

**Since its founding, H2DesignBuild has delivered superior design and construction to the Washington DC real estate market, building custom single-family homes and condominium projects in both established and emerging neighborhoods.**



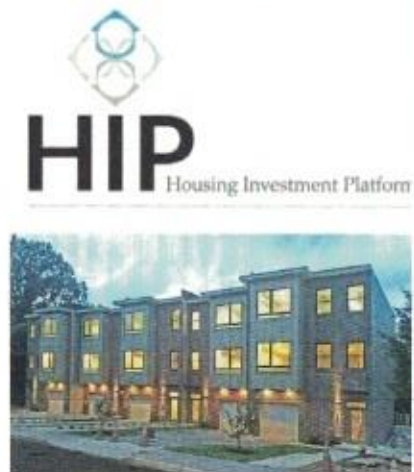


**In 2017, H2DesignBuild entered into a special partnership with the District of Columbia Housing Finance Authority (DCHFA) at the launch of the Housing Investment Platform (HIP), the goal of which is to bring high-quality workforce housing to moderate income earners, the long-overlooked "missing middle" between subsidized housing recipients and market rate housing buyers. H2 developed the very first group of single-family townhomes under the program (Elvans Road Townhomes) and several more of the program's earliest projects, and with those early successes, the program has expanded to a wider group of developers working across the city.**

**To date, H2DesignBuild has delivered four groups of five townhomes each, and has over 40 additional townhomes under construction or in the planning stage under the HIP program. DCHFA provides acquisition and financing assistance to participating developers in exchange for accepting a lower preferred return hurdle, resulting in a whole new category of housing opportunities for buyers earning in the 80 to 120 percent Area Median Income (AMI) range.**

**H2 brings its modern design aesthetic and top quality finishes to every project, resulting in a product that not only stands above all other affordable housing products on the market, but also compares favorably to market-rate homes being built in the District of Columbia.**









**Elvans Road Townhomes  
2501 - 2509 Elvans Road SE  
Barry Farms, Washington DC**

**Five 4BR/3.5BA Townhomes**

**First project in DCHFA's Housing Investment Platform (HIP) program**

**Completed 2018**







## **Cynthia Townhomes**

**Phase 1: 404-412 51st Street SE**

**Phase 2: 5103-5111 E Street SE**

**Phase 3: 507-515 53rd Street SE**

**Marshall Heights, Washington DC**

**15 4BR/3.5BA Townhomes**

**Completed 2020**









**The Douglass  
A Todd A. Lee Townhome Community  
2501 - 2509-1/2 West Street SE  
2512 - 2514 West Street SE  
Anacostia, Washington DC**

**Eight 3BR/3.5BA Townhomes. Includes one IZ unit.**

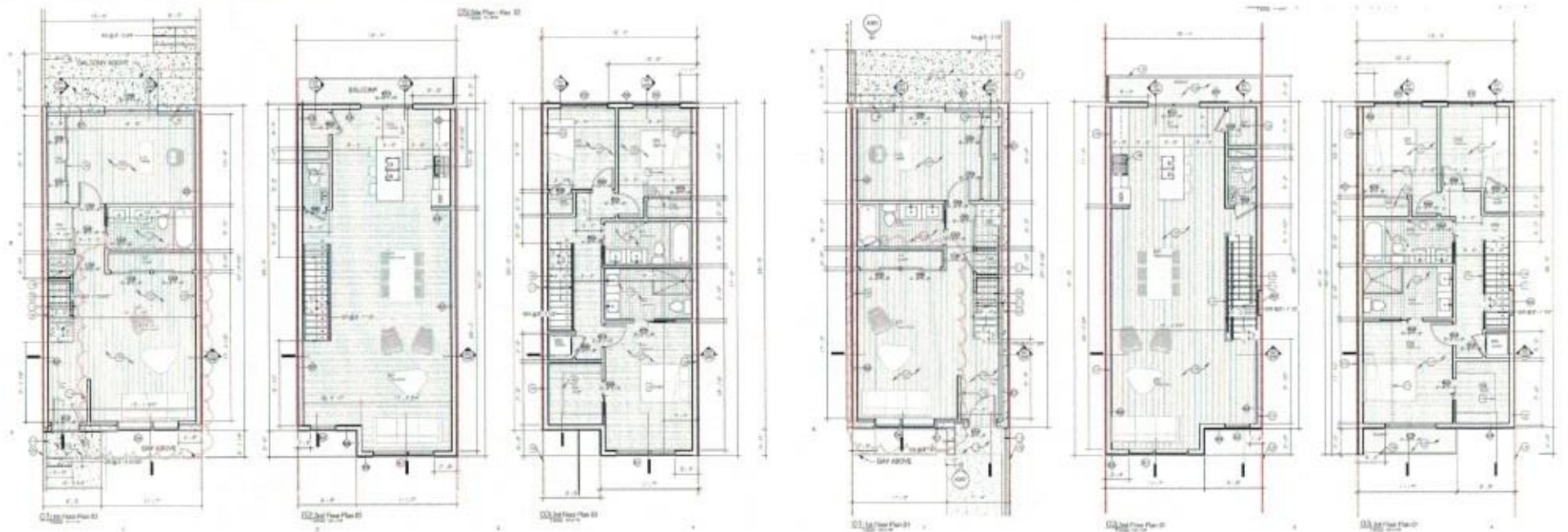
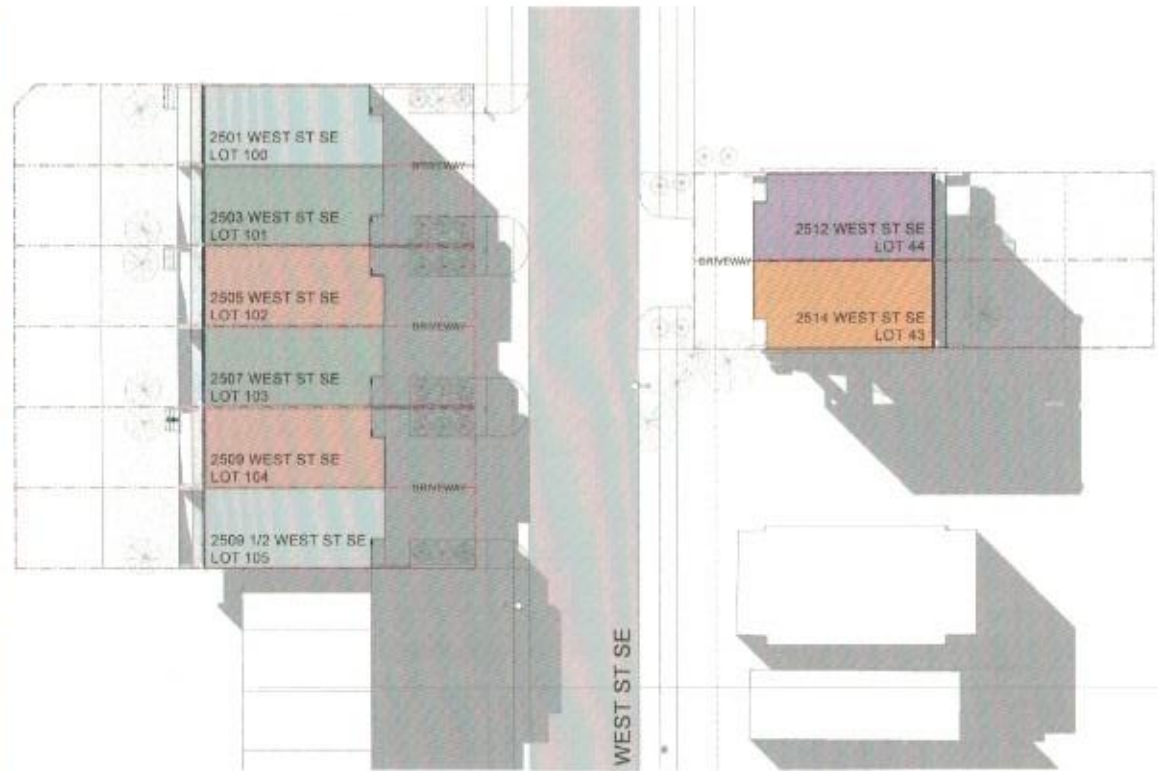
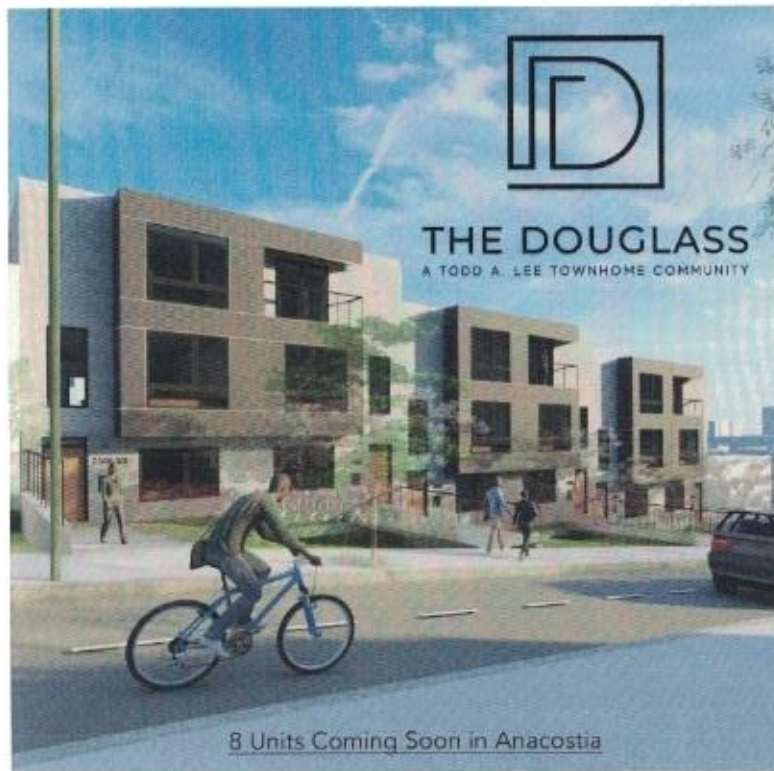
**Completion expected in 2021**

**Named in honor of Todd A. Lee, 1968-2020, CEO and Director of the DC Housing Finance Agency from 2016 until his death in 2020, and the leader behind the Housing Investment Platform, which he described in 2017 as "a new program and partnership model to provide homeownership opportunities to working families and support local business enterprise."**

**Mayor Muriel Bowser said of Lee: "During a time when housing has become the number one issue in our city, Todd delivered for the people and families of the District. If a program wasn't working, he fixed it. If a program was missing, he created it. He was committed to innovation, to finding new resources and maximizing the ones we already have available, and, above all, he was committed to getting Washingtonians into affordable homes. We will miss his leadership and his friendship."**

**We are honored to have been able to work with Todd on the Housing Investment Platform program.**















**The Ana**  
**A Todd A. Lee Townhome Community**  
**16 3BR/3BA Townhomes**  
**Anacostia, Washington DC**

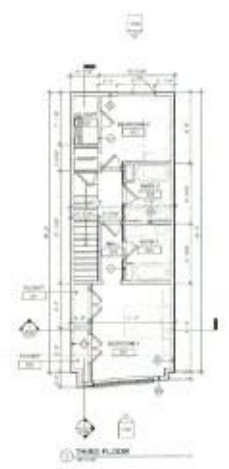
**In Pre-Development**







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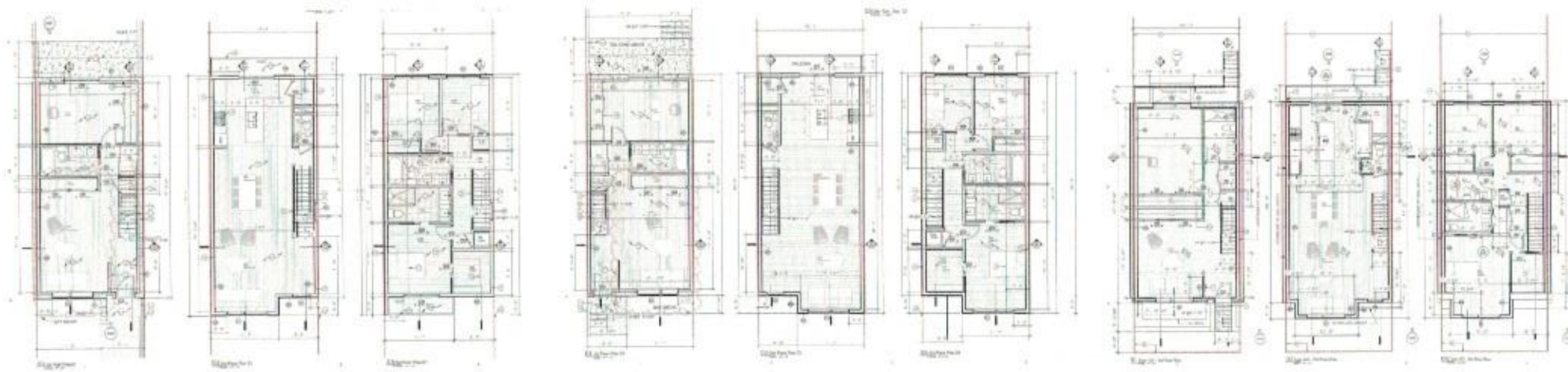


**The Heights**  
**A Todd A. Lee Townhome Community**  
**D Street SE**  
**Marshall Heights, Washington DC**

**33 3-4BR/3.5BA Townhomes**  
**Coming Soon**









**Todd A. Lee Senior Residences  
809 Kennedy Street NW  
Brightwood, Washington DC**

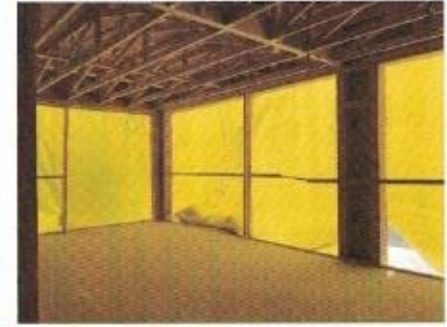
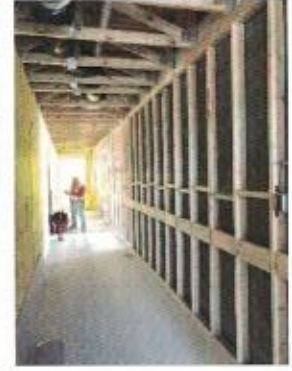
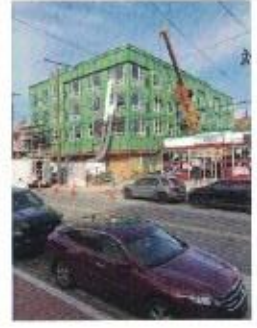
**37 1BR/1BA, one efficiency  
Affordable Senior Rental Apartments  
Age 55+ 30-50% AMI**

**H2DesignBuild and Broughton Construction, General Contractors**

**Completion: 2021**









## **Fletcher-Johnson at the Park**

**88+ 3-4BR/3BA Townhomes  
Benning Ridge/Marshall Heights, Washington DC**

**In Pre-Development**







**Fletcher-Johnson at the Park is a mixed-use development with recreation, arts and performance spaces; a senior independent and assisted living facility; a multi-unit apartment building with 20,000SF of retail space, and 130,000SF of attached townhomes. H2Development/H2DesignBuild is part of the winning development team for this transformative project, and is responsible for building the townhomes.**



