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.
Compatibility and Integration with Community and Surrounding Neighborhood

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

Childcare Entrance

Amenity

Storage

Mechanical

Residential Terrace

Colesville Road

Parking Lot

Lobby

Trash Loading

Secondary Residential Entry