



SPRING HOUSE



Team

- **Developer & Owner: Victory Housing**

Deeply experienced mission-driven, nonprofit developer and operator with over 2,000 senior-focused units including 15 properties in Montgomery County.

- Leila A. Finucane, President
- Jeff Blackwell, Vice President



- **Childcare Provider: CommuniKids**

Community-focused childcare providing language immersion and a play-based curriculum serving children in Washington, DC, Falls Church, VA and Richmond, VA

- Raul Echeverria, President



- **Architect: Wiencek + Associates Architects + Planners**

Innovative, award-winning architect with over 80,000 multifamily units designed that focus on sustainability. Over 40 projects in Montgomery County.

- Michael Wiencek, FAIA, President
- Scott Matties, AIA LEED-AP, Vice President



- **General Contractor: Hamel Builders**

Award winning general contractor with a reputation for excellence in the Mid-Atlantic region with over 31,000 units constructed.

- Phil Gibbs, President
- Tom Wahl, Executive Vice President



Overview of Proposal

- Overall Vision
 - To create a new, inter-generational community to meet both the extreme need for affordable housing for seniors and to provide for a strong childcare program
- Proposed New Community
 - 92 mixed-income apartments for independent seniors
 - CommuniKids childcare program to serve 80-100 children
 - Typical on-site amenities include television room, computer room, game room, library, community room, fitness and wellness centers
 - 92 surface parking spaces planned, including potential Zipcar spaces
- Height/massing:
 - The four-story building massing is broken down into discrete, human-scaled wings employing pitched roofs to reinforce the visual aesthetic
 - The proposed materials – brick, painted siding and single-hung windows – provide a familiar residential palette
- Best use of the site
 - Affordable housing for seniors - only possible with new building

Objective #1 – Increase senior housing in the Silver Spring Area. A minimum of 30% of the total units affordable are desired to be for households at or below 60% of the area median income (AMI).

- Responding to the needs in County for Affordable Housing
- Demographics/Rental Housing Study
 - Approx. 50% of all renter households and almost all households earning 50% of AMI or less are cost-burdened
 - A household earning approximately \$50,000 annually is likely to spend at least \$25,000 of that income on housing costs
 - Active adults (55 and older) are 25% of all renter households
 - One recommendation is the use of public land for affordable housing or co-location of public facilities with affordable housing to meet the need
- Affordability Mix
 - 5 units at or below 30% of AMI
 - 5 units at or below 40% of AMI
 - 17 units at or below 50% of AMI
 - 45 units at or below 60% of AMI
 - 20 units are unrestricted

Objective #2 – Contribute to the growing need for childcare services in Montgomery County by providing a facility that meets all regulatory requirements for services to young children.



- Dedicated 6,000 sq.ft. serving 80-100 children
- 8:1 student teacher ratio
- Inclusive model incorporates cross-generational programming and allows children from different linguistic backgrounds to be in same classroom
- Since 2005, a pioneer in providing language-immersion education to young children in French, Spanish, Mandarin and Arabic
- Began as a parent coop and today has three locations: Washington, DC, Falls Church, and Richmond
- Program is accredited by the National Association for the Education of Young Children (NAEYC)
- High Quality Provider designation in D.C. - first community based organization to partner with D.C. government to provide **FREE** PreK for 3 and 4 year olds in upper northwest DC.

Objective #3 – Rely on the Offeror's ability to perform the capital for improvements to the existing building and/or for construction of a new building at no cost to the County, and to provide a financially sustainable model for the proposed improvements and services.

- **Financing Sustainability**

- Development Team has 30+ years of proven success
- No Victory Housing community has defaulted on a loan
- Victory Housing is an experienced developer that has a strong asset management team
- Our management team understands the need to adhere to approved operating budgets and consistently operates our communities at 99% occupancy
- Victory Housing is pursuing a \$10,000 annual program grant from Capital One to help fund the resident and childcare programs for the next 10 years

- **Cost to the County**

- Funding sources will include a private first mortgage, funds from the State, and LIHTC
- Due to the level of affordability, the project will require subordinate financing through Montgomery County DHCA that will be repaid

Objective #4 – Incorporate green space that blends with adjacent public park space to the best possible extent.



Spring House

DESIGN STRATEGY

- Varied massing and pitched roofs break down scale and integrate/relate to adjacent neighborhood
- Orient community program and amenity spaces toward Ellsworth Urban Park
- Utilize familiar materials and forms to enhance residential character
- Day Care located in best possible location to utilize open space

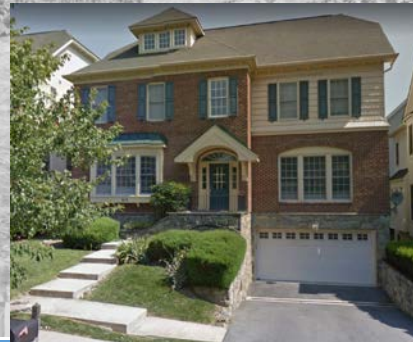
Compatibility and Integration with Community and Surrounding Neighborhood



Spring House

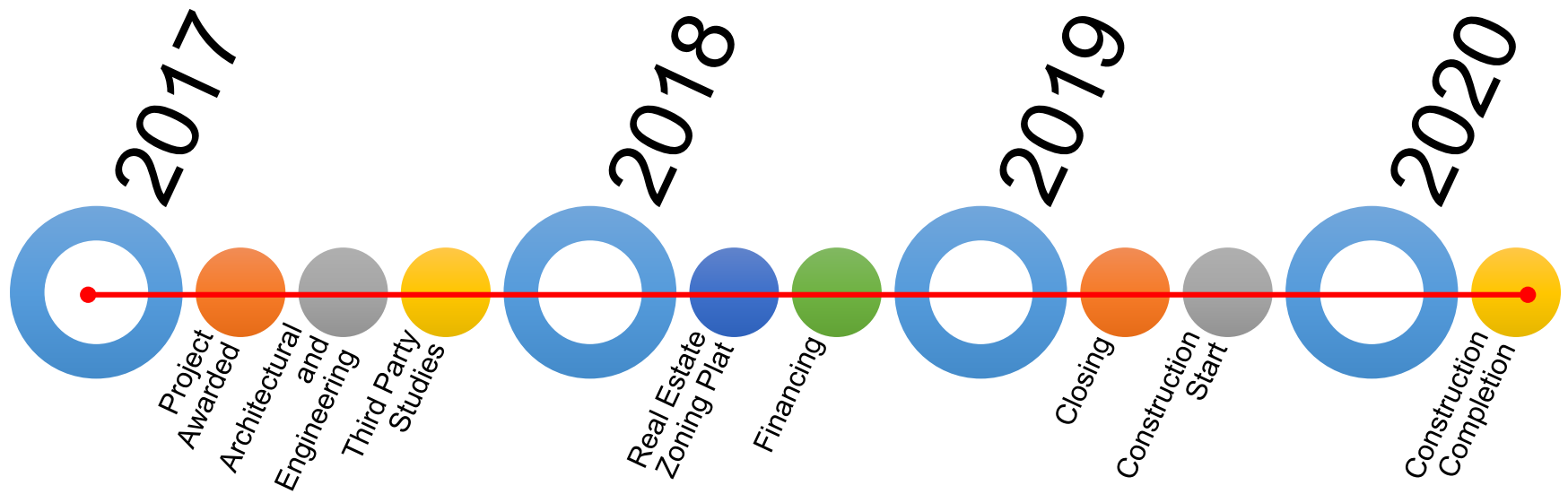
DESIGN COMPATIBILITY

- Design respects neighborhood context
- Care demonstrated in use of green elements and connectivity to park
- Development Team Community Engagement critical aspect of finalizing design
- Affordability, Seniors and Childcare blended together



Timing

Projected Timeline



Spring House – Front Elevation

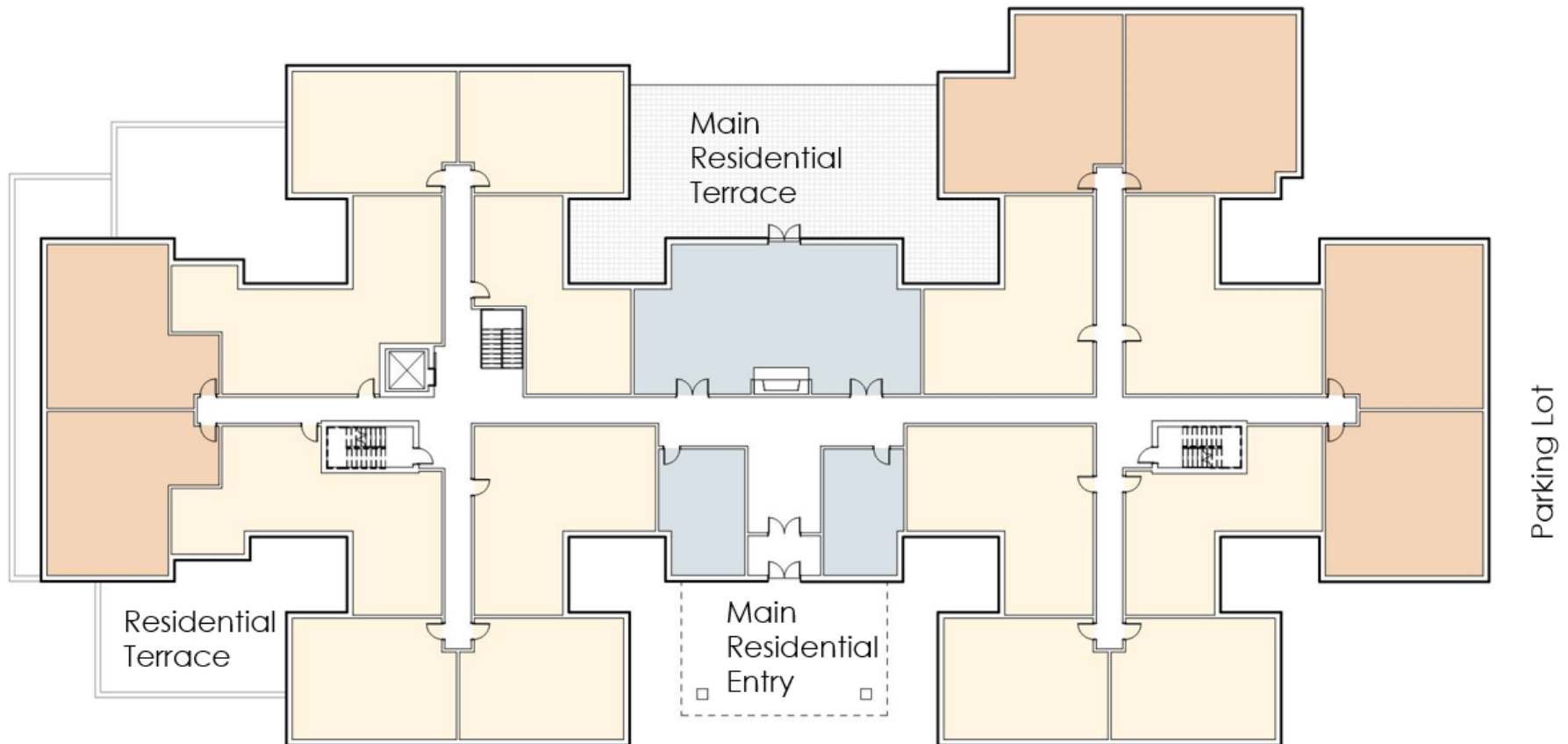


Spring House – Rear Elevation



Spring House – Ground Floor

Dog Park & Access to
Ellsworth Urban Park



Spring House – Lower Floor

Dog Park & Access to
Ellsworth Urban Park

