

D.C. picks a team to redevelop former Hebrew Home in Petworth as housing

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The District has chosen Victory Housing with Brinshore Development to redevelop the vacant former Hebrew Home for the Aged in Petworth as affordable senior and family housing, D.C. Mayor Muriel Bowser announced Tuesday.

It's the city's third try to repurpose the property, which has sat empty for nearly a decade.

Victory and Brinshore's Spring Flats was among seven proposals submitted in 2016 under the District's OurRFP process, which allows for community feedback before a solicitation is issued.

The team plans 187 residential units on the 144,400-square-foot property at 1125 Spring Road NW in Petworth. The parcel includes the former 88,000-square-foot historic Hebrew Home, as well as a former community health center and the old Paul Robeson School.

Eighty-eight of the units — 100 percent of the Hebrew Home — will be set aside for seniors earning at or below 60 percent of the area median income. There will be 91 units, roughly 29 market-rate, in a new building on the school site. The project will also include eight new for-sale townhomes.

Banc of America Community Development Corp. and Wiencek and Associates Architects & Planners are also involved in the project.

The Hebrew Home served Jewish seniors from 1925 until the late 1960s, when it was sold to the District for \$13 million and a new Hebrew Home was built in Montgomery County. The District used it as a mental health facility for the homeless from 1968 until 2009.

The D.C. Department of Human Services in 2010 proposed housing homeless families there instead of at D.C. General Hospital in Hill East, but renovation costs were high and Bowser, then a D.C. Council member, was concerned about too many homeless shelters in her home Ward 4.

In 2014, the city planned to redevelop the site into 200 highly affordable units, but that plan stalled when the District learned that it wouldn't be able to transfer ownership to the D.C. Housing Authority without a formal RFP. That's when the Hebrew Home was transferred to the Office of the Deputy Mayor for Planning and Economic Development and put out for bid. DMPED has held a series of meetings with Ward 4 residents in the last year.



WIENCEK AND ASSOCIATES

Victory Housing and Brinshore Development will develop Spring Flats on Spring Road NW, the site of the former Hebrew Home.

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