



April 10, 2017

VIA EMAIL

Ms. Minnie Elliot
President, Brookland Manor Brentwood Village Resident Association
1305 Saratoga Ave, #1
Washington, D.C. 20018

Ms. Elliott,

We hope that you enjoyed the lovely weather over the weekend. To follow up on our Trust Meeting, we wanted to provide answers to a few questions posed and identify areas where we believe there to be opportunities for positive collaboration between the development team, property management and the Resident Association.

Security

As we shared with you at the Trust Meeting, we have transitioned to a new security services provider. We have included Fair Housing training as a required condition for security services providers at Brookland Manor. Most importantly, we will be hosting a monthly security meeting with residents on the third Wednesday of each month at the Community Service Center. The first meeting will occur on April 19, 2017 at 5:30pm and MPD has arranged for a 5D representative to attend as well. We hope that this will be the first step in a shared effort to improve safety at Brookland Manor.

Occupancy

There are currently 431 occupied units at Brookland Manor of a total of 521 habitable units (535 minus 9 management units and 5 units which have been off-line for decades).

Good Standing

The qualified tenant criteria or “good standing” criteria is as follows: (i) the resident must be in compliance with the terms of their lease agreement; and (ii) if subsidized, the resident must be in compliance with HUD or DCHA program requirements. It is important to note that no resident of the property will be dispossessed without compliance with D.C. Code §42-3505.01. As residents of Brookland Manor are not leaving the property during the development, the only manner in which a resident would be involuntarily removed from housing at Brookland Manor is pursuant to an action for possession before a court of competent jurisdiction due to a violation of the terms of their lease.

We will also be modifying the tenant infraction letter language to include the following language:

“The issuance of this tenant infraction does not in and of itself mean that you are not in good standing with Edgewood Management. A lack of good standing would require that Edgewood Management take further legal action against you, which action could include, but is not limited to, issuing a notice to cure, issuing a notice to vacate and/or filing a possessory action against you in court.”

Our goal is to work with you to make sure that all residents understand the language and are not uncertain or fearful about their place in the new community. We are open to your suggestions about the best way to communicate this information. For example, we could arrange for a question and answer one-pager document for residents regarding their concerns on this matter or we could have our landlord and tenant attorney come and present at the next Resident Association meeting.

Property Tour

There seemed to be interest at the Trust Meeting in touring properties. We are open and available to this suggestion and would ask that the Resident Association provide dates that work for residents. Unfortunately, the group size will have to be rather small as these are all operating properties with residents in place and we do not wish to disturb existing residents with a large group. Photos will be encouraged to share with others.

Resident Employment Opportunities and Training

We strongly believe that the new development should bring opportunities for economic empowerment to our existing residents. We believe that employment opportunities and training are a shared goal and we are excited to work with the Resident Association in the future on this item. Our thought is that prior to development activity beginning, we should all meet, plan a job fair and work with non-profit and governmental resources to bring in training programs and resources for the Brookland Manor residents. We believe we could start these activities immediately.

Resident Homeownership Opportunity

We have had lots of questions regarding the townhome component of the redevelopment from residents. We are committed to exploring resources for first-time homeownership, hosting onsite informational events, and working with the Resident Association to maximize financial assistance to residents who are interested in home ownership opportunities.

Vouchers

We are committed to working with the Resident Association and DCHA to size-up vouchers to a payment standard that reflects market rent conditions once the new units are delivered. At this point, the new buildings haven't been fully designed and the market rents for 2019/2020 are not yet known; however, we believe that it would be productive to set-up a joint meeting on this issue as soon as practical to allow the parties to direct efforts towards our shared goals.

Confusion Over "The Numbers"

As detailed above, Brookland Manor has 521 habitable units. Of these, 373 are project based Section 8 units. The remaining units are market rate units that are assisted with a DCHA Housing Choice voucher or, in the case of nine units, are not assisted with a subsidy. Our commitment is to retain our current Section 8 contract – even though our use restrictions expire this year and we have the right to revert all of those units to market. Additionally, unassisted and voucher residents currently living onsite and who remain in good standing will all have an opportunity to continue living in the redeveloped community. This means that our affordable housing commitment for rental units will likely be much higher than 373. This has always been our understanding.

We have designed a 200 unit senior affordable building and a 131 unit multi-family building containing studio-3 bedroom units. At the time of the completion of the senior building, we believe there will be just under 170 seniors onsite who may choose to live in the senior building. To the extent that those individuals wish to live elsewhere, we will fill the remaining senior building slots with DCHA voucher seniors who currently live elsewhere in the District. These outside DCHA voucher seniors will not be taking the spot of current residents who hold a project based Section 8 slot. Again, this will have the affect of increasing the affordability on-site beyond the 373 Section 8 contract slots. Existing residents who opt not to live in the new senior building will still be able to live in older buildings on site utilizing their Section 8 slot or may move into the new multi-family building. We strongly believe that building a senior friendly building which offers social services including healthcare and meal services specifically designed for an aging population will be a benefit to our residents, the Brentwood community and to the District of Columbia.

As we have stated from inception of the project, we will work with individuals and families of all sizes and ages to determine their housing preferences as we move forward in this process. We recognize that we do not have agreement on every issue. We do not believe that should preclude us from working together on areas of consensus. We look forward to working with the Resident Association and all residents of Brookland Manor throughout this process.

Thank you,



Michael Meers
Executive Vice President

CC:

Mr. Will Merrifield (via email)