

# Eastern Avenue Holdings III, LLC c/o Scope Management, LLC

## COMBINED NOTICE OF RELOCATION ELIGIBILITY FOR URA RELOCATION ASSISTANCE RESIDENTIAL TENANT AND 120 DAY NOTICE TO VACATE

11/17/2025

Dear Resident:

Eastern Avenue Holdings III, LLC c/o Scope Management, LLC (**Owner**) intends to redevelop the property you currently occupy at 1106/1112/1206/1216-1218, and 1342 Eastern Avenue NE, Washington, DC 20019 (**Property**) into a new project pursuant to a substantial rehabilitation of the Property (**Project**) which may receive an award of federal funding assistance.

It has been determined that you will be displaced by the Project for at least 24 months. To carry out the redevelopment Project, it will be necessary for you to move to a comparable replacement home during construction. As a “displaced person”, you will be protected by a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) as well as the laws of the District of Columbia (**DC**).

The District of Columbia Rental Housing Act of 1985, as amended, codified as D.C. Official Code § 42-3505.01(f) (Supp. 2008) (**Act**) provides that Owner may recover possession of your rental unit at the Property (**Unit**) for the immediate purpose of making alterations or renovations to the rental unit which cannot be safely or reasonably accomplished while the Unit is occupied.

This letter is a notice to vacate within one hundred and twenty (120) days, as required by the Act (“**120 Day Notice**”). You are hereby notified that the Owner desires to have and gain possession of your Unit and that your move will not occur until at least 120 days from the date of this letter. This 120 Day Notice to vacate shall comply with the provisions of the Act, and notify you of, your rights to relocation assistance, it is advance written notice that you will be required to vacate your Unit and to notify you that you are entitled to certain relocation assistance.

Your move will not occur until at least 120 days from the date of this letter. Owner will provide you at least 90 days in advance, of the specific date you will be required to move by. You cannot be required to move permanently unless at least one comparable replacement dwelling has been made available.

Since you are being displaced in connection with an anticipated federally funded Project, you will be eligible relocation assistance and payments under the URA, unless you are deemed ineligible in accordance with the URA, and in accordance with DC Law.

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21433  
EXHIBIT NO. 29B

# Eastern Avenue Holdings III, LLC c/o Scope Management, LLC

In accordance with the URA and subchapter VII of the Act, this notice guarantees you the following:

1. Relocation Advisory Services. You will be offered counseling and other assistance to help you find another suitable, decent, safe and sanitary home. Such relocation services will also prepare you to move (and all other conditions of the move will be reasonable).
2. Payment for Moving Expenses. You may choose: (1) a payment for your actual reasonable moving and related expenses (include, reasonable moving and storage costs, utility reconnection expenses, and other reasonable moving or relocation-related costs if coordinated with Developer), or (2) a fixed moving payment based on the URA Fixed Residential Moving Cost Schedule, or (3) a combination of both.
3. Replacement Housing Payments (Rental or Purchase). You may also be eligible for a replacement housing payment to rent or buy a replacement home. The payment would be based on several factors including: (1) the monthly rent and cost of utility services for a comparable replacement dwelling, (2) the monthly rent and cost of utility services for your present home, and (3) for low-income persons, 30 percent of your average monthly gross household income. This payment is calculated on the difference in the old and new housing costs for a one-month period and multiplied by 42. Let us know if you are interested in purchasing a replacement home and we will help you locate such housing.

Listed below is a comparable apartment unit that you may wish to consider for your replacement home. If you would like, we can provide additional options for your consideration and we can also arrange reasonable transportation for you to inspect this unit (or other replacement units).

Address	Rent & Utility Costs*	Contact Information
The Atrium Apartments, 4020 Minnesota Ave NE Washington DC 20019,	Studio - \$1,570* One Bd - \$1,604 Two Bd - \$1,930	(833) 500-0854 <a href="https://www.theatriumdc.com">https://www.theatriumdc.com</a>

*\*Final rent amount will be based on income.*

Replacement housing payments (as described in item 3 above) are not adjusted to reflect future rent increases or changes in income. This is the maximum amount that you would be eligible to receive. If you rent a decent, safe, and sanitary home where the monthly rent and average estimated utility costs are less than the comparable dwelling, your replacement housing payments will be based on the actual costs of the dwelling. All replacement housing payments must be paid in installments. Your payment will be paid in 12 monthly installments.

Developer urges you not to move on your own. **You need to contact us before making any moving plans.** If you elect to move for your own reasons, you will not receive any relocation assistance and may forfeit your right to return to the new apartment building to be built on the property. Please note that all replacement housing must be inspected in order to ensure it is decent,

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safe, and sanitary before any replacement housing payments are made. You will not be entitled to any assistance payments for a dwelling that is not a comparable replacement home.

Please be advised that you should continue to pay your rent and meet any other obligations as specified in your lease agreement. Failure to do so may be cause for eviction.

We will make every effort to accommodate your needs. Because federal funding is anticipated to be involved in this project, you are protected under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Enclosed is a brochure entitled, "Relocation Assistance to Tenants Displaced From Their Homes." Please read the brochure carefully. It explains your rights and provides additional information on eligibility for relocation payments and what you must do in order to receive these payments.

**(NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States. Discussions of benefits and protections in this notice presume you are not ineligible as an alien not lawfully in the United States.)**

[SEE NEXT PAGE]

# Eastern Avenue Holdings III, LLC c/o Scope Management, LLC

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You will be contacted soon so that we can provide you with more information about the proposed project. If the project is approved, we will make every effort to accommodate your needs. This letter is important and should be retained, if you have any questions about our plans, please contact:

Natalie Levkovitz  
Equally Crafted Management  
771.205.6113

Daniel Crosby  
Scope Property Management  
202.409.8083

\*\*\*POC\*\*\*

Eastern Avenue Holdings III, LLC c/o Scope Management, LLC  
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Sincerely,

Eastern Avenue Holdings III, LLC c/o Scope Management,  
LLC

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Name:

Title: Authorized Signatory

[Enclosure(s)]

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