

HOUSING UP DEVELOPMENT PORTFOLIO



PROPERTY: Weinberg Commons

DATE ACQUIRED/COMPLETED: November 2015

LOCATION: Ward 7, Benning Rd./Southern Ave. SE

TYPE: Mixed-Income Affordable. 24 units 60% AMI and 12 Permanent Supportive Housing (PSH) units 30% AMI

SERVICES PROVIDED: PSH On-Site Case Management, Resident Services

TOTAL DEVELOPMENT COST: \$10.5 million

The Harry and Jeanette Weinberg Commons is an innovative, PHIUS+ certified apartment community that combines state-of-the-art energy performance features with affordable rents and a range of supportive services for low-income and formerly homeless families.

Weinberg Commons is the first multi-family passive building retrofit project in the country. The project's solar panels and energy efficiency translates to low utility expenses for the families that call Weinberg home. Weinberg Commons won the award for Best Affordable Housing Project and an Honorable Mention for Best Multifamily Project at the 2017 Passive Projects Competition, hosted by Passive House Institute US (PHIUS).

This project represents Housing Up Development's capacity to effectively execute transactions with intricate financing structures to produce an award-winning project. Combining DC's Department of Housing and Community Development (DHCD) tax credit financing, Department of Behavioral Health (DBH) capital grant funds, and DC Housing Authority funds (LRSP), Housing Up Development completed the project, which features exemplary sustainability and affordability practices, in November 2015. Twelve units are reserved for very low-income PSH families exiting the District's shelter system. Housing Up provides on-site supportive services for these families. The other 24 units are reserved for households earning less than 60 percent AMI, for whom less intensive resident services, such as youth and continuing education tutoring programs, are provided.

