

Spring Road Redevelopment

DISTRICT OF COLUMBIA HOUSING AUTHORITY

Adrienne Todman
Executive Director



Stephen M. Green

Director of the Office of Capital Programs



Spring Road Development



 Proposed Property Line

 Current Property Line

 **District of Columbia Housing Authority**



Proposed Development Program

Develop and finance the Hebrew Home and Robeson School together into roughly 200 rental units:

- Renovate the Hebrew Home into 80 units, all units are affordable
- Construct a 5 story building on the Robeson School site with about 120 units, mix of market-rate and affordable
- Include an underground parking garage with 95 to 100 spaces (1 space for every 2 housing units)
- Include a preference for seniors for a number of studios and 1 bedroom units.
- Include a mix of studios, 1 BRs, 2 BRs, and a few 3 BRs.
- Include potential amenities such as a workout room, roof terrace, community room.



Incomes and Rents

- Affordability is defined by household size, and as a percent of the Area Median Income (AMI)
- Affordable rents assume household is paying 30% of their income for housing and utilities
- The AMI for Washington, DC in 2014 was \$107,000 for a 4 person household

Income and Household Size

% of AMI	1	2	3	4	5
30%	\$ 22,500	\$ 25,700	\$ 28,900	\$ 32,100	\$ 34,700
40%	\$ 29,960	\$ 34,240	\$ 38,520	\$ 42,800	\$ 46,240
50%	\$ 37,450	\$ 42,800	\$ 48,150	\$ 53,500	\$ 57,800
60%	\$ 44,940	\$ 51,360	\$ 57,780	\$ 64,200	\$ 69,360
80%	\$ 59,920	\$ 68,480	\$ 77,040	\$ 85,600	\$ 92,480
100%	\$ 74,900	\$ 85,600	\$ 96,300	\$ 107,000	\$ 115,600

Affordable Rents by Income and Unit Size

% of AMI	Efficiency	1 BR	2 BR	3 BR	4 BR
30%	\$ 563	\$ 643	\$ 723	\$ 803	\$ 868
40%	\$ 749	\$ 856	\$ 963	\$ 1,070	\$ 1,156
50%	\$ 936	\$ 1,070	\$ 1,204	\$ 1,338	\$ 1,445
60%	\$ 1,124	\$ 1,284	\$ 1,445	\$ 1,605	\$ 1,734
80%	\$ 1,498	\$ 1,712	\$ 1,926	\$ 2,140	\$ 2,312
100%	\$ 1,873	\$ 2,140	\$ 2,408	\$ 2,675	\$ 2,890



Proposed Development Program

Rent and Income Mix

% of Area Median Income (AMI)	# of Units	% of Total	*Rent Range	Household Income Range
Market	20	10%	\$1,600 to \$2,400	No restriction
60% AMI	90	45%	\$1,000 to \$1,500	\$40,000 to \$64,000
40% to 60% of AMI				
*Senior Preference	50	25%	\$750 to \$1,100	\$30,000 to \$45,000
30% of AMI	40	20%	\$550 to \$800	\$20,000 to \$32,000
TOTAL	200	100%		

- Rent payment includes rent + utilities
- Rents increase with bedroom size
- Senior Preference will include studios and 1 bedroom units
- Total Development Cost ~ \$50 million
- **District Subsidy Required ~ \$18 to \$20 million**