

I. Project Description:

- Three Row houses: ¹
 - 2142 F Street: 3 units
 - Two 1-Bedroom Units
 - One 2-Bedroom Unit
 - 2146 F Street:
 - One 1-Bedroom Unit
 - One 3-Bedroom unit
 - 2150 F Street:
 - One 2-Bedroom English basement unit
 - One 3-Bedroom unit
- Units all based on affordability to 80% AMI
- Rents based on 30% HHI exclusive of utilities²
- 30 year term
- Program will be self-administered, either by GW or by qualified 3rd party management company/Certifying Authority. Owner will select a Certifying Authority, subject to the approval of DHCD. The Certifying Authority will review Household Income information, manage the marketing of units (as appropriate) and issue Household's Certification of Income for Affordable Units.
- Program enforcement by DHCD

II. Rental Formula:

The maximum allowable monthly rent for each Rental Affordable unit shall be determined through the use of this following formula.

$$\text{MAR} = \text{AMI} * 80\% * \text{OSF} * 30\%$$

MAR= *Maximum Allowable Rent*

AMI = *Area Median Income*

OSF = *Occupancy Standard Factor*

AMI: The most current "area median income" (also known as the "median family income" or "MFI") for household of four persons in the "Washington Metropolitan Statistical Area" as periodically published by HUD, without regard to any adjustments made by HUD for the purposes of the programs it administers.

OSF: The factor related to the assumed number of occupants for the purpose of establishing the Maximum Allowable Rent and Maximum Annual Household income, as set forth in the following table.

¹ Program mix is based on conceptual planning. Any proposed changes from this mix will be reviewed with and approved by DHCD and OP.

² Utilities will be paid directly by tenant to utility companies, outside of established rents. Units will be developed using energy-efficient construction practices, including the delivery of energy-star appliances and energy efficient building systems, which are anticipated to further reduce the total housing costs associated with the affordable units.

Size of Affordable Unit	Occupancy Pricing Standard	Occupancy Standard Factor
Efficiency/Studio	1	.7
1 Bedroom	2	.8
2 Bedroom	3	.9
3 Bedroom	5	1.1

Maximum Annual Household Income (MAXI): Maximum Annual Household Income is determined by the formula: $MAXI = AMI * 80\% * OSF$

Minimum Annual Household Income (MINI): The Minimum Annual Household Income is determined by multiplying the total monthly Housing Costs (Monthly Rental +MU) by twelve (12) and dividing this number by 38%.

III. Initial Marketing:

GW will develop an affordable unit marketing plan that sets forth its plan for marketing the affordable units to households who may be qualified tenants. The marketing plan will be subject to DHCD review and approval (within specified # of days) prior to commencement of any marketing of units. The basic elements of the plan will include traditional marketing measures to advertise availability as well as use of a lottery system to select the initial households. After notification,

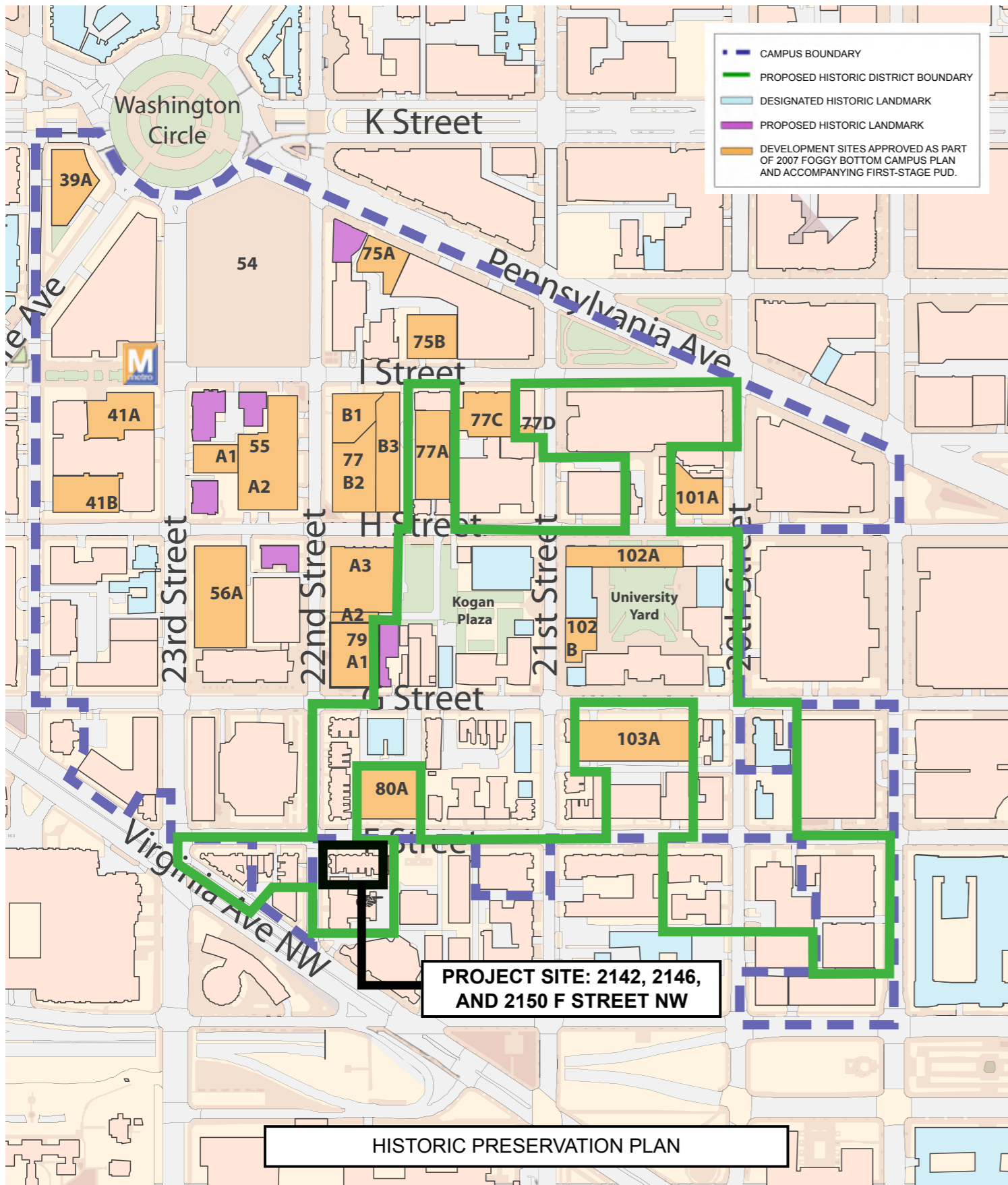
- The selected household will have 3 business days to contact owner/leasing office of interest and provide qualification information (to verify eligibility). If the selected household does not qualify or is not interested, another household will be selected from the lottery.
- Remaining qualified applicants will be placed on waitlist based on priority assignment determined by random lottery until requested to be removed.

IV. Future Marketing:

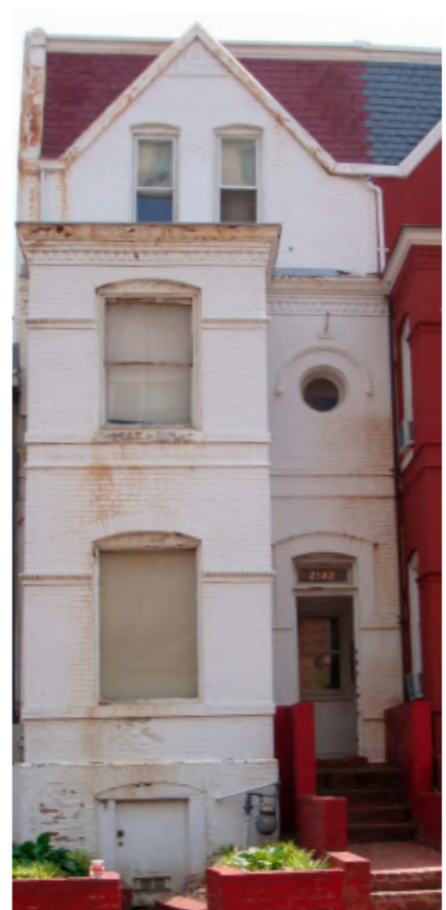
- Use existing waitlist (clean up waitlist every 6 months) based on pre-assigned priority.
- New Households added to waitlist will be assigned priority by date (for unit requesting).

V. Program Administration:

- Work with DHCD to define appropriate:
 - Lease rider
 - Rent formula
 - Marketing
 - Recertification criteria for lease renewals (140%)
- Ongoing tenant certification to be completed by Certifying Agent/Owner (meeting DHCD standards)
- Annual reporting to DHCD



F STREET ELEVATION - SELECTED BUILDINGS



2142 F ST NW

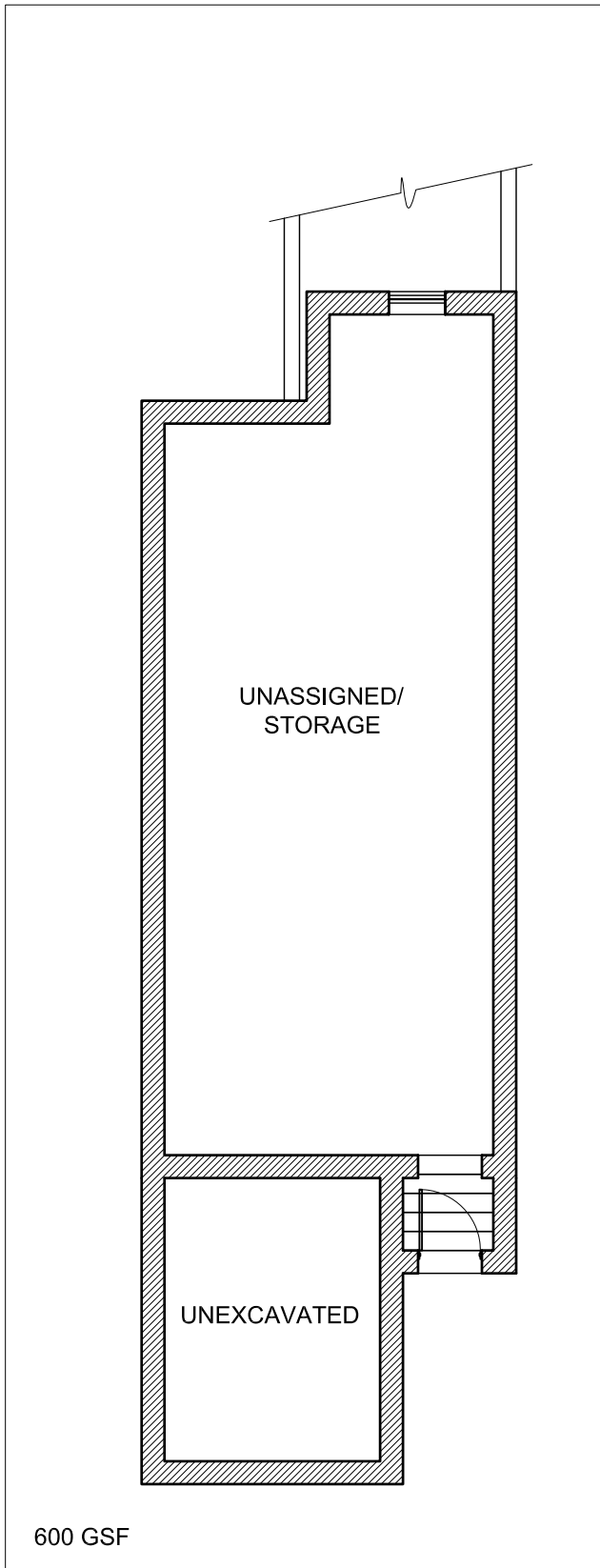


2146 F ST NW

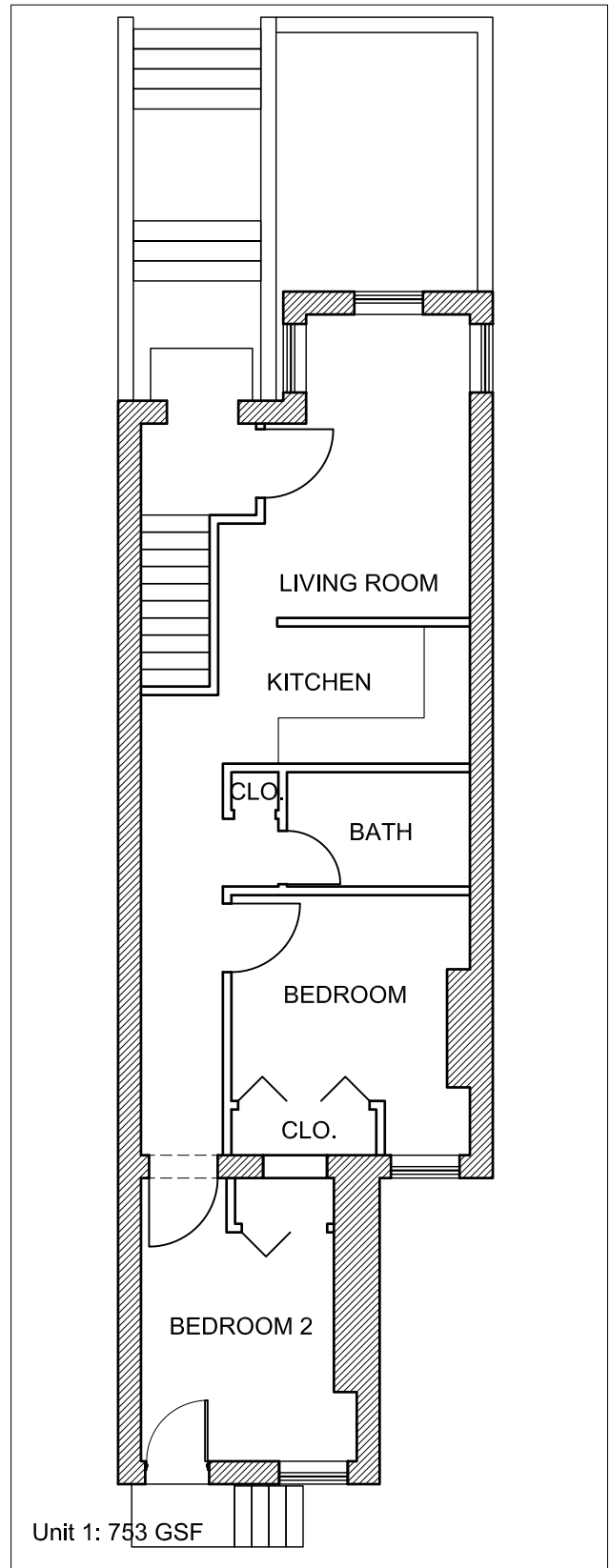


2150 F ST NW

2007 FOGGY BOTTOM CAMPUS PLAN



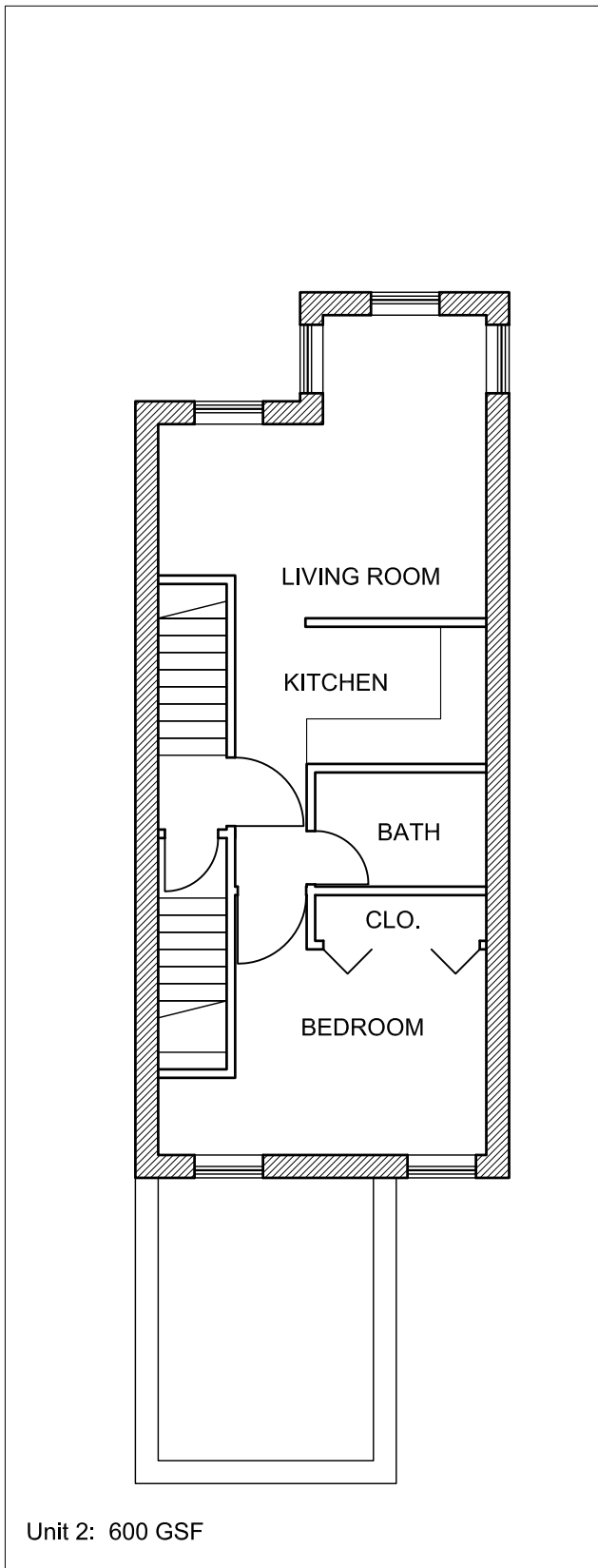
Basement Floor Plan 0 2 4 8 ft.



1st Floor Plan 0 2 4 8 ft. [North Arrow]

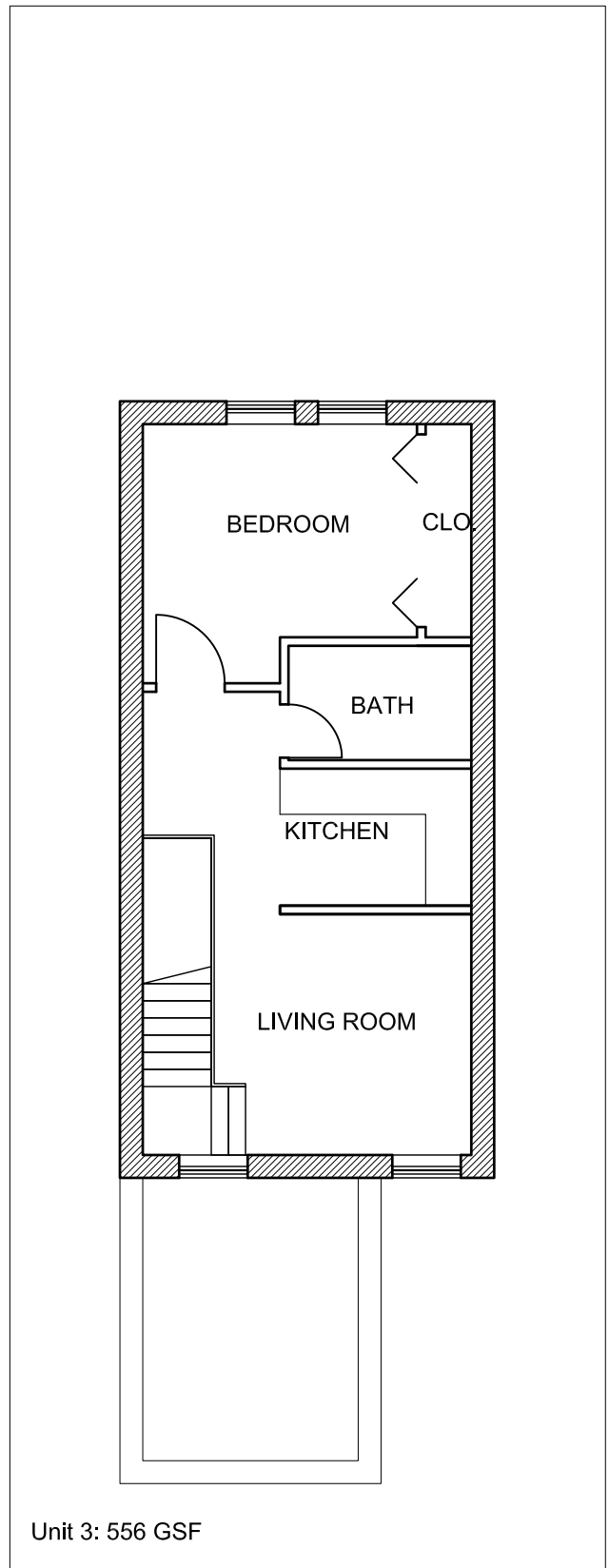
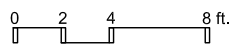
2142 F St., NW
Multi-Family

For Conceptual Use Only



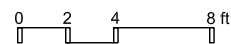
Unit 2: 600 GSF

2nd Floor Plan



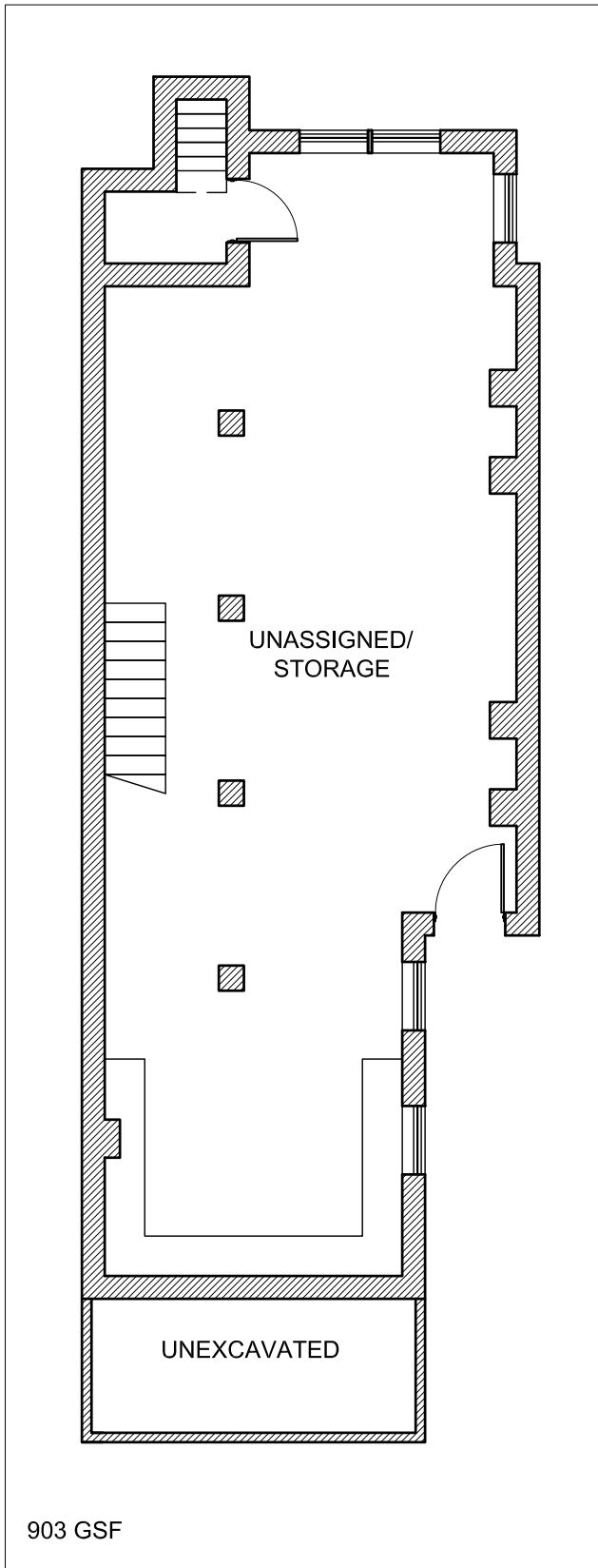
Unit 3: 556 GSF

3rd Floor Plan

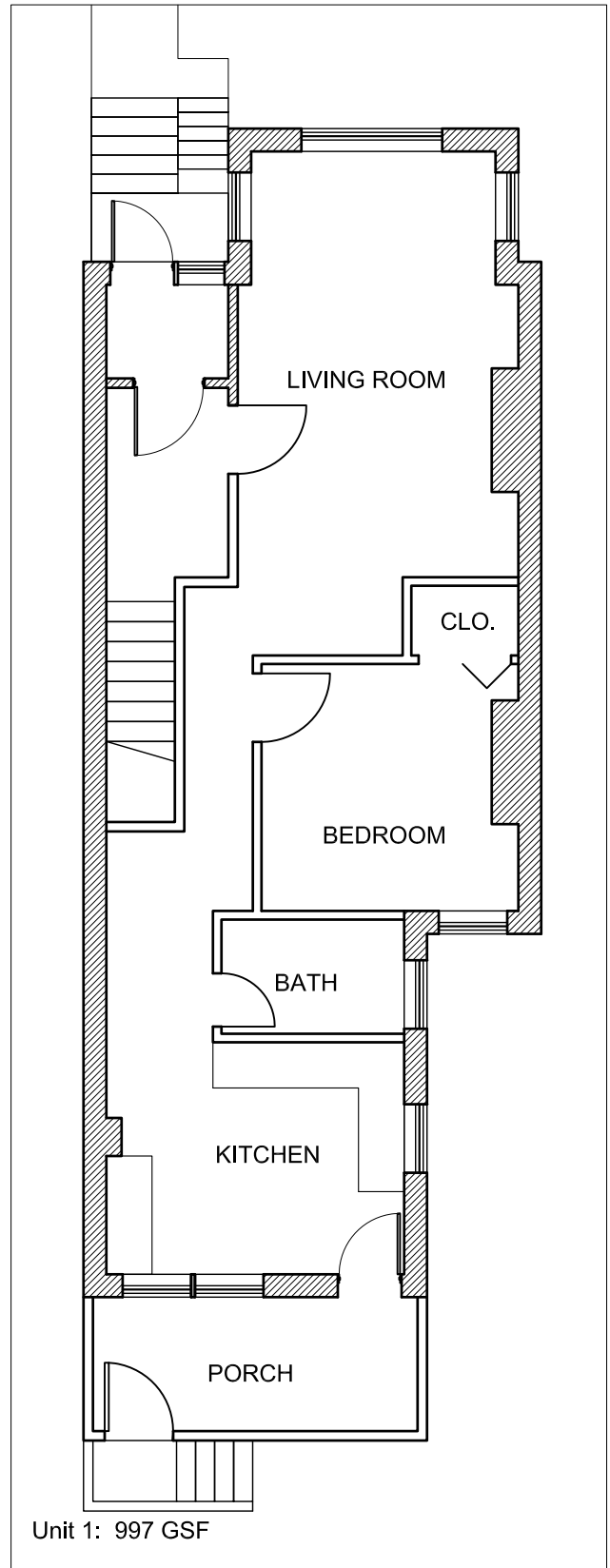



2142 F St., NW
Multi-Family

For Conceptual Use Only



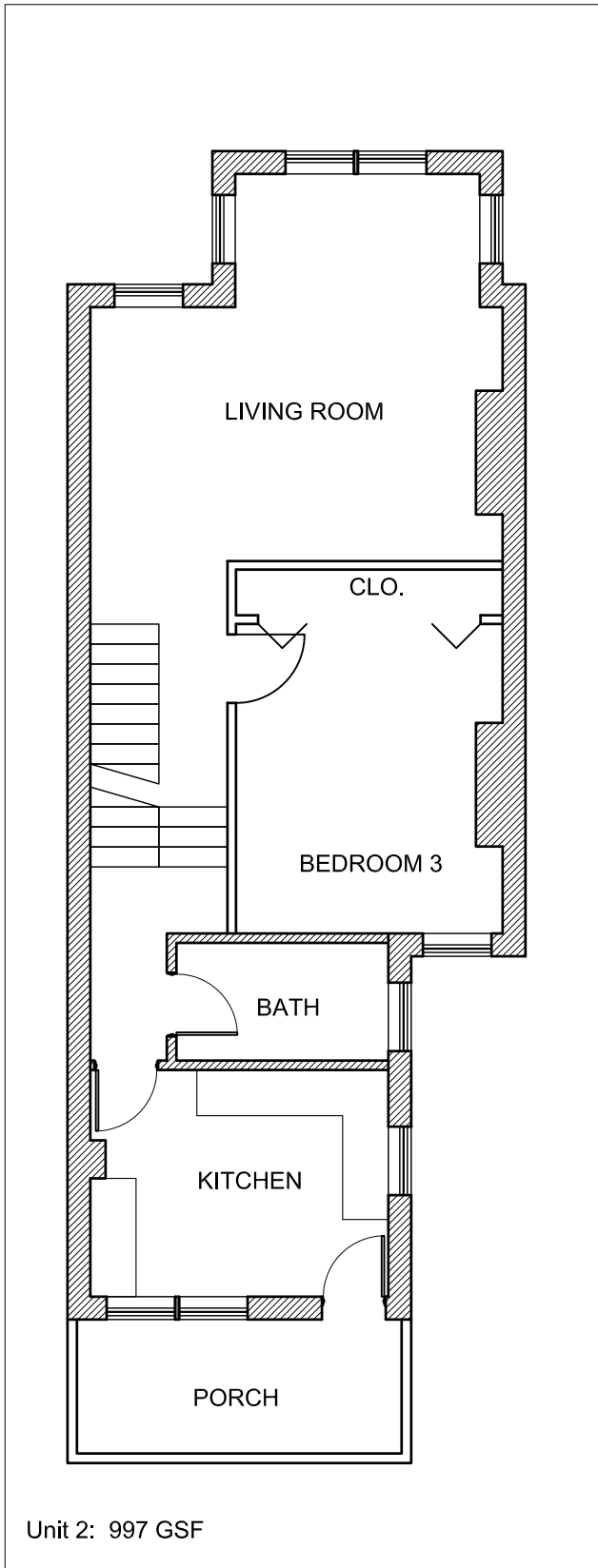
Basement Floor Plan 0 2 4 8 ft.



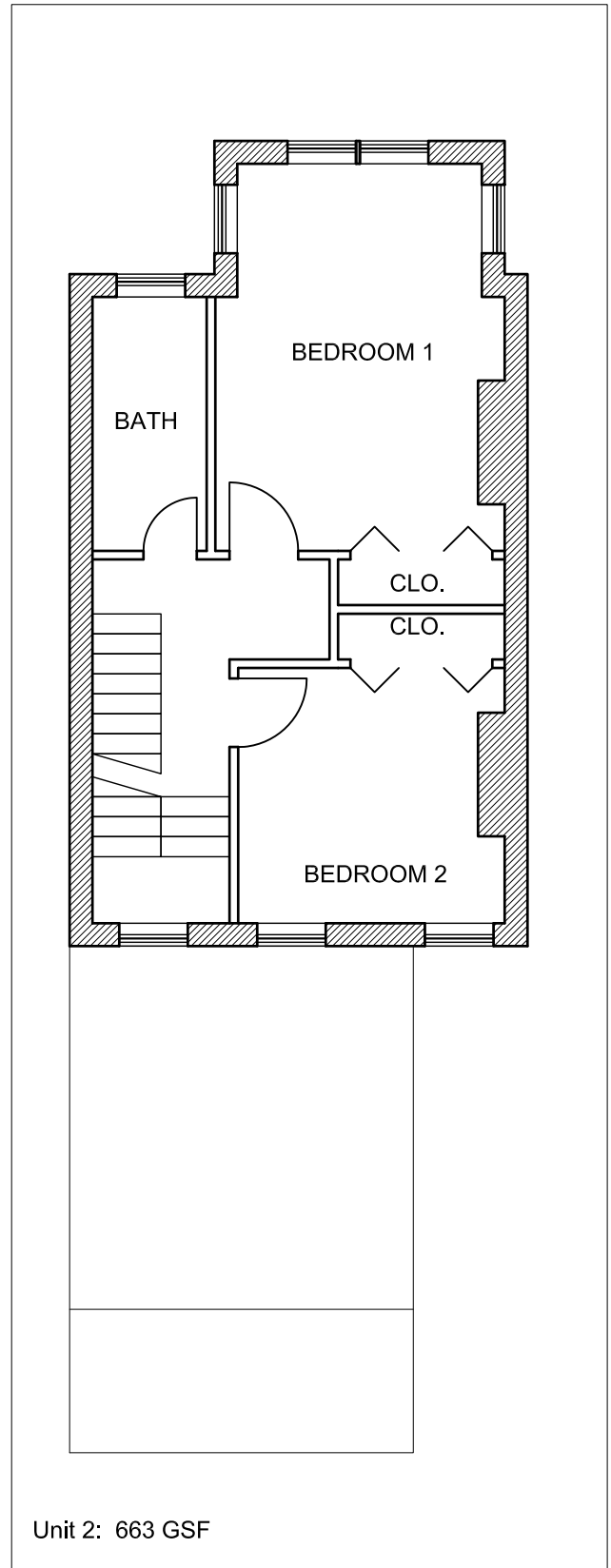
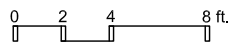
1st Floor Plan 0 2 4 8 ft. 

2146 F St., NW
Multi-Family

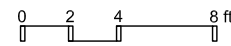
For Conceptual Use Only



2nd Floor Plan

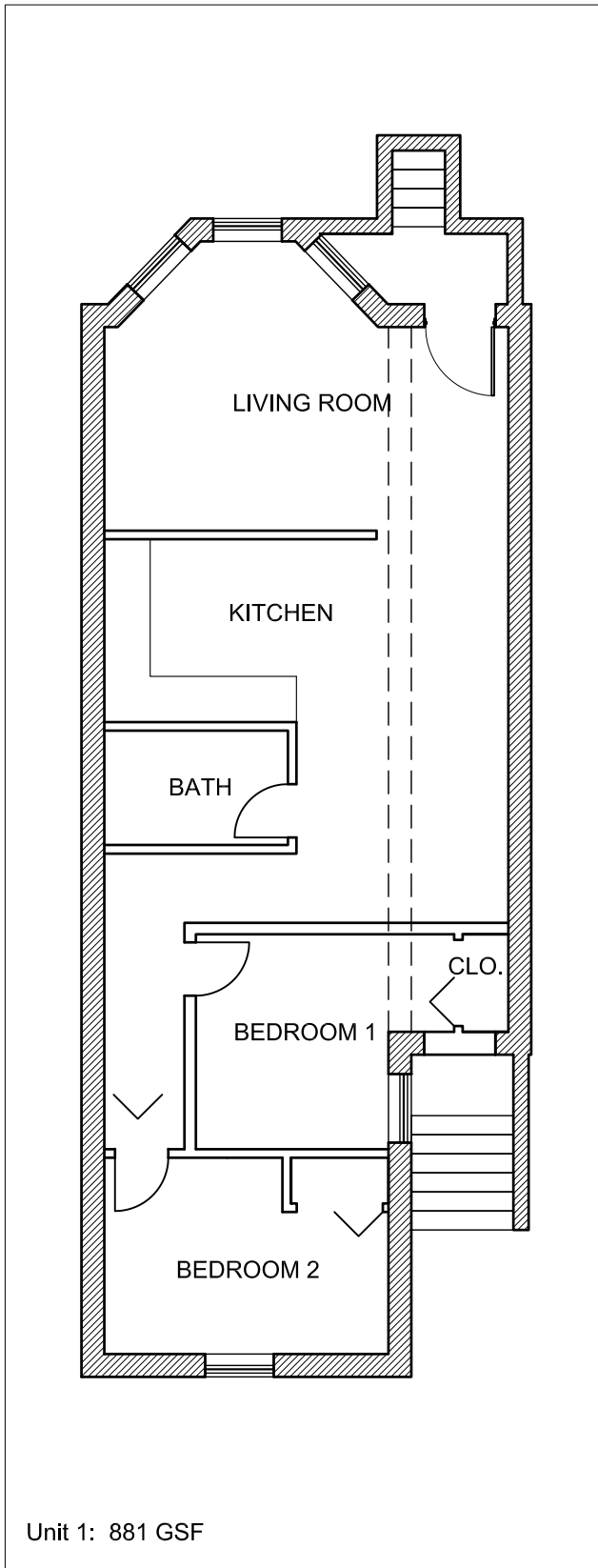


3rd Floor Plan

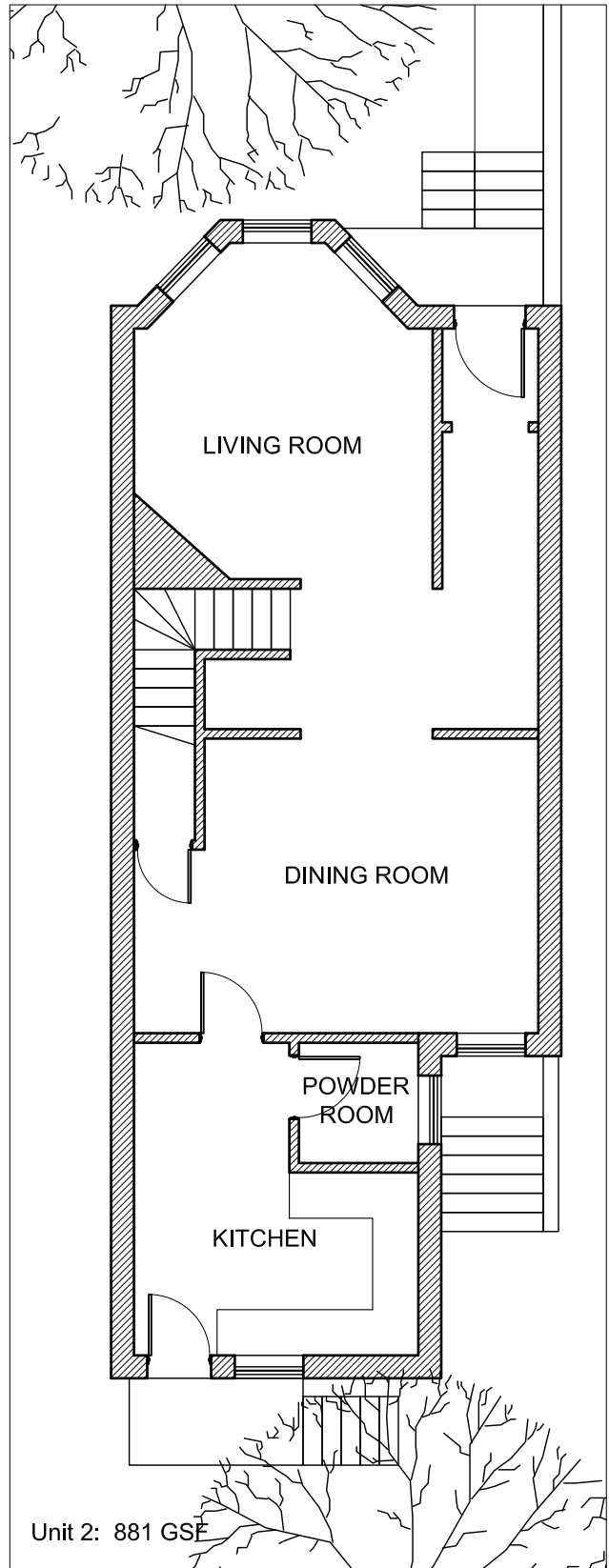



2146 F St., NW
Multi-Family

For Conceptual Use Only



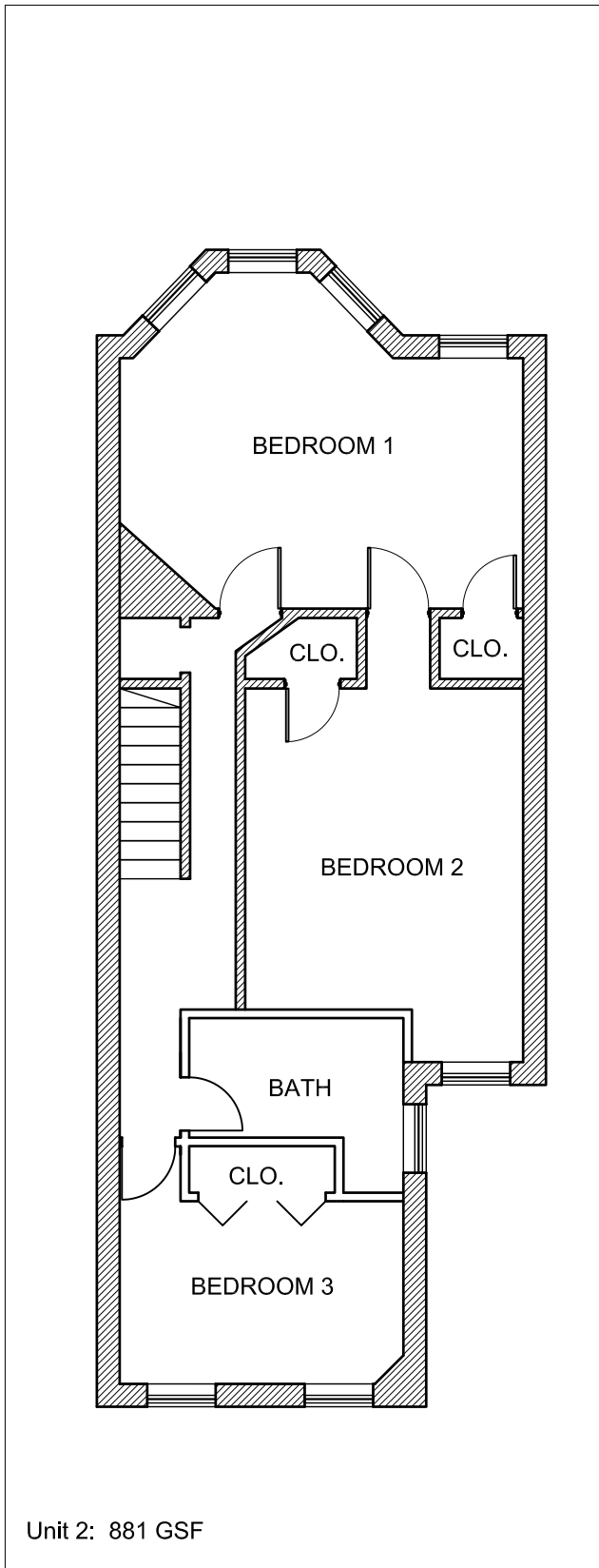
Basement Floor Plan 0 2 4 8 ft.



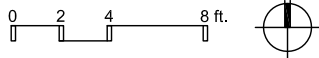
1st Floor Plan 0 2 4 8 ft. 

2150 F St., NW
Single Family w/ Basement Apartment

For Conceptual Use Only



2nd Floor Plan



2150 F St., NW
 Single Family w/ Basement Apartment

For Conceptual Use Only