



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#



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

ZONING COMMISSION
District of Columbia
CASE NO.24-07
EXHIBIT NO.100



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:

Time	Activities	Notes
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?

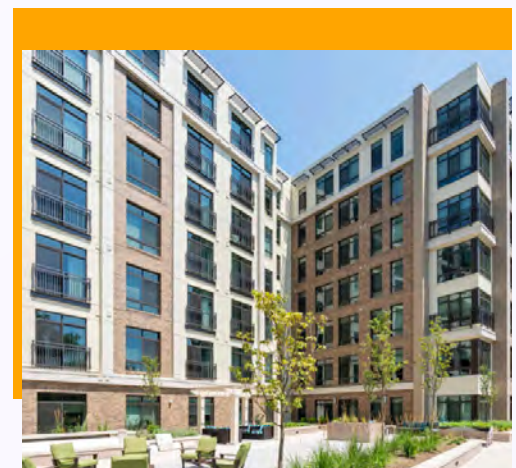
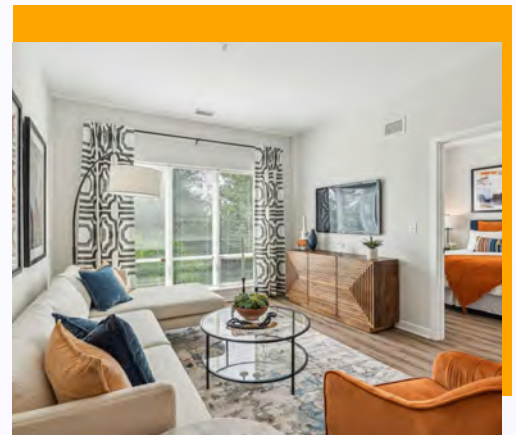
Come tour beautiful newly redeveloped Enterprise communities and meet the residents who live there! Lunch will be provided. Space is limited.

Join us
Saturday, August 3rd
8a - 3p

Bus will depart promptly at **9am**

Book Now

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



RSVP by July 30th

Khyati: khyati@brickandstory.com
703.999.6950





LEGACY AT TWIN RIVERS Columbia, MD

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:

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

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



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:

301-715-8592

Meeting ID: 963 1290 7597

Passcode: 428640



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 or text 703.999.6950



Resident Spotlight: Skyland Action Team

We are thrilled to be able to work with Skyland residents in a 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

COMMUNITY RESOURCE: FRESH FOOD DISTRIBUTION

EMMANUEL BAPTIST CHURCH

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WASHINGTON, DC, 20020

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

Reimagined Skyland Calendar

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 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 FOR
FOUR \$25 GIFT CARDS!



Scan the QR code
to register for
and access the
meeting

