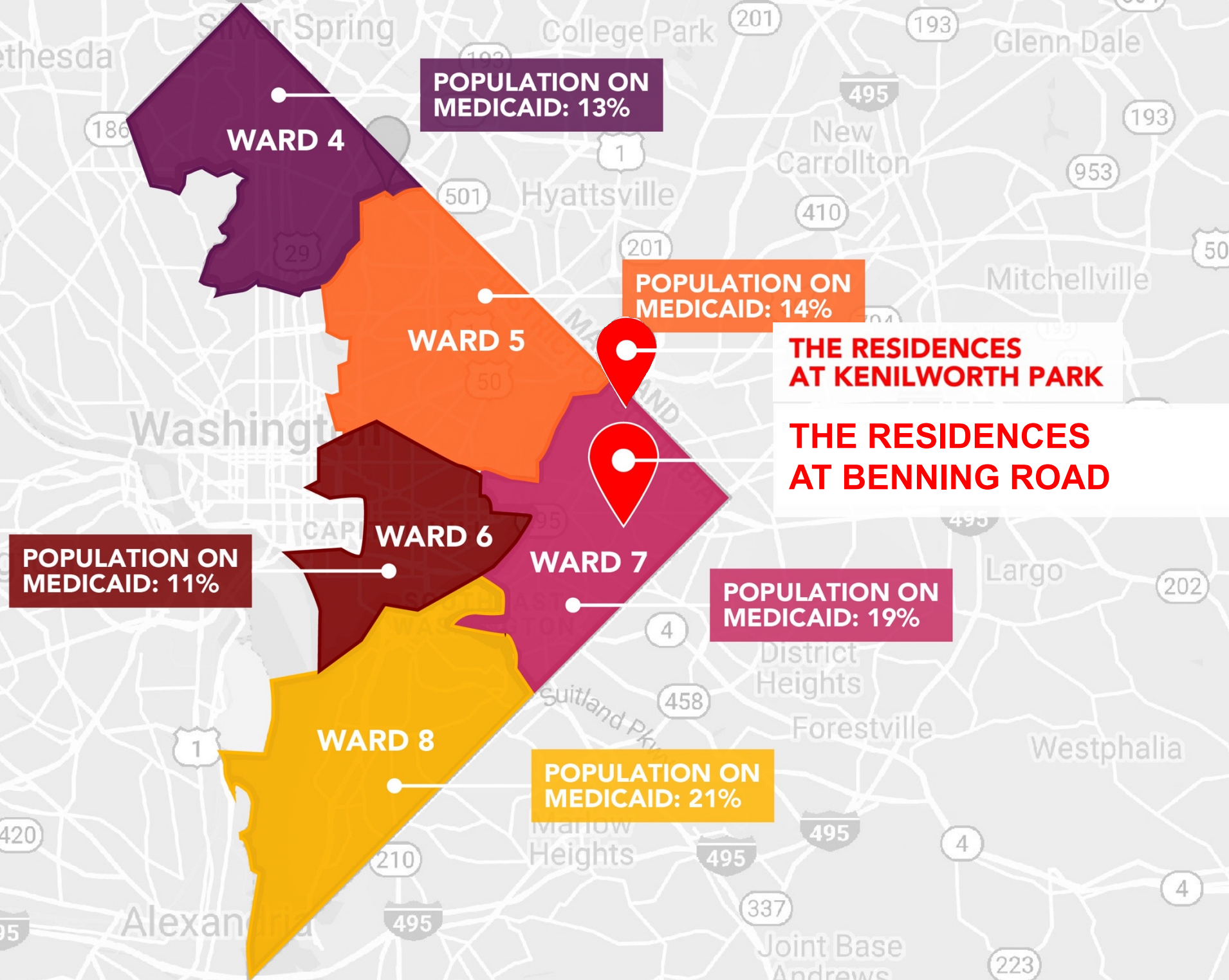
Combines housing, health, and personalized assistance

NURSING HOME CARE

On-Site, full time Nursing/ Medical/ Physical Therapy

Areas of Need

WARDS 4, 5, 6, 7, 8



How do Residents Qualify?

- | They must be a **resident** of Washington, DC
- | Minimum Age of 65 and/or be **disabled** over 55
- | They must apply for DC Medicaid benefits and to an Assisted Living Community
 - Qualify for elderly or person with disability Medicaid waiver
 - Qualify for “nursing home” level of care
 - Max annual income (DC Medicaid Office) = **\$27,000 (2019)**
 - Max countable financial assets (DC Medicaid Office) = **\$4,000**
- | Persons with SSI can qualify for additional assistance
- | Non-Medicaid (qualified) seniors can be **private pay residents**
- | Max annual income for private pay individuals = **\$49,000 (2018)**

The Residences at Benning Road

Represents the **SECOND** high quality Affordable Assisted Living Senior Housing Community serving Ward-7 and Ward-8 residents; providing a total of **300 critically needed apartments for** Medicaid-qualified low-income Senior residents.

01 AFFORDABLE ASSISTED LIVING COMMUNITY

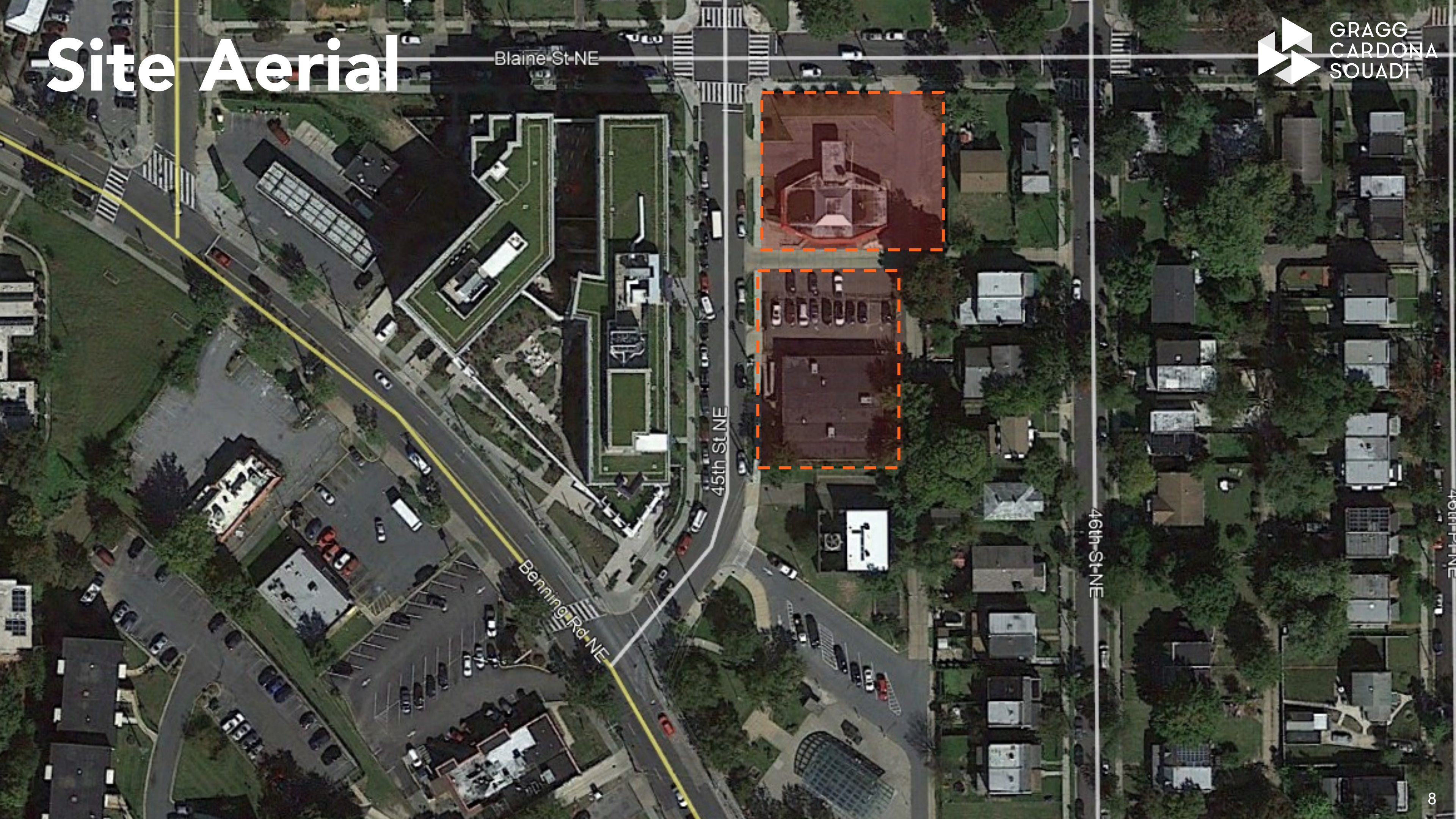
- 156 Apartments
 - Mix of ~375 SF studios & ~450 SF one-bedrooms
- Apartments will include a full bathroom, individually-controlled heating and cooling, an emergency call system, and a kitchenette with microwave and a refrigerator.

02 SUPPORTIVE SERVICES

- **All meals are provided on site**
- Assistance with Activities of Daily Living
- Medication supervision
- Housekeeping and laundry
- Transportation
- **Social and recreational activities**



Site Aerial



Blaine St NE

45th St NE

Benning Rd NE

46th St NE

40th St NE

Community Impact

CRITICALLY NEEDED
AFFORDABLE SENIOR
ASSISTED LIVING

OUTSTANDING
COMMUNITY WITH
EXCEPTIONAL SERVICES

DELIVERING 70-80
PERMANENT JOBS
PAYING A LIVING WAGE

NEW BUSINESS
OPPORTUNITIES FOR LOCAL
VENDORS AND DISTRICT-
BASED SMALL BUSINESS

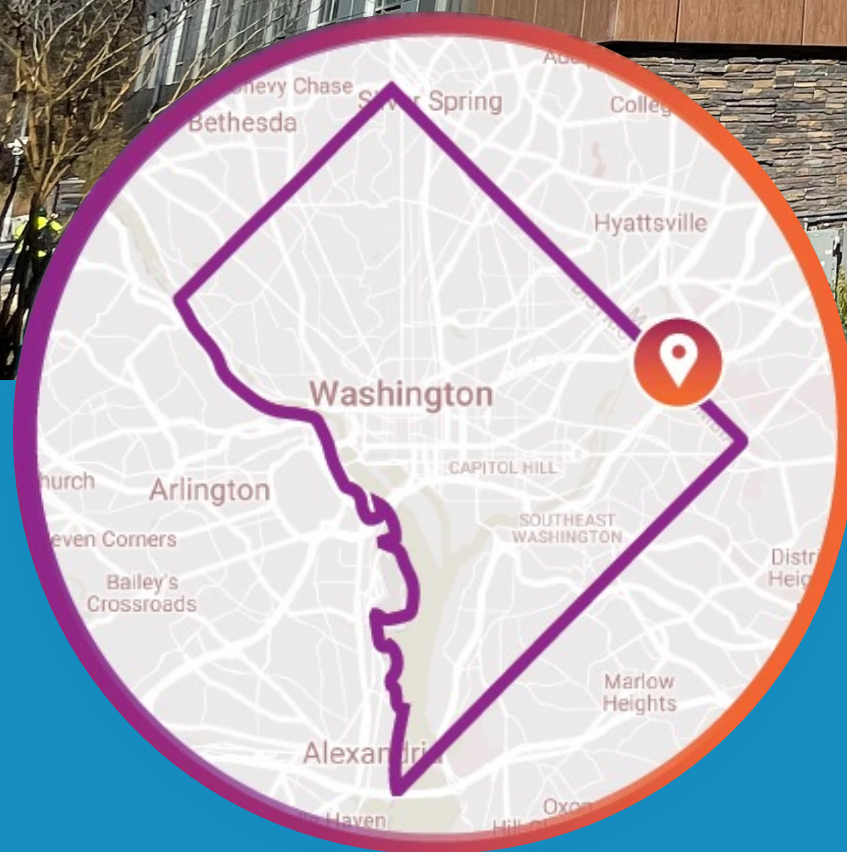
LOCAL HIRING, WORKFORCE
DEVELOPMENT AND TRAINING
FOR LOCAL RESIDENTS

HIGHLY EFFICIENT
AND GREEN
BUILDING

Representative Project

The Residences at Kenilworth Park

Our first community, The Residences at Kenilworth Park, is located in the Kenilworth Neighborhood, east of the U.S. Aquatic Gardens and just inside the D.C.-Maryland border. The community is within walking distance of the **Deanwood Metro Station** (Orange Line) and immediately adjacent to Kenilworth Courts, a **Planned Unit Master Development** project that includes over 500 new rental and for-sale homes.



LAND AREA	108,700 SF
ZONING	RA-1
FAR	1.08
NEIGHBORHOOD	Kenilworth
METRO	Walkable – Deanwood Station
STATUS	Complete

THANK YOU

QUESTIONS & COMMENTS
REACH OUT TO US AT:

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