



H & H DEVELOPMENT  
GROUP

IMPACTING BUSINESS, COMMUNITY AND THE WORLD

# *Company Overview*

LEVERAGING REAL ESTATE TO IMPACT  
BUSINESS, COMMUNITY AND THE WORLD





# H & H DEVELOPMENT GROUP

IMPACTING BUSINESS, COMMUNITY AND THE WORLD

H & H Development Group is a MD MBE, DC CBE, Woman-Owned Small Business founded and led by Genevieve Hanson. We are mission-driven impact investors who leverage real estate to produce a positive social and environmental impacts, while generating financial returns. We are advisors, developers, and transaction managers.

Our **Mission** is two-fold: 1) To revitalize under-served communities with quality housing and infrastructure and 2) To advise organization on optimizing their real estate portfolio.

**\$6.5 billion**  
Project Values

**20 years**  
Real Estate  
Experience

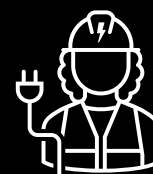
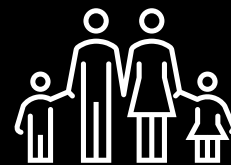
**54.3 million**  
Sqft of Real Estate  
Managed

**\$1.1 billion**  
Transactions  
Executed

## We develop and invest in a range of Housing Solutions

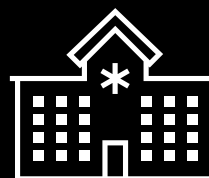
### Neighborhood Focus

- Family-Oriented – Larger units, play areas
- Workforce Housing – Teachers, Responders, +
- Affordable Housing – Subsidized or LIHTC
- Mixed Income – Upscale amenities
- Active Adult / 55+ – Independent seniors
- PSH and Transitional Housing – Mental Health, Substance Abuse
- Student Housing – Campus-oriented
- Veteran/ Special Needs – Tailored services



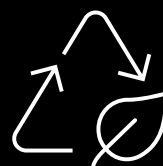
### Diverse Building Types

- Garden-Style – Low-rise, walk-up
- Mid-Rise – 4–8 stories
- High-Rise – Tower-style buildings
- Co-Living Facilities



### Sustainable Design

- TOD – Transit-oriented
- Green Buildings – Healthy, efficient
- Modular – Factory-built
- Adaptive Reuse – Repurposed buildings





# Story of Our CEO

## Concept

The concept of H&H Realty Group was birthed in 2008, after Genevieve Hanson completed her first commercial real estate project in Washington DC. However, the vision began when Genevieve was at an All-Girls high school. As a first generation American from Ghana, Genevieve grew up in subsidized housing while attending private schools, which made the contrast between “haves” and “have nots” striking and ever-present. Her parents emigrated to Alexandria, VA with their 3 daughters to pursue the American Dream, initially working as a janitor and convenience store cashier. Consequently, her college application essay outlined how she would leverage her degree in International Relations to improve the social and economic welfare of people in less developed countries.



## Founder & CEO

Genevieve has spent 20 years overseeing real estate transactions and assets valued over \$6 Billion, including activities such as planning, entitlements, design, construction, and disposition. In addition, Genevieve has 14 years of experience as a strategy and operations consultant performing process re-engineering, developing business cases, creating financial models and managing organizational change.

## Education

- University of Chicago, MBA
- College of William & Mary, BA

## Past Employment

- Ernst & Young, Strategy & Transactions Service Line, Corporate Real Estate - Partner/Principal
- U.S. Department of Health & Human Services - Associate Deputy Assistant Secretary at the for Real Estate & Supply Chain Division
- U.S. General Services Administration, Portfolio Management Division - Senior Advisor
- Deputy Mayor's Office for Planning and Economic Development of the District of Columbia - Development Manager
- Computer Science Corporation, Federal Consulting Practice, Strategy & Operations - Principal
- Booz-Allen Hamilton, Process Engineering Team, Associate Consultant



Genevieve Hanson  
Founder & CEO

“ We are global impact investors and advisors. We leverage real estate activities to produce positive social and environmental impacts, while generating financial returns.

## AWARDS

- **Awardee**, Diversity Leader, Women of Influence, Globe Street, 2025
- **Awardee**, DEI Champion, Washington Business Journal, 2025
- **Honoree**, Women Leading Commercial Real Estate Award - DC, Maryland + Virginia, Bisnow, 2024
- **Top Ten Women to Watch**, Washingtonian Magazine, October 2011

## TRADE ASSOCIATIONS

- **President-Elect**, Commercial Real Estate for Women – Washington, DC Chapter, 2023 -2024
- **Management Council**, Urban Land Institute – DC Chapter, 2023-2024
- **Board Member**, Federal Real Property Association, 2017 to 2023
- **Member**, International WELL Building Institute - Investing for Health Advisory Committee, 2023
- **Board Member & Vice President**, African American Real Estate Professionals DC, 2013 - 2015
- **Board Member & Class Representative-elect**, Leadership Greater Washington, 2010 - 2011

## SELECT SPEAKING ENGAGEMENTS

- **Speaker**, Congressional Testimony on Future of Work for the Federal Sector, Transportation & Infrastructure Committee, House of Representatives, Congress, Washington, DC
- **Moderator**, Student Housing Summit, Bisnow, Washington, DC
- **Moderator**, Affordable Housing Summit, Commercial Real Estate for Women, Washington, DC
- **Moderator**, Economic Outlook for the Metropolitan Washington Region, CRESA Partners, Tysons, VA
- **Moderator**, State of DC Commercial Real Estate, Commercial Real Estate for Women, Washington, DC
- **Speaker**, State of the DC Real Estate Market, District of Columbia Builders' Industry Assoc., Washington, DC
- **Moderator**, “Demystifying ESG”, Women’s Leadership Institute of Urban Land Institute, Washington, DC
- **Speaker**, Smart Buildings Operations at IIoT World Smart Cities Day - Virtual Conference
- **Moderator**, Federal Sustainability Progress and Initiatives, Federal Real Property Association, Washington, DC
- **Speaker & Author**, Case Study, Harvard Public Sector Leadership Summit at Harvard College, Cambridge, MA
- **Speaker**, Ward 8 Town Hall hosted by Congresswomen Eleanor Holmes Norton, Washington, DC

## Corporate CERTIFICATIONS







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# Sample Projects

*performed by members  
of H & H Development Group*

## ADVISORY - Real Estate Portfolio Optimization



HUD Capital Plan FY24-28

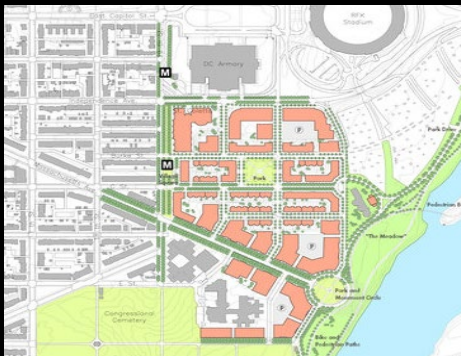


City of Baltimore Future  
of Work Pilot

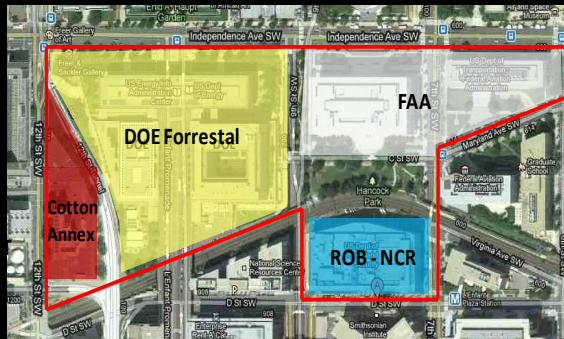


University of Pittsburgh

## DEVELOPMENT - Master Planning and Public-Private Partnerships



Hill East - Capitol Hill



Federal Triangle South,  
The National Mall



St. Elizabeths  
East Campus

## TRANSACTIONS - Leasing and Property Acquisitions



US Health & Human  
Services Seattle Office



Veterans Affairs  
E. Colorado Healthcare System



US Army Corps of Engineers  
Land Acquisition



# Development: Neighborhood Realization



## Development Profile

Developer	H & H Development Group
Location	Baltimore City, MD
Size	52,000 sqft
Built	1896, 2025
Scope	Complete renovation
Units	34 or 72 beds
Delivery	September 2025



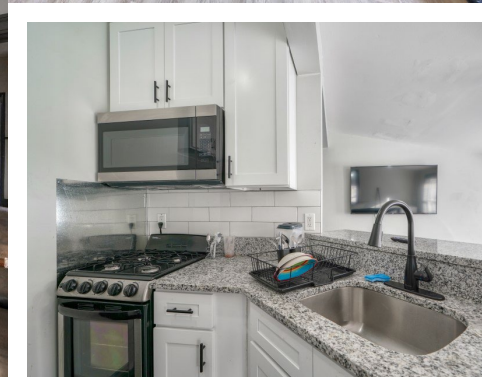
# Investment: Residential Care Facility

## Development Profile

Owner	H & H Realty Group
Location	Baltimore City, MD
Size	17,340 sqft
Built	1906
Scope	Master Lease
Units	20
Beds	45
Delivery	August 2024



## Interior Photos





# Advisory: City of Baltimore - Future of Work Pilot

## Challenge

The City of Baltimore is exploring new ways of working for its staff and leadership. After going fully remote due to the pandemic, the City looked at shifts in hybrid working culture, occupancy, and real estate optimization. It sought to understand how it may embrace these changes and implement a Future of Work strategy. The City retained the Team to assess its workforce, evaluate its Downtown campus real estate, and explore new space plans to help plan a “Pilot” program that would allow the City to test whether its employees could embrace a hybrid work environment.

## Solution

**Discover:** The Team assessed 1.3 million sf in the City’s downtown portfolio to identify suitable space for the future of work pilot. In addition, The Team interviewed every major City agency and further engaged with shortlisted agencies to understand their work profiles and department culture.

**Design:** The Team developed a space planning model that accounted for agency-specific seat-sharing ratios and special space needs to account for the required amount of space in the pilot. The Team also advised the City on change management, communications, and IT reservation systems.

**Deploy:** A detailed workplan and implementation playbook was created to outline each step in the set up and execution of the Future of Work Pilot.

## Value delivered

The Team helped the City plan for a pilot to test future-state space needs while reducing the overall footprint (estimated 50% reduction), modernizing the way of working by offering flexibility and choice, and improving the employee experience. The Team also helped the City consider better ways to reserve and utilize space with enhancements to existing facilities management software. Additionally, The Team partnered with the People Advisory Services team to assist the client in developing a stakeholder communications and change management framework.



## Approach



### PEOPLE

#### Offering Choice

Reflect today’s way of working by offering variety and choice in work location and work setting



### REAL ESTATE

#### Optimizing Space

Better utilize the City’s real estate, test new work settings, and reduce operational costs



### TECHNOLOGY

#### Enabling Flexibility

Provide solutions for a mobile workforce and leverage existing software to enable a new space reservation system

## Expected Outcomes

- 50% Estimated average space reduction/agency
- Improve employee experience, support productivity and attract the best talent
- 40% Estimated operating cost reduction



# Advisory: Department of the Navy - Distributed Workforce Project

## Challenge

The Department of the Navy (DON) was exploring new ways of working as it adjusts to the lasting impact COVID-19 has had on workplace demand and supply. The DON retained the Team to develop a distributed workforce (DW) model for 400,000+ employees across 310 million square feet in owned and leased buildings.

DON sought to understand how it may embrace the changes and implement a DW model DON-wide in the US. The Team has focused on enhancing the employee experience, expanding telework and hoteling, and utilizing space redesign and management, as well as smart buildings technology to optimize regional real estate.

## Solution

**Baseline:** The Team documented the DON organization structure, core functions, and segments of the workforce to identify the DW model customers, capture performance management structure and process, and assess current footprint.

**Design:** The Team designed a change management strategy and delivered data-driven recommendations for regional space consolidation effort, including compiling requirements for an online space reservation tool.

**Deploy:** The Team developed an overall roll-out schedule and implementation plan and assisted management in the deployment of change management strategy.

## Value delivered

The Team helped the DON create a more cohesive and centralized vision for the workplace of the future, including finding a balance of on-site, telework, and remote work without disrupting mission-critical tasks. The Team focused its footprint reduction recommendations on results from a DON-wide data call and Navy memorandums on footprint reduction.

The Team also helped the DON consider better ways to reserve and utilize space and consider the requirements for an enterprise-wide hoteling tool. Additionally, The Team assisted the client in developing a stakeholder communications and change management framework.

## Approach



### PEOPLE

#### Offering Choice

Reflect today's way of working by offering variety and choice in work setting and provide personnel DW-related training



### REAL ESTATE

#### Optimizing Space

Better utilize the DON's real estate, test new work settings, and reduce operational costs by reducing facilities footprint



### TECHNOLOGY

#### Enabling Flexibility

Provide solutions for a mobile workforce so that employees can continue to fulfil their duties uninterrupted in a DW environment



## Expected Outcomes

- Develop a **consistent** telework policy across the agency that **integrates** facilities, human resources, and technology
- Improve **employee experience** and attract the **best talent**
- Reduce **facility costs** by at least \$200m and footprint by at least 20%
- Confirm that technology fully **supports** increased telework



# Advisory:

## Department of Housing and Urban Development - Future of Work Pilot

### Challenge

Societal changes, new technologies, demographic shifts, and hybrid work expectations have impacted the Department of Housing & Urban Development's (HUD's) culture and the way they work.

As HUD launches a hybrid work environment, they are addressing long-standing challenges such as recruitment and attrition, reimagining the way they deliver their mission, and how they measure success.

HUD's Office of the Assistant Secretary for Administration is leading HUD's efforts redefine where they work, when they work and how they work to help everyone have an affordable, healthy place to live.

### Solution

- Facilitated leadership visioning sessions to identify and discuss top challenges facing HUD's workforce.
- Developed recommendations and change management strategies for planning, designing, and implementing return to office.
- Conducted a data-driven analysis of key issues impacting HUD's workforce to support leadership's strategic planning and decision making.
- Leveraged real-estate expertise to identify facility innovations and improvement opportunities to promote on-site collaboration, engagement, and space utilization.



### Value Delivered

- Offered customized strategies and leading practices to advise aspects of workforce management, organizational culture, strategic visioning, space management, performance management, among various other areas.
- Designed change management recommendations to support new ways of working, highlighting unique opportunities across stakeholder groups.
- Helped facilitate a deeper dive into future workforce needs by analyzing trends across retention, recruiting, demographics, employee location, and staff departures to inform workforce strategies.
- Supported ideation of modernized facility workspaces.

### Approach



#### PEOPLE

Engage, retain talent, and support the well-being of HUD workforce, while attracting talent and supporting DEI.



#### REAL ESTATE

Identify workplace opportunities to foster improved collaboration and engagement.



#### Data Analytics

Leverage workforce data to identify risks and opportunities to HUD's talent strategy.

### Expected Outcomes

- Enhanced culture that supports collaboration, engagement, and a focus on HUD's mission.
- Robust enterprise performance measures that drive strategic outcomes.
- Improved workforce analytics and quarterly reporting of Departmental performance.