

**New Brentwood Village –**  
**Snapshot of Existing Brookland Manor Community, Tenant Relocation and**  
**Construction Phasing Plan**

**Snapshot of Existing Brookland Manor Community**

As of April 8, 2015, Brookland Manor included 491 units occupied by leaseholders. An additional nine units are used for management offices (3 units), District of Columbia Police Officer courtesy officers (3 units), and employee quarters (3 units) that are all under management ownership control. The breakdown of the current unit mix is as follows with the square footages based upon estimates from HUD appraisal studies:

<u>Unit Type</u>	<u>Number of Units</u>	<u>Ave. Square Footage</u>
1BR/1BA	280	655 sf
2BR/1BA	46	795 sf
3BR/1BA	75	1,250 sf
4BR/2BA	113	1,325 sf
5BR/2BA	21	1,500 sf

The Applicant expects that there will be 424 occupied units at the time that the redevelopment commences in 2018. The expected turnover of 67 units from 491 occupied units (as of 4/8/15) to 424 (as of 1/1/18) will come from normal turnover, and is based on historic turnover results. Historically, 78 units turned over in 2012, 79 in 2013, and 47 in 2014.

**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 creation of 373 new affordable apartments in a revitalized community.

As construction progresses, most existing households will be relocated on site once prior to moving into a new building. A few families may have to be relocated twice as dictated by available accommodations and construction scheduling. The commitment is to ensure that each of the new buildings has at least 10% affordable units noting that there may need to be some right-sizing (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. However, 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 current phasing plan for the Planned Unit Development project calls for three phases of development as set forth in the chart below:<sup>2</sup>

Phase	Units to be Built	New Unit % Affordable	Affordable in phase	New Affordable	Total Existing Occupied Units	Total New Apartments	Total Units On Site
0	N/A	N/A	N/A	N/A	424	N/A	424
1	286	73.1%	209	209	215	286	501
2A	569	32.7%	71	280	127	855	982
2B	262	31.0%	66	346	44	1117	1161
3	529	22.7%	27	373	0	1646	1646

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.

Phase	For Sale Units	Number of Affordable
1	28	3
2A	0	0
2B	72	7
3	14	1
Total	114	11

A site plan depicting these phases of development is attached.

### Phase 1 – Development of Block 7

Phase 1 will include the development of a 200 unit senior citizen (limited to residents aged 62+) building and twenty-eight townhouses in Block 7. There will also be a smaller 86 unit market rate building that will assist with tenant relocations. The senior citizen building in Phase 1 will

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<sup>2</sup> This analysis assumes a starting point in 2018 using occupied units only, as described above. Due to phasing considerations and the need to demolish existing buildings to facilitate the construction of new buildings, Phases 2A and 2B may start out with more than 10% affordability and ultimately some of these residents may ultimately be relocated to Phase 3’s new buildings once those are constructed.



consist of approximately 185 1BR apartments and fifteen 2BR apartments. The twenty-eight townhouses in Phase 1 will be either “two over two” or townhome units

In order to construct a new senior citizen building and to manage the relocation of existing tenants on-site, the existing buildings must have vacancy and that vacancy in turn needs to be concentrated. Block 7 is the chosen location for the senior citizen building because it is in a central location, is proximate to the community green, and the parcel that will house the senior citizen building currently only has three buildings with 64 units.

The Applicant anticipates that Block 7’s three existing buildings will be vacant when construction starts in early 2018 with all of those residents relocated at ownership expense to an appropriate home on the property.

The Block 7 multifamily buildings are scheduled for completion in 2019, and at that point approximately 286 apartments will be available as a relocation source (compared with the 64 units that currently occupy Block 7’s three buildings). As of November 2014, 163 households in Brookland Manor had one or more members over 62 years of age, and the bulk of those households will be relocated to the new senior citizen building. Several more households will be added to the 62+ age cohort over the next 5 years. The senior citizen building will be substantially occupied by existing residents of Brookland Manor.

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

Completion of the Block 7 buildings will vacate 209+ units in the existing buildings. The existing buildings which are located on what will become Blocks 2 and 3 in a total of 142 units of which a smaller number will be occupied at the start of construction in 2019 (as many of the residents aged 62+ currently reside in buildings which are located on Blocks 2 and 3 and will have since been relocated to the new senior citizen building). For those not relocating to the senior building, the Applicant will relocate those residents at the Applicant’s expense to a comparable unit on the property. On site relocations will clear all existing units in these blocks to permit construction. This phase will contain 569 apartments, including 71 affordable units. At completion of this Phase 2A, 280 of the 373 affordable units will have been replaced with new 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 buildings in Phase 2A, or any of the existing buildings in Phase 3. Again, relocations will be done at the Applicant’s expense with relocations to a comparable unit. Phase 2B will contain 262 apartments and 72 townhouses. As many as 66 of the 262 units will be reserved as affordable units when these buildings are constructed as this will need to be an affordable

relocation source of housing until the Phase 3 buildings are delivered. At the completion of this phase, 346 of the 373 affordable units will have been replaced with new units.

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

This final phase will contain a total of 543 units, 529 apartments and fourteen townhouses. Of the final 543 units, 27 affordable units will be completed, bringing the total number of affordable units to 373. It is important to note that in order to achieve the minimum 10% affordability levels in these buildings, affordable units will need to be relocated from the Phase 2A and 2B buildings to the Phase 3 buildings.



# BROOKLAND MANOR PHASING STUDIES

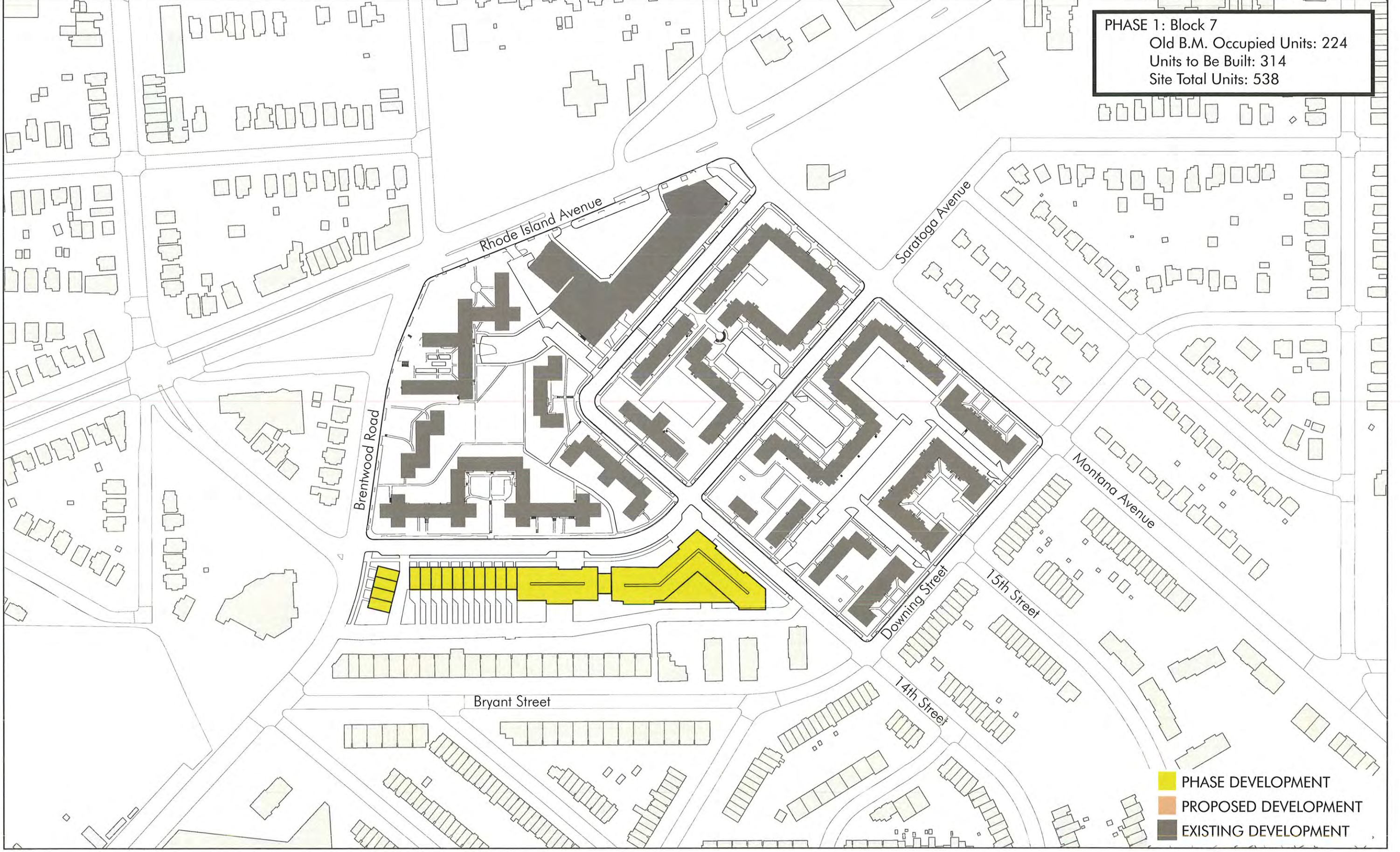
APRIL 2015



PHASING STUDIES

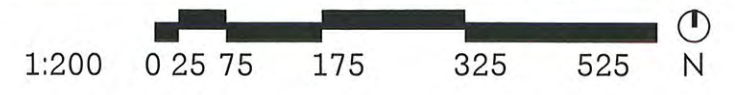


# Phase 1



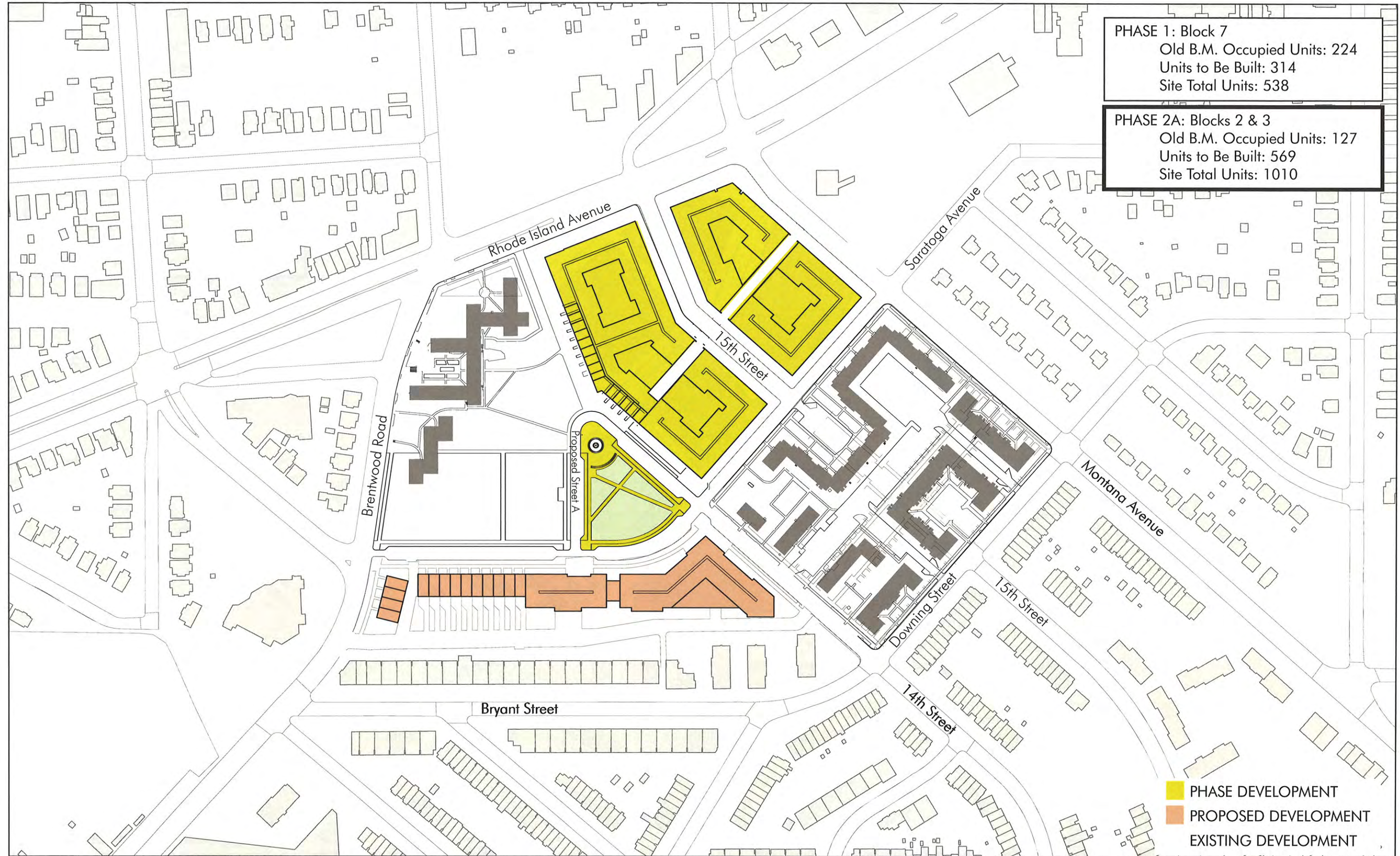
PHASE 1: Block 7  
 Old B.M. Occupied Units: 224  
 Units to Be Built: 314  
 Site Total Units: 538

- PHASE DEVELOPMENT
- PROPOSED DEVELOPMENT
- EXISTING DEVELOPMENT



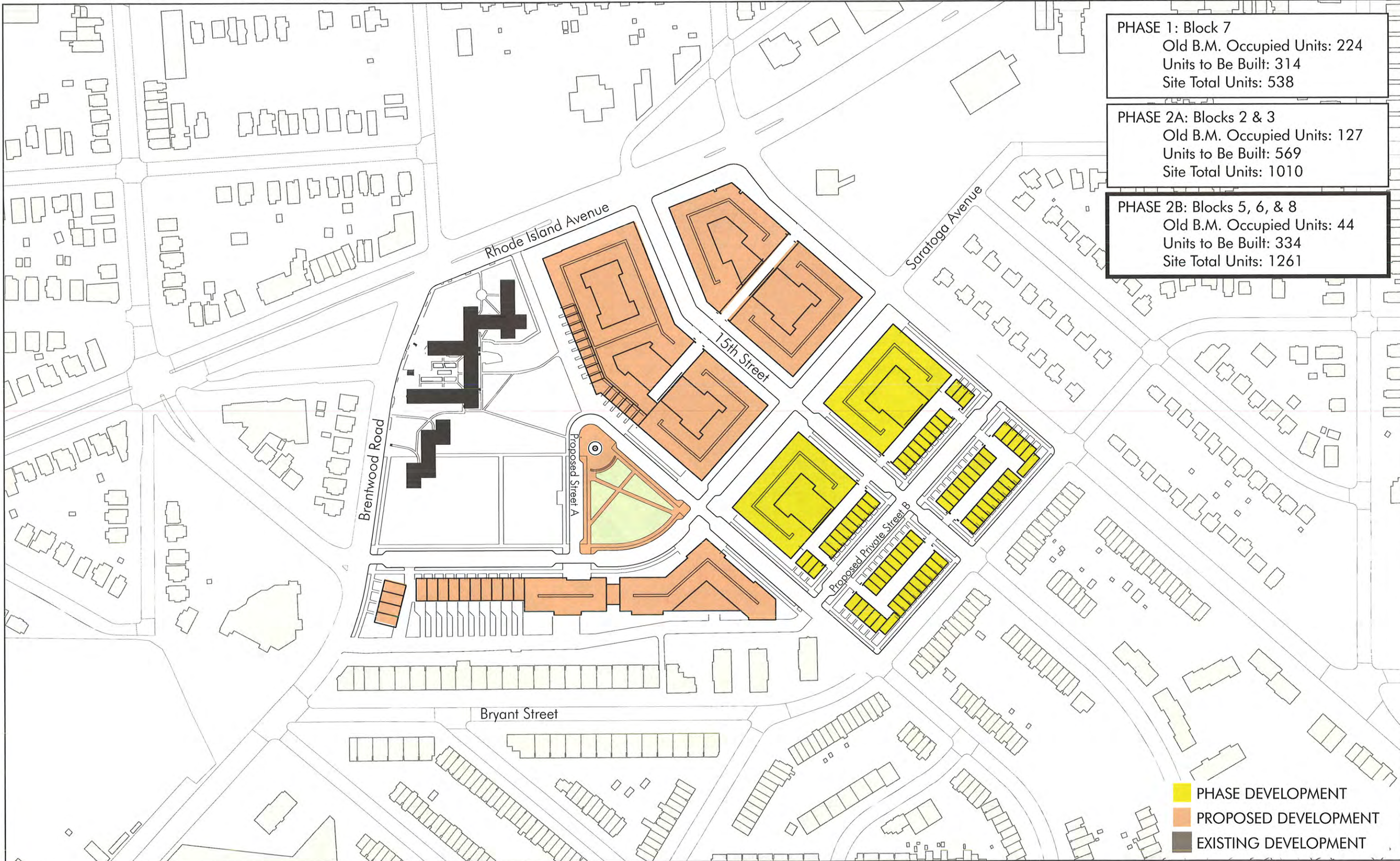


# Phase 2A



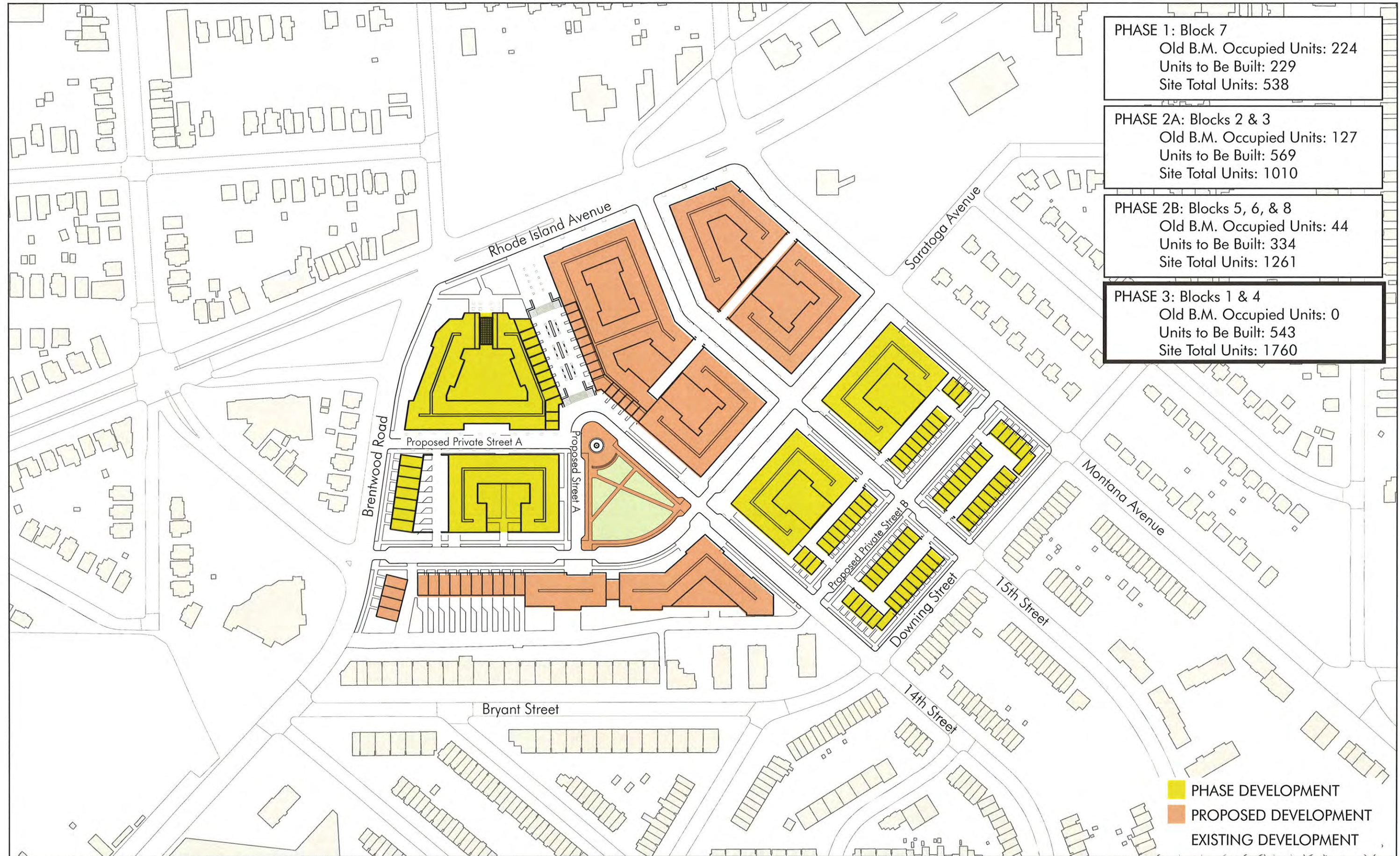


# Phase 2B





# Phase 3



<p><b>PHASE 1: Block 7</b>          Old B.M. Occupied Units: 224          Units to Be Built: 229          Site Total Units: 538</p>
<p><b>PHASE 2A: Blocks 2 &amp; 3</b>          Old B.M. Occupied Units: 127          Units to Be Built: 569          Site Total Units: 1010</p>
<p><b>PHASE 2B: Blocks 5, 6, &amp; 8</b>          Old B.M. Occupied Units: 44          Units to Be Built: 334          Site Total Units: 1261</p>
<p><b>PHASE 3: Blocks 1 &amp; 4</b>          Old B.M. Occupied Units: 0          Units to Be Built: 543          Site Total Units: 1760</p>

■ PHASE DEVELOPMENT  
■ PROPOSED DEVELOPMENT  
■ EXISTING DEVELOPMENT