

**Snapshot of Existing Brookland Manor Community, Tenant Relocation and Construction Phasing Plan, and Affordable Housing Program**

**Snapshot of Existing Brookland Manor Community**

As of September 9, 2016, Brookland Manor had 438 occupied apartment units. Ninety-eight percent of existing households at Brookland Manor are assisted with a Section 8 subsidy – either under the project based Section 8 Housing Assistance Payment contract or with a DCHA Housing Choice Voucher – and it should be noted that the resident portion of the rent will remain at 30% of household income (subject to a \$25 minimum) even as the existing apartments are replaced with modern, fully amenitized housing.

Block 7 of the Master Site Plan has sixty-four apartments in three existing buildings currently (all but one are 3BR and 4BR units). Block 7 is expected to be vacant in late 2017 prior to the commencement of construction. To date, the overwhelming majority of Block 7 residents have already been relocated to appropriate and comparable apartments on-site with moving and relocation costs covered by the Applicant – all as committed to in the Stage One PUD approval process. The breakdown of the remaining 471 units (excluding Block 7) is as follows with square footages based upon estimates from HUD appraisal studies:

**Brookland Manor Apartments (471 units excluding Block 7):**

<u>Unit Type</u>	<u>Number of Units</u>	<u>Avg. Square Footage</u>
1BR/1BA	279 (59%)	655 sf
2BR/1BA	46 (10%)	795 sf
3BR/1BA	45 (10%)	1,250 sf
4BR/2BA	80 (17%)	1,325 sf
5BR/2BA	21 (4%)	1,500 sf

The two new buildings that are being constructed in Phase 1 on Block 7 will have a unit mix and unit count approximately as follows, but it should be noted that the building and unit interiors have not been fully designed and there will certainly be changes:

**130-unit Family Building:**

<u>Unit Type</u>	<u>Number of Units</u>	<u>Range of Square Footage</u>
Studio	3 (2%)	500 Sf
1BR/1BA	58 (45%)	700-900 Sf
2BR/2BA	50 (38%)	980-1,370 Sf
3BR/2BA	19 (15%)	1,180-1,400 Sf

**200-unit Senior Building:**

<u>Unit Type</u>	<u>Number of Units</u>	<u>Range of Square Footage</u>
1BR/1BA	192 (96%)	570-700 Sf
2BR/2BA	8 (4%)	850 Sf

The Applicant expects that there will be approximately 415 occupied units at the time that the construction commences in early 2018. The Applicant notes that all tenant relocations for Phase 1 will have been completed prior to the commencement of construction and that there will be no need for extensive additional tenant relocations until the completion of Phase 1 of the project – estimated completion date of 3<sup>rd</sup> quarter 2019.

**Tenant Relocation and Construction Phasing Plan**

The project phasing plan and the tenant relocation plan are guided by the following priorities:

- Minimize construction impacts to the residents to ensure that a safe environment exists;
- Building out the project’s infrastructure in the most efficient manner possible; and
- Phasing the improvements in a way that maximizes the project’s ultimate success, including the construction of 373 deep affordable apartments in a revitalized community.

The Applicant commitments to ensure that each of the new buildings has at least 10% affordable units upon ultimate build-out of the approved Master Site Plan noting that there may need to be some balancing out (getting back down to 10% where it starts above that level) based upon construction phasing. The Applicant’s current plans do not contemplate off-site relocations during construction. If off site relocations are required, Applicant acknowledges it is responsible for the payment of any off-site relocation and return expenses upon the completion of the new buildings. The Applicant has paid for all relocation expenses associated with vacating the three residential buildings that currently stand in Block 7.

The current phasing plan for the PUD project calls for three phases of development detailed in the chart below:

<b>Phase</b>	<b>Units to be Built</b>	<b>New Unit % Affordable</b>	<b>Affordable Units in Phase</b>	<b>Total New Affordable Units</b>	<b>Total Existing Occupied Units</b>	<b>Total New Apartments</b>	<b>Total Units On Site</b>
0	N/A	N/A	N/A	N/A	415	N/A	415
1	330	80.3%	265	265	150	330	480
2A	569	37.3%	70	335	80	899	979
2B	262	32.1%	38	373	42	1161	1203
3	529	22.1%	0	373	0	1690	1690

*Note: This analysis assumes a starting point in 2018 using the estimated 415 units that will then be occupied. Note that 330 new units are being built in Phase 1- these units will be used to house existing residents primarily, but will also include new residents because of the goal of creating a mixed income community. Replacement housing is being built in the early phases to facilitate the tenant relocation plan, but it should be noted that future market and phasing considerations will impact the final tenant relocation plan. Due to phasing considerations and the need to demolish existing buildings to facilitate the construction of new buildings, Phases 1, 2A and 2B may start out with more than 10% affordable housing and some of these residents may ultimately be relocated to Phase 3's new buildings once those are constructed.*

Below is a similar chart outlining the phasing and affordability plan of the for-sale housing units to consist of a mix of “two over two” and townhouse units. Ten percent of the homes will be set aside for affordable homeowners.

<b>Phase</b>	<b>For Sale Units</b>	<b>Number of Affordable</b>
2A	0	0
2B	72	7
3	14	1
Total	86	8

A site plan depicting these phases of development is attached.

**Phase 1 – Development of Block 7**

The Phase 1 development plan is described in the Stage 2 PUD Application. It includes the construction of 330 new units of housing where only 64 units exist today. The 200 unit senior building will be 100% affordable and the 130 unit multi-family building will have up to 65 affordable units on a temporary basis until other phases are built-out. The Applicant expects that 25 units (19%) will be permanently affordable in this building.

**Phase 2A – Development of Blocks 2 & 3**

Completion of the Block 7 buildings will vacate up to 265 units in the existing buildings. The existing buildings which are located on what will become Blocks 2 and 3 have a total of 142 units. For those not relocating to the senior building or the multi-family building on Block 7, the Applicant will relocate those residents at the Applicant’s expense to a comparable unit on the property. On site relocations will vacate all existing units in Blocks 2 and 3 to permit new construction. This phase will contain 569 apartments, including 70 affordable units. At completion of this Phase 2A, up to 335 of the 373 existing affordable units will have been replaced with modern units.

### **Phase 2B – Development of Blocks 5, 6 and 8**

The existing Brookland Manor buildings located on future Blocks 5, 6, and 8 contain 184 apartments. All existing residents in this phase will be relocated elsewhere on the site to permit construction – this could include the senior citizen building in Phase 1, the multi-family building in Phase 1, the multi-family building in Phase 2A, or any of the existing vintage buildings in Phase 3. Again, relocations will be done at the Applicant’s expense with all relocations to a comparable or better unit. Phase 2B will contain 262 apartments and 72 townhouses. At the completion of Phase 2B, the expectation is that all 373 Section 8 affordable residents will be housed in new construction.

### **Phase 3 – Development of Blocks 1 and 4**

This final phase will contain a total of 543 units, 529 apartments and fourteen townhouses. Once the final 543 units are built, there will be on-site locations to achieve the minimum 10% affordability levels in all buildings. Affordable units will need to be relocated from the Phases 1, 2A and 2B buildings to the Phase 3 buildings.

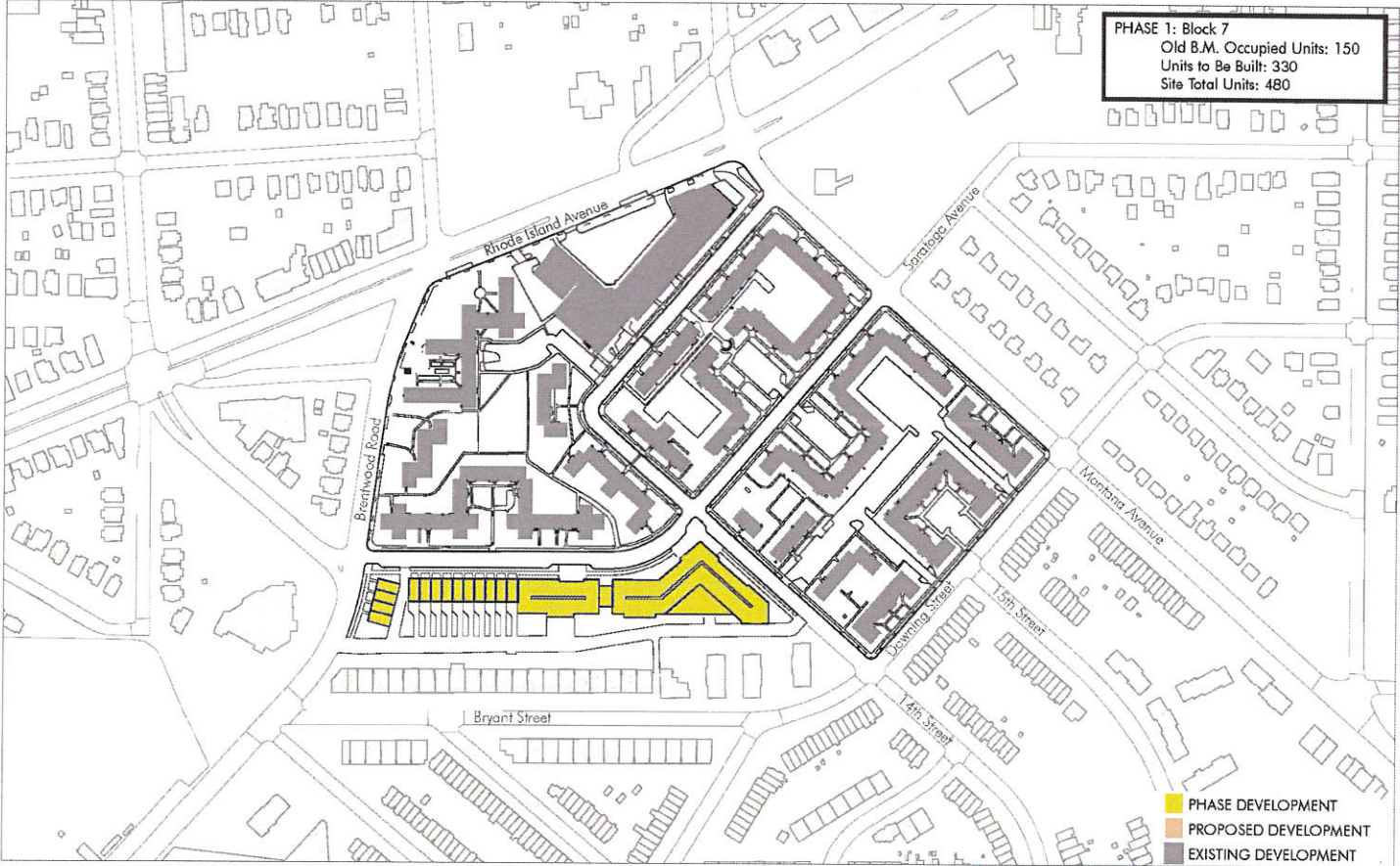
# BROOKLAND MANOR PHASING STUDIES

SEPTEMBER 2016

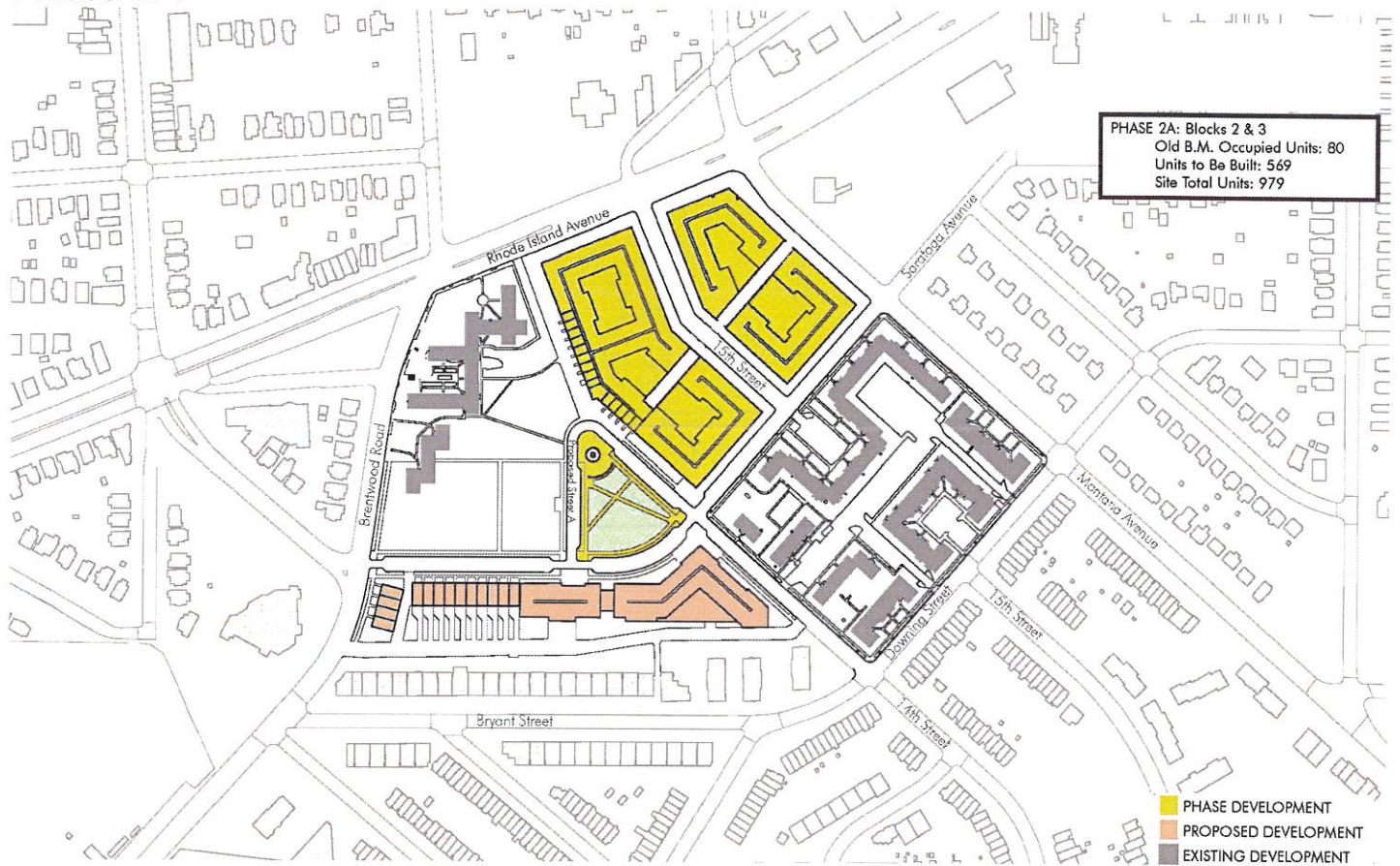


BROOKLAND MANOR:  
September 2016

# Phase 1



# Phase 2A

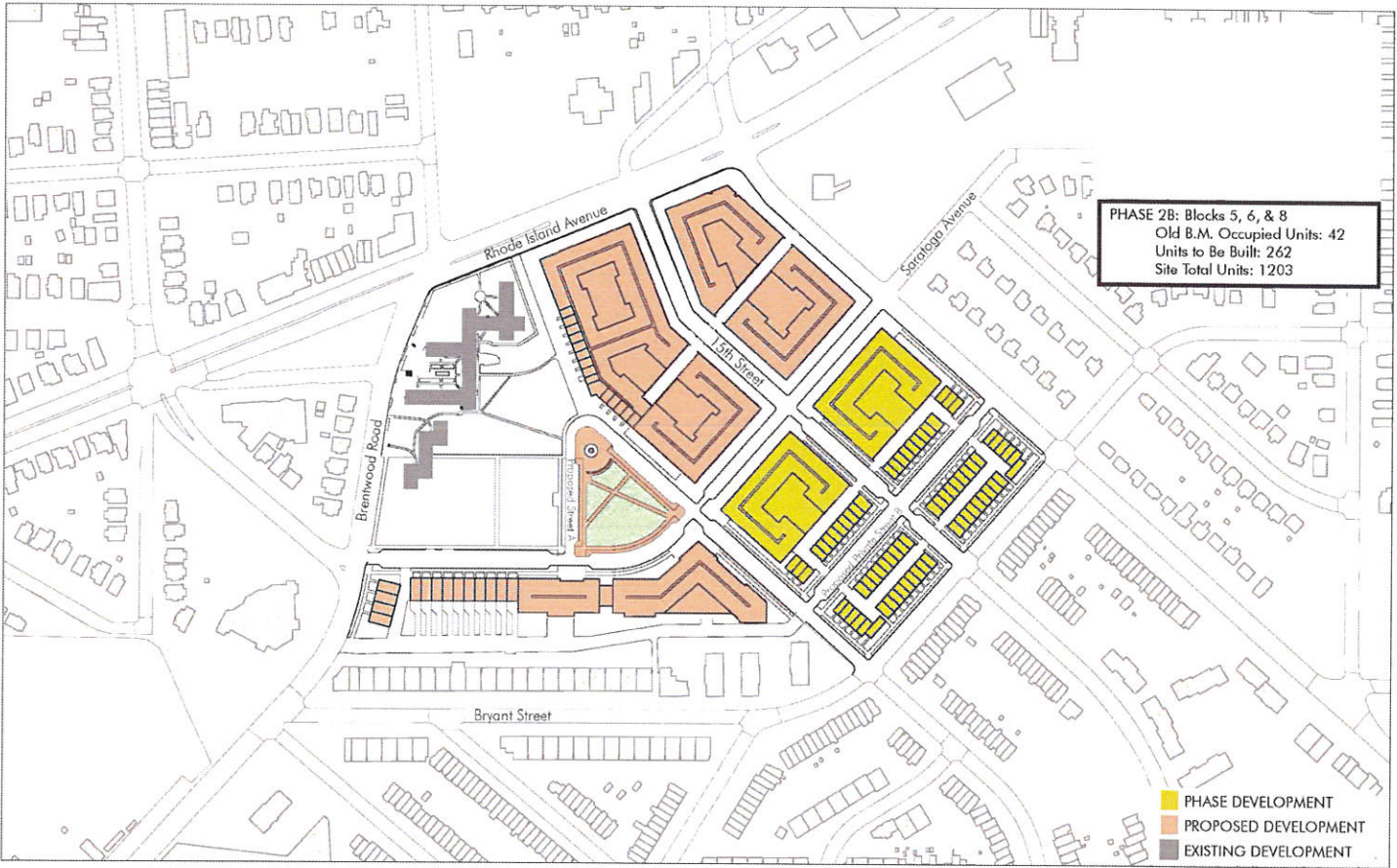


PHASE 2A: Blocks 2 & 3  
 Old B.M. Occupied Units: 80  
 Units to Be Built: 569  
 Site Total Units: 979

- PHASE DEVELOPMENT
- PROPOSED DEVELOPMENT
- EXISTING DEVELOPMENT



# Phase 2B



PHASE 2B: Blocks 5, 6, & 8  
Old B.M. Occupied Units: 42  
Units to Be Built: 262  
Site Total Units: 1203

- PHASE DEVELOPMENT
- PROPOSED DEVELOPMENT
- EXISTING DEVELOPMENT



### Phase 3

