



**YOUR VOICE MATTERS!**  
Complete the **REIMAGINE SKYLAND Survey**  
by 02/16 for a chance to **WIN \$100**

**JOIN US!**  
**February 29, 2024 @ 6:30pm**  
**WINTER RESIDENT ZOOM MEETING**  
Join the meeting @ <https://bit.ly/skyland3>  
Call-In Details: 309-205-3325  
Webinar ID: 89280178792#

**Enterprise**



**Scan to take the Survey**

**GET INVOLVED!**

Help plan and lead an event  
or  
Join the tenant association!  
Send us an Email:  
[Skyland@ecdcommunities.org](mailto:Skyland@ecdcommunities.org)

ZONING COMMISSION  
District of Columbia  
CASE NO.24-07  
EXHIBIT NO.13C



**Dear Skyland Residents,**

**The Enterprise team is looking forward to meeting you! We will be knocking on doors February 12 - 16 to help you complete surveys and answer questions you may have.**





## Skyland Bus Tour Itinerary

**Saturday, Aug 3, 2024**

**9:00 am - 3:00 pm**

**Bus Company: Reston Limo**

### **Agenda:**

<b>Time</b>	<b>Activities</b>	<b>Notes</b>
8.45 am	Board Bus	2333 Skyland Place SE Washington DC
9.00 am – 10 am	Leave for Metro Heights at Mondawmin (Baltimore)	2700 Reisterstown Rd, Baltimore, MD 21215
10.05 am – 11 am	Tour common spaces such as community room, fitness center, study room and at least 2 units (preferably different unit types)	
11.05 am – 11.15 pm	Leave for Legacy at Twin Rivers	10401 Twin Rivers Rd, Columbia, MD 21044
11.20 am – 12 pm	Tour common spaces such as fitness center, library, business center, clubhouse and at least 2 units (preferably different unit types)	
12.15 pm	Boxed lunches and resident speaker; Lunch in community room	
1.00 pm	Board bus and depart for Skyland	
1.45 pm	Arrive to Skyland	

# ENTERPRISE PROPERTY BUS TOUR



Curious what a **Reimagined Skyland** could look like?

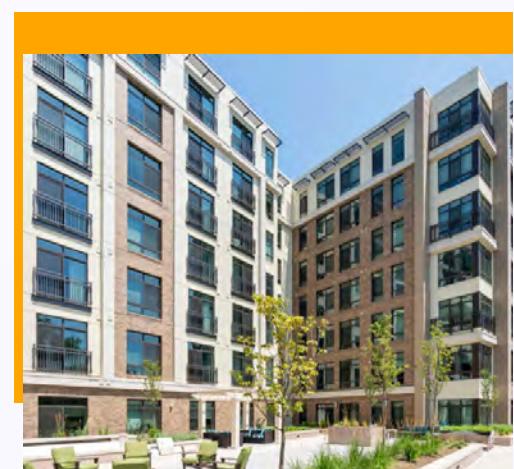
Come tour beautiful newly redeveloped Enterprise communities and meet the residents who live there! Lunch will be provided. Space is limited.

**Join us  
Saturday, August 3rd**

**8a - 3p**

Bus will depart promptly at **9am**

Meet at 8am in front of Leasing Office for light breakfast refreshments



RSVP by July 30th



**Khyati: [khyati@brickandstory.com](mailto:khyati@brickandstory.com)  
703.999.6950**

 **Enterprise**

#### Owner

Roslyn Rise Four, LLC

Roslyn Rise Nine, LLC

#### Developer

Enterprise Community Development

#### Financing

##### Legacy at Twin River Building I (9%)

Howard County

Bank of America

Enterprise Housing Credit Investments

Bellwether Enterprise (Fannie Mae)

HAP Contract (25 Units)

TDC: \$31.2 Million

##### Legacy at Twin River Building II (4%)

Howard County

Bank of America

Maryland Community

Development

Administration

Bellwether Enterprise (Fannie Mae)

HAP Contract (26 Units)

TDC: \$39.1 Million

#### Architect

Grimm & Parker Architects

#### Contractor

Harkins Builders, Inc.

#### Management

Enterprise Residential, LLC.



#### Development

9% Building 1 – 59 Apartments completed January 2024

4% Building 2 - 94 Apartments completed January 2024

- Legacy at Twin Rivers (previously named Roslyn Rise) is a newly redeveloped community in Columbia, MD. Enterprise is preserving and expanding affordable housing by replacing an aging and obsolete complex that was built in the 1960s with a higher-density, modern, accessible, amenity-rich, mixed-income, multifamily community.
- In a first for Enterprise and an industry-leading solution, the community will support a truly mixed income population, with approximately 1/3 of units reserved for the lowest income earners, 1/3 of units targeted to a “workforce housing” population, and 1/3 of the units are market rate.
- Enterprise is replacing a HUD-assisted community that offered 58 units, with 153 new apartment homes in two four-story, elevator-served structures. This is the first of a multiphase redevelopment across a one-mile area of Columbia which will eventually replace 300 aging apartments, encumbered with a HUD use restriction that expires in June 2025, with 600 new homes. As part of the overall redevelopment, the existing HUD project-based rental assistance contract that benefits 200 households will be renewed and preserved



- The community is exceptionally well-located and will allow current low-income residents to remain in a community of opportunity and affluence, with proximity to excellent schools, job opportunities, healthcare, and shopping and services. All residents are being given the right to return to the community and temporarily relocated for the duration of construction (if they chose to).
- The redeveloped community will be far more accessible with 100% of units visitable and 5% of units UFAS compliant. 14 units will be set aside for persons with disabilities.
- Legacy at Twin Rivers is being built to National Green Building Standards and will have green features throughout including energy star appliances, high efficiency HVAC, heat pump hot water heaters, and solar hot water.
- The buildings will have a mix of one-, two-, three- and four-bedroom units with ample common space. Current residents will find the new apartments to be larger, with modern amenities like an in-unit washer/dryer.
- The two buildings will be financed through a LIHTC "twin" (4% and 9% LIHTC) structure. Although all 153 units will function as one community, the 9% and 4% LIHTC transactions will be separated legally and physically by building. The total redevelopment costs are \$39.1 million for Roslyn Rise 4% and \$31.2 million for Roslyn Rise 9%.
- Legacy at Twin Rivers has been facilitated, in part, through a land swap with Columbia Association. The plaza and family recreation area are to be built on Columbia Association land using a perpetual easement and will be available to the public.

The income mix for the redevelopment is as follows:

<b>Median Income Set Aside</b>	<b>9% Building (59 Total Units)</b>		<b>4% Building (94 Total Units)</b>		<b>Total Redevelopment Combined</b>	
	# Units	% Total Units	# Units	% Total Units	# Units	% Total Units
<b>50% AMI and below</b>	31	53%	27	29%	58	38%
<b>80% AMI and below</b>	14	24%	29	31%	43	28%
<b>Market rate</b>	14	24%	38	40%	52	34%

Common spaces include a club room, after-school homework club space, fitness center, business center, and game room. The homework room will allow ECD to expand a successful after-school and summer learning program that has been established at the community—but not adequately equipped—for many years. Additionally, the community will feature on-site outdoor recreation areas, including a signature plaza area, dog park, playground and family recreation area, with connections to outdoor paths and recreational facilities maintained by the Columbia Association.





### Owner

Metro Heights Limited Partnership

### Developer

Enterprise Homes, Inc.

### Financing

State of Maryland

Department of Housing  
and Community Development

City of Baltimore

SunTrust Bank

Federal Home Loan Bank of Atlanta

Enterprise Community Investment, Inc.

Bellwether Enterprise

### Architect

Marks, Thomas Architects

Ziger/Snead

### Contractor

Harkins Builders, Inc.

### Management Company

Enterprise Residential

## 70 Apartments | Multi-family Completed in 2018

A model of transit-oriented development, Metro Heights at Mondawmin provides 70 new affordable, high-quality apartments in the Liberty Square neighborhood of West Baltimore. Located just across the street from the Mondawmin transit hub, the building is served by eleven regional bus lines and the Metro, giving residents easy access to regional job centers and amenities. Ample retail, service and medical facilities are also available at the adjacent Mondawmin Mall. And just a block away, expansive Druid Hill Park provides expansive green space for leisure and recreational activities.

Metro Heights includes a mix of 1-, 2- and 3-bedroom apartments in a four-story elevator building. Certified under both LEED Gold and Energy Star environmental standards, the building includes many features focused on energy efficiency and sustainability including Energy Star windows and appliances, high-efficiency HVAC, water-conserving plumbing, and stormwater management. Residents have access to a suite of amenities, including in-unit washer/dryers, on-site parking, a business center, and a fitness room.



# JOIN US

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Stop by to learn  
about plans for  
Skyland  
Apartments

**When:**

Thursday, December 9th, 4 PM to 7 PM

**Where:**

Skyland Rental Office  
2333 Skyland Place SE

**Why:**

Enterprise Community Development staff  
will be at Skyland Apartments to talk about  
plans to improve the property.

Light refreshments will be served!

**Note:** Masks required while inside

# Newsletter

Spring 2024



## Community Meeting Call 5.2.24 @ 6:30

Online:

<https://bit.ly/440dW2M>

Call:

Call in number:

301-715-8592

Meeting ID: 963 1290 7597

Passcode: 428640



## Resident Spotlight: Skyland Action Team

We are thrilled to be able to work with Skyland residents in a formal capacity as we begin the redevelopment process. The Skyland Action Team is an opportunity to collaborate with the redevelopment team in a meaningful way and to give feedback. Two members have joined the SAT. Please welcome Ms. Kim Oliver and Ms. Tiara Peterson. These dedicated residents, with the SAT, will host events for the community. If you would like to join the Skyland Action Team, email Khyati at [khyati@brickandstory.com](mailto:khyati@brickandstory.com)



## Spring Plant Pop- Up- 5.8.24 @ 6pm-7:30pm

April showers bring May flowers...to you! Come by the Spring Pop-Up, presented in partnership with the Skyland Action Team, to bring a plant/herb/flower to your home.. Will be held in front of the management office.  
While supplies last!

### COMMUNITY RESOURCE: FRESH FOOD DISTRIBUTION

EMMANUEL BAPTIST CHURCH

2409 AINGER PLACE SE

WASHINGTON, DC, 20020

SAT: 11:00 AM TO 1:00 PM; 3RD OF THE MONTH

# Newsletter

**Summer 2024**



## Community Meeting

**Aug 1st @ 6:30**

Online:

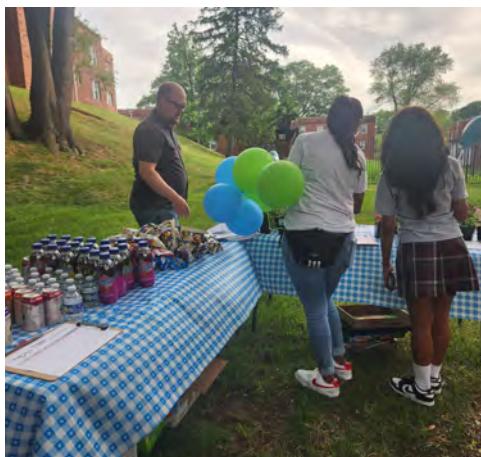
<https://bit.ly/440dW2M>

Call in number:

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We are thrilled to be able to work with Skyland residents in an informal capacity as we begin the redevelopment process. The Skyland Action Team is an opportunity to collaborate with the redevelopment team in a meaningful way and to give feedback. Two members have joined the SAT. Please welcome Kim, Tiara, Cynthia, Vincent, and Amy. These dedicated residents will host events for the community. If you would like to join the Skyland Action Team, email Khyati at [khyati@brickandstory.com](mailto:khyati@brickandstory.com)



## Bus Tour

**August 3rd**

**8am-3 pm**

Join ECD for a visit to two recently redeveloped communities and talk to their residents. Lunch will be provided. Meet @ 8am in front of Leasing Office. Bus will depart promptly at 9am. Please rsvp by July 27th to Khyati [khyati@brickandstory.com](mailto:khyati@brickandstory.com) or text 703.999.6950

**COMMUNITY RESOURCE: FRESH FOOD DISTRIBUTION**

**EMMANUEL BAPTIST CHURCH**

**2409 AINGER PLACE SE**

**WASHINGTON, DC, 20020**

**SAT: 11:00 AM TO 1:00 PM; 3RD OF THE MONTH**

Reimagined Skyland

# Calendar

[www.reimagineskyland.org](http://www.reimagineskyland.org)

Summer 2024



Skyland Action Team Presents:  
Unit Design & Aging in  
Place  
July 22nd  
6:30-7:30 pm

Don't miss the first in the **Skyland Reimagined Series** focused on unit design and healthy aging in place. This will be the first of many development-focused discussions. Come. Join. Participate.

Join by Web:  
<https://us02web.zoom.us/j/82125257139>

Join by Phone:  
301 715 8592

Meeting ID: 821 2525 7139



## Save the Dates:

*All residents are welcome to attend all meetings.  
Register for all events by texting 703.999.6950 or  
visit [www.reimagineskyland.org](http://www.reimagineskyland.org) to learn more*

**July 15th** Skyland Action Team Meeting @ 6:30p (Zoom)

**July 22nd** Reimagine Skyland: Unit Design/Aging in Place @ 6:30p (Zoom)

**Aug 1st** Community Meeting @ 6:30p (2447 Marion Barry Ave./Zoom)

**Aug 3rd** Enterprise Property Bus Tour @ 8am (Meet at Leasing Office)

**Aug 12th** Skyland Action Team Meeting @ 6:30 (2447 Marion Barry Ave.)

**Aug 17th** Community Summer Celebration (Front of Leasing Office)

**Sept 23rd** Skyland Action Team Meeting & Skyland Reimagine: Amenities, Site Design, and Security @ 6:30p (2447 Marion Barry Ave.)

# Skyland *Spring* Resident Meeting

THURSDAY, MAY 2ND  
6:30-8:00 PM

ENTER VIRTUAL MEETING  
HERE:

**Click:**

<https://bit.ly/440dW2M>

**Call:**

Call in number:

301-715-8592

Meeting ID: 963 1290

7597

Passcode: 428640

Join us for  
community updates!

# Skyland Reimagined Kickoff Call

THURSDAY, DEC 7, 2023  
6:00-7:30 PM

We'll be covering:

- Who is Enterprise Community Development (ECD)?
- What is ECD's role at Skyland?
- What is the role of residents?
- What is your vision for the community?
- Timeline
- Q&A

THIS IS A VIRTUAL  
MEETING  
REGISTER AT:  
[HTTPS://BIT.LY/47S8KIX](https://bit.ly/47s8KIX)  
OR CALL:  
309-205-3325  
PASSCODE: 88594674910#  
  
AND  
ENTER TO WIN ONE OF FOUR \$25 GIFT CARDS!



Scan the QR code  
to register for  
and access the  
meeting

