

Hello my name is Minnie Elliott,

I am a long time resident of 25 years at Brookland Manor/Brentwood Village Apartments community. I am also the President of The Brookland Manor/Brentwood Village Residents Association (BMBVRA). I am here to talk about the lack of family friendliness in the new Brookland Manor/Brentwood Village development plans, the exclusionary absence of the community while planning the redevelopment, the misuse of the word affordable and relocation of residents.

First, there is a lack of family friendliness in the new Brentwood Village development plans. Understanding that the plans are in their preliminary stages there has been no transparency in the development of a playground, community center, pool or even job training to give residents the opportunity of employment so they actively participate in the redevelopment of Brookland Manor/ Brentwood Village. As a community we take pride in and also rely on the programs and centers to enrich us as a whole.

Second, there is an exclusionary absence of the community while planning the redevelopment of Brookland Manor/ Brentwood Village. While it is at the best interest of the developer to make Brookland Manor/ Brentwood Village more appealing to future residents the request, input and best interest of current residents seem to be placed on the back burner. Many current residents are housing multigenerational households who will suffer due to the reduction in the amount of 3 bedroom units and the elimination of 4 and 5 bedroom unit apartments. Many families in multigenerational households live together not because they want to but because their income restricts them to that. Under the current mortgage with the Housing and Urban Development (HUD) there 535 units of which approximately 75 units are 3 bedroom and 134 bedroom units are 4 and 5 bedrooms.

Proposal under the new development will contain 2200 units of which Mid-City commits 20 percent which translates to 440 units; already a reduction of 95 units. Since our last meeting with Mid-City on February 25th the new commitment number has changed to 424 bringing the total reduction in units by 111. Another factor which supports the unfriendliness to the current families are that 200 of the 424 units are committed exclusively to the senior apartment building. Under the current HUD mortgage contract 373 represents a continuation of project-based Section 8 contract and 67 units "will accept vouchers". We are concerned about this effective reduction in affordable units planned for the new development. While we appreciated that the 373-unit Section 8 contract will be preserved, we are concerned that the 162 units currently covered by the mortgage will be unaffordable to low, very low, and extremely low income tenants, given the much higher rents projected for the remainder of the 2200 units. The 67 units that "will accept vouchers" give us no comfort, given that every unit in the District must accept vouchers. If you mean that the rents in only 67 of the remaining 1827 units will be within the limits allowable for vouchers, then we are further concerned that

the majority of the 142 tenants under the DCHA Voucher contract and 20 market rate renters at Brookland Manor/Brentwood Village Apartment community will be priced out of the new development.

Third, there has been a misconception of what the word "affordable" means in the Brookland Manor/ Brentwood Village community. While developers and people who dwell on the outside of this community may define affordable as the Average Medium Income (AMI) this community is composed of people who make less than that and who also depend on living assistance to cover overhead expenses.

Below is stats from 2012 for the Washington, DC area median income - Income limits and rent limits as listed by HUD

Affordable Housing Criteria is based on home income
Extremely Low Income 0-30% \$22,600
Very Low Income 31-50% 37,650
Low Income 51-80% \$49,200

Lastly, the relocation of residents has yet to be determined. This step in relocating residents is the most crucial since it will change family routines, negatively alter the cost of transportation and possibly inconvenience education for children due to relocation.

As a result, the proposed development plans that have been presented is not supporting Brookland Manor/Brentwood Village as a community, but instead as a new development for future residents. The new and improved Brookland Manor/ Brentwood Village should include the family friendly aspect of community such as playgrounds, recreational centers and enrichment programs; things that will better us as a community. It should also include the ideas and input of current residents who actually know what the community is lacking. Lastly the term affordable, needs to be transparent between developers and current residents when dealing with something as critical as uprooting homes. Not knowing whether the current tenants will definitely be able return to homes that are affordable or will they be priced out because they will no longer be able to afford to stay.

In closing, I hope we are all receiving of this new development plan for a better Brookland Manor/ Brentwood Village who welcomes all people from different income brackets, races, ages and ethnicities to include housing for the very below income residents.