



December 13, 2024

Joseph Johnson
Chair ANC 8B, Commissioner 8B05
Advisory Neighborhood Commission 8B serves Garfield Heights, Hillside, Knox Hill/Buena Vista, Skyland, and Woodland neighborhoods.
1809 Savannah St SE., Suite A Washington, DC 20020

Dear Chair Johnson and Commissioner White:

We would like to extend our sincere thanks to everyone for taking the time Thursday morning to discuss and clarify your concerns following the Map Amendment hearing for Skyland Apartments on December 9, 2024. We appreciate your engagement and are pleased to address the comments that arose from our discussion, particularly regarding relocation-related topics.

- Rent Increases** – At ECD, our mission is to preserve affordable housing for low-income households. Our goal is to minimize rent increases for existing residents of Skyland Apartments who are in good standing. “Good Standing” means tenants are up to date on all rent payments or no more than 2/3 months in arrears, on a payment plan, and are not in violation of law or any provisions in the lease. ECD is committed to limiting rent increases for all existing Skyland residents in good standing to the Consumer Price Index (CPI) plus 2%, current rate is 3.3%. Historical. Additionally, tenants on fixed incomes or earning minimum wage typically fall within the 30% Area Median Income (AMI) bracket or below. Consequently, their rent will be adjusted based on the Housing Production Trust Fund (HPTF) Monthly Maximum Rent Limits.

To illustrate this, please see the table below for an example of a one-bedroom unit:

Unit Type	Unit size	Current Avg	30% AMI	
		Rent/Month	Rent limit*	% inc.
1 Bed	575 sf	\$ 1,098	\$ 930	-15%
1 Bed	723 sf	\$ 1,159	\$ 930	-20%

* Housing Production Trust Fund (HPTF) Monthly Maximum Rent Limits based on August 2024.

- Lost or damaged items during the relocation** – If any items are damaged or lost during the relocation, the relocation company will cover the cost of any damage they cause during the move. ECD is committed to ensuring that all residents' belongings are handled with care and that any issues are promptly addressed. The prior relocation vendor that ECD used will not be used, and we are committed to selecting a new vendor with a proven track record of reliability and care.
- Seniors vs. Non-Seniors** – Currently, only 2% of the households at Skyland Apartments are age 65 or older. We recognize the unique needs of our senior residents and will ensure they receive the necessary support throughout the relocation process. Relocation staff will conduct interviews with residents to identify housing issues/needs, such as reasonable accommodation, mental health services, housekeeping/hoarding concerns, pest infestations, planned hospitalizations or vacations, pets, and frail elderly/disabled needs.



The relocation specialist will meet with each household to explain benefits and procedures, provide written information, issue a 90-day notice to vacate, coordinate moving services, and provide packing materials. They will handle last-minute issues and ensure belongings are moved. Additionally, they will refer residents to social service providers to address relocation barriers and ensure the transfer of current services.

For our senior residents, the specialist will provide additional support tailored to their specific needs. This includes assistance with packing, coordination of moving services, and ensuring that their new homes are equipped with necessary accommodations. They will also offer ongoing support to address any mental health or medical needs and ensure that their pets are safely relocated. Our goal is to make the transition as smooth and stress-free as possible for our senior residents.

4. **Residents Currently in Arrears and Plans to Address Compliance** – Currently, 55% of households at Skyland Apartments are in rent arrears. Of those, over a half of households are not in good standing. ECD, in partnership with its property manager, regularly monitors rent compliance and works with residents who may be in arrears due to financial difficulties. This practice is currently in place and will continue throughout the redevelopment.

Typically, we work with residents who are up to 2-3 months in arrears to help them get caught up, either through payment arrangements or by accessing support programs such as ERAP Counseling, debt collection payment plans, and DCHA account receivable grants. Residents who are in arrears beyond 3 months and are unresponsive about making payment arrangements or identifying other funding options to bring their balance current are referred for legal remedies.

5. **Timing on Temporary Relocation** – Based on the current Phase 1 construction schedule, it will take approximately 18-24 months to complete. After completion, all temporarily relocated tenants will move back to their brand-new units. ECD will hire a Relocation Consultant to help facilitate the relocation and/or accommodation of residents. ECD is committed to providing residents with a safe, affordable, and attractive place to live while ensuring that those affected by the development are treated fairly, consistently, and equitably. They will not suffer disproportionate hardships as a direct result of activities designed for the benefit of the community.

The Relocation Consultant will execute the relocation plan after the detailed design has been completed and due diligence has been conducted. They will administer and lead relocation activities, including participating in community meetings, coordinating resident communication (including customizing and presenting relocation notices), assessing household relocation needs, procuring and supervising the selected professional moving company, providing advisory services for permanently and temporarily assigned households, and offering relocation consulting services throughout the project. All moving costs (both ways) will be covered by ECD, including all packing materials and storage costs during temporary relocation.

6. **Ensuring the Number of Returns**– ECD's mission includes providing quality homes for low- and moderate-income households. As previously stated, the redevelopment vision for the Skyland community is to increase housing supply and expand affordable housing by replacing an aging complex built in the 1930s with a higher-density, modern, amenity-rich, mixed-income, multifamily community with secured parking facilities. Skyland currently has zero accessible units and a high percentage of one-bedroom units (97%), which currently excludes family renters.



The planned redevelopment will introduce accessible units to the site as well as a mix of units for all family sizes.

The redeveloped community will also be built to National Green Building Standards and will feature green elements throughout, including Energy Star appliances, high-efficiency HVAC systems, heat pump hot water heaters, and solar hot water. Finally, using tax credits to finance the redevelopment will ultimately secure the affordability level for many years to come for current and future residents.

ECD is actively engaged and will continue to engage the residents to ensure they aren't priced out. This includes pressing all residents to complete income certification, providing support and education on this process, working with residents in rent arrears, and providing ample communication via community meetings, the Skyland Action Team (SAT), flyers, and the website. Also the phasing plan intends to keep as many residents as possible to increase the possibility of return.

For any residents who may relocate offsite, they will be tracked and receive regular updates on development progress and timing for lease-up. They will be contacted 2-3 months in advance of lease-up to confirm interest in returning and to coordinate the relocation back to their new units. ECD will work with the relocation coordinator to ensure that all residents' contact information is updated throughout the process, that current household data (e.g., household size) is accurate and updated, and that residents can confirm any unit preferences, as applicable, prior to returning. Tours of finished units will also be made available to residents to encourage their return to a brand-new unit.

7. **Potential Offsite Relocation** – The redevelopment and relocation will be completed in three phases (please see the exhibit slides for project phasing plan), thus minimizing the impact on residents and the community alike. This phased approach ensures a smooth transition for residents while maintaining affordable housing options throughout the redevelopment process. Our plan is to avoid relocating residents to offsite locations by creating vacancies through attrition. However, if ECD is unable to relocate residents within the Skyland community, the relocation specialist will work with residents to find comparable options within ECD or similar properties nearby that are decent, safe and sanitary. Currently, it is too early in the process to confirm availability for any offsite relocation because vacancies change over time. Any offsite units needed to support relocation efforts will be identified later in the process, several months prior to the start of any relocation.

We are excited about the opportunity to preserve, renovate, and sustain quality affordable housing. We welcome the opportunity to further respond to any questions or clarifications you may have.

Sincerely,

Shelynda Brown
Vice President of Real Estate
Enterprise Community Development



cc:

Jamila White, SMD 8A05

Chair, Advisory Neighborhood Commission 8A

Address: 2100-D Martin Luther King Jr. Avenue, SE Washington, DC 20020

The Move: Where do we go?

PHASE 1: Senior House Bldg. B + Multifamily Bldg. A

Residents from Buildings 22, 1, 2, 3, 4, 5, and 6 (7 buildings) will be vacated into units in Buildings 7-21. A total of 68 units will be temporarily relocated on-site. Construction of Phase 1 will take approximately 18-24 months, and the new multifamily building will deliver approximately 199 units and 41 units of Senior Housing (Building B).

Phase 2: Multifamily Bldg. C + Townhomes

All residents from Buildings 7-17 will move into the newly constructed Multifamily Building-1 or Senior Housing. Phase 2 construction of Multifamily Building C (176 units) and approximately 11 townhomes will be constructed. ECD and Winn Property Management will begin leasing the new Multifamily-C Building and selling the townhomes.

Phase 3: Townhomes

All residents from Buildings 18-21 (46 units) will move into the newly constructed Multifamily Building-A, Multifamily Building-C, or Senior House Building-B. Once Phase 3, which includes 17 townhomes, is complete, ECD will begin selling the new townhomes to interested current residents and others.











Building #	No. of Units
Four (4) (18 to 21)	46
Phase 3	

2338 Skyland Pl.
2340 Skyland Pl.
2342 Skyland Pl.
2344 Skyland Pl.
2346 Skyland Pl.
2348 Skyland Pl.

10
d Pl. 2309 Skyland Pl.
d Pl. 2311 Skyland Pl.
d Pl. 2313 Skyland Pl.
d Pl. 2315 Skyland Pl.
d Pl. 2317 Skyland Pl.
d Pl. 2319 Skyland Pl.
d Pl. 2321 Skyland Pl.

14
401 Good Hope Rd.
403 Good Hope Rd.
405 Good Hope Rd.
407 Good Hope Rd.
409 Good Hope Rd.
411 Good Hope Rd.

18
1 24th St.
3 24th St.
5 24th St.
7 24th St.
9 24th St.
11 24th St.
13 24th St.

SYMBOLS LEGEND	
SKYLAND BUILDINGS	
BOILER ROOMS	
STREETS & ALLEYS	
STEAM LINES (UPDATED)	
STEAM LINES (T.B.R.)	
RETURN LINES (UPDATED)	
RETURN LINES (T.B.R.)	
STEAM TRAPS (T.B.R.)	
STEAM TRAPS (UPDATED)	
CONDENSATION TANK	

Building #	No. of Units
Eleven (11) (7 to 17)	110
Phase 2	

Building #	No. of Units
Seven (7) (1 to 6, and, 22)	68
Phase 1	

PHASING IS ANCHORED BY THE EXISTING CONDITIONS

SITE PLAN: PROPOSED



KEY

- PROPERTY BOUNDARY
- A MULTI-FAMILY BUILDING
- B MULTI-FAMILY BUILDING
- C MULTI-FAMILY BUILDING
- TH TOWNHOMES
- 1 CENTRAL OPEN SPACE
- 2 MAIL PAVILION

Exiting Units	Proposed Units
68	240 (Apt.)
110	176 (Apts.) 11 (TH)
46	17 (TH)

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SKYLAND PLACE
Concept Design Package