

Ms. Minnie Elliott
1345 Saratoga Ave NE
Apt #3
Washington, DC 20018

RECEIVED
D.C. OFFICE OF ZONING
2014 DEC 10 PM 2:22

December 8, 2014

Sara Benjamin Bardin
Office of Zoning, Government of the District of Columbia
One Judiciary Square
441 4th Street NW
Suite 200S
Washington, DC 20001

Dear Sara Benjamin Bardin,

I write to inform you about the plans of Mid-City Financial (“Mid-City”) to redevelop the Brookland Manor Apartments (“Brookland Manor”), to explain that Mid-City Financial has not sufficiently addressed the goals of the residents of Brookland Manor in their plans, and to ask you to work with the Brookland Manor/Brentwood Village Residents Association (“Residents Association”) as it responds to the plans for redevelopment.

On July 10, 2014, representatives of Mid-City met with the Board Members of the Residents Association. During this meeting, Mid-City explained that they intended to submit a Planned Unit Development (“PUD”) application to redevelop the Brookland Manor Apartments into a combination of commercial and high-density, mixed-income residential property. On July 17, 2014, Mid-City held a meeting for the Brookland Manor tenants during which we were told about the plans for the PUD application and asked about the commercial space and the facilities they hoped would be at the property. On September 9, 2014, Mid-City once again met with the Board Members of the Residents Association, however, Mid-City still did not provide details about the PUD application, the plans for redevelopment, or the impact it would have on current tenants.

On September 25, 2014, the Residents Association met to approve its list of priorities and goals for the proposed PUD application or any other plans for redevelopment of Brookland Manor (enclosed). The Residents Association mailed this list and an explanatory cover letter on October 2 to Mid-City (see enclosed), Councilmembers, and ANC 5C04, ANC 5C05 and ANC 5C06 Commissioners.

On November 19, 2014, Mid-City responded to the Residents Association’s October 2, 2014 letter and list of priorities and goals. According to the letter from Mid-City to the Brookland Manor Residents Association (see enclosed), the new development will contain up to 2,200 units, 440 of which would be “affordable.” Of those affordable units, 373 represent a continuation of the current project-based Section 8 contract. According to Mid-City, the 67 remaining affordable units “will accept vouchers.” Based on the letter, only 373 of the current 535 affordable units would be guaranteed preservation in the new development: a planned reduction of 162 units. The 373 Section 8 units in the new development would be divided between a 200-unit senior building and 173 units spread over other buildings. Mid-City states that the new development will have no apartments larger than three bedrooms; 134 Brookland Manor families currently live in 4 and 5 bedroom units. Mid-City plans to reduce the number of 3 bedroom units in the new development; there are currently 75 at Brookland Manor. Mid-City’s rationale for the elimination of 4 and 5 bedroom units

ZONING COMMISSION
District of Columbia
CASE NO.14-18
EXHIBIT NO.13

for large families is that “it is not an ideal housing type for larger families and there are adverse impacts on the remainder of the community ”

For those families in 3, 4, and 5 bedroom units that would not be able to be rehoused in apartments in the proposed development, Mid-City states that they will work with various government and private organizations to prepare them for homeownership opportunities in newly built townhouses or provide vouchers to find housing elsewhere. Given that these families have to meet low-income guidelines to live in their current apartments, we are concerned that Mid-City has not thought through nor consulted with the referenced organizations adequately regarding the house pricing and mortgage affordability hurdles that tenants might face. We worry that these vague assurances mask intent to eliminate large, low-income families from the new development and the community As we have seen—and the *Washington Post* and *CityPaper* have reported—with the PUD plans at Temple Courts and other New Communities (or similar) developments, promises to the residents and communities to maintain affordability, retain and rehouse current residents, and foster homeownership have consistently failed in their implementation. We have learned from the PUD process at Barry Farms that we must engage early on to have significant influence in any plans for the future of our community

The Residents Association is very concerned that Mid-City has represented to the press, the Zoning Commission, and the Office of Planning that they have community support for these plans At the Zoning Commission’s November 24, 2014 meeting, multiple commissioners expressed concern that Mid-City had given no proof for their assertions of community support Multiple commissioners also noted their desire for there to be at least a one-for-one replacement of affordable units at the property Based on the questions asked by the commissioners, we wonder if they had been provided the affordability details contained in Mid-City’s November 19 letter to the Residents Association

These plans to eliminate 162 guaranteed affordable units and to eliminate apartments for large families are in direct opposition to the goals expressed in our October 2 letter to Mid-City and represent a refusal to consider input from the residents of Brookland Manor. Until Mid-City sits down to negotiate the future of Brookland Manor with its residents, they will not have the support of the people most directly affected by this proposed PUD.

We ask that you review the enclosed list of priorities and goals, which, we believe, are essential to ensuring that Brookland Manor remains a place that is affordable and welcoming to current and future tenants The Board Members of the Residents Association also request to meet with you to discuss our concerns and possible options for moving forward together To arrange a meeting, please contact me, Minnie Elliott, at (202) 299-6647.

Thank you. I look forward to hearing from you soon

Sincerely,



Minnie Elliott
President
Brookland Manor/Brentwood Village Residents Association

enclosures

Brookland Manor Residents Association Priorities and Goals for proposed PUD

The members and allies of this Tenants Association care deeply about the vibrancy, success, and improvement of our Brookland Manor community. However, we have serious concerns about the proposed Planned Unit Development (PUD) that would result in the demolition of Brookland Manor. The current PUD does not adequately address the adverse effects it will have on the lives of the tenants who currently live on the redevelopment site and who fear permanent displacement. It also does not demonstrate any commitment by the developers to maintain the Housing Assistance Program contracts for 373 units and the protected affordability on the other 162 units at Brookland Manor. Furthermore, tenants do not believe that the housing provider has sufficiently engaged the tenants concerning the process and that the PUD application should be postponed until the tenants have been adequately engaged and included in any plans for redevelopment. Additionally, meaningful and substantial public benefits for our community have not been proposed. Moreover, the Tenants Association is expressly interested in pursuing any and all legal rights pertaining to redevelopment, specifically the option around possible tenant purchase. Finally, the Tenants Association cannot and will not support the PUD without the following concerns being addressed

- 1 **Build First** – To minimize the relocation of tenants offsite, demolition of current units and construction of new units will occur in phases so that tenants can be relocated onsite, as much as possible
2. **Absolute Right to Return** – All current tenants of Brookland Manor should have an absolute right to return to the redeveloped residential buildings once they are completed. Current tenants should not be re-screened and should be assured comparable units, adequate security, and any amenities that market-rate renters will receive in the new buildings
- 3 **Stable, Affordable Rent** – Current tenants should be able to continue paying their current rent levels and should continue to pay predictable annual increases, mirroring D C rent control, throughout the length of their relocation and tenancies at the new building.
- 4 **Relocation Planning and Assistance** – The Tenants Association does not foresee a need for relocation during any redevelopment of Brookland Manor. However, if relocation is necessary, current tenants should receive assistance in identifying comparable, nearby, affordable apartments during the time that they must be temporarily relocated, moving expenses from and back to the property should be provided, and the differences between their current and relocation rents and inconvenience costs should be provided
- 5 **Contingency Planning** – A plan should be in place to address possible development delays or changes in the development plan that would impact the returning residents, including penalties for deliberate or foreseeable harm to the returning residents
- 6 **Long-term Affordable Units** – The Tenants Association supports a plan that substantially broadens and strengthens existing affordability on the redevelopment site, including but not limited to the preservation of the Housing Assistance Program contract (373 units), the preservation of guaranteed affordability on 162 units for residents making at or below 30% of the Area Median Income, and the creation of additional units in the redeveloped residential buildings as permanently affordable for low-income D C. residents
- 7 **Family-Friendly Units** – Affordable units in the new buildings should reflect the mix of unit sizes (including 3, 4, and 5-bedroom units) that currently exist at Brookland Manor to guarantee that our community remains accessible to families with children
- 8 **Meaningful Public Benefits and Community Resources** – The redevelopment plan should include robust public benefits, including but not limited to. (1) Community facilities for families, children, and seniors. These facilities should provide computer labs, trainings programs (literacy, GED, budgeting, etc), daycare and aftercare facilities for children, (2) Homeownership opportunities (either single-family or co-op) for tenants and local residents, (3) Retail shops and a grocery store, (4) Training programs to prepare residents for construction jobs and 10% of all construction jobs reserved for tenants and local residents, and (5) ongoing financial support of the activities of the Residents Association

Ms. Minnie Elliot
1345 Saratoga Ave NE
Apt #3
Washington, DC 20018

October 2, 2014

Michael Meers
20316 Seneca Meadows Parkway
Germantown, Maryland 20876

Dear Michael Meers,

I write on behalf of the Brookland Manor/Brentwood Village Residents Association (“Residents Association”) to respond to the plans of Mid-City Financial (“Mid-City”) to redevelop the Brookland Manor Apartments (“Brookland Manor”). Despite, Mid-City Financial’s meeting with the Board Members of the Residents Association and the tenants of Brookland Manor, we do not believe that Mid City has sufficiently engaged tenants of Brookland Manor about their plans for redevelopment. Enclosed is a list of the priorities and goals of the Residents Association pertaining to any plans for redevelopment of Brookland Manor.

If you recall, on July 10, 2014 representatives of Mid-City and Justice and Sustainability Associates (“JSA”) met with me and the other Board Members of the Residents Association. During this meeting, Mid-City explained that they intend to submit a Planned Unit Development (“PUD”) application to redevelop the Brookland Manor Apartments into a combination of commercial and high-density, mixed-income residential property. On July 17, 2014, Mid-City and JSA held a meeting for the Brookland Manor tenants during which tenants were told about the plans for the PUD application and were asked about the commercial space and the facilities they hoped would be at the property. On September 9, 2014, Mid-City once again met with me and the other Board Members of the Residents Association, however Mid-City was still unable to provide details about the PUD application, the plans for redevelopment, or the impact it will have on current tenants. To my knowledge, this has been the extent of Mid-City’s engagement with the tenants and, I believe, this is not sufficient for tenants to be informed about the plans for redevelopment.

Mid-City has not provided substantial information about the plans for redevelopment despite being asked by the Board Members of the Residents Association and tenants of Brookland Manor. The questions Mid-City has not answered include, but are not limited to, the following. 1) Will the current tenants of Brookland Manor have the absolute right to return to the property once the redevelopment is complete? 2) How and to where will tenants be relocated? 3) To what extent will the property remain affordable? 4) What, if any, type of affordability will be available? Even though Mid-City has provided some information to the reporters of the City Paper and the Washington Business Journal as made clear in the October 1, 2014 articles, Mid-City has not provided a clear, detailed plan for redevelopment of the property to the tenants of Brookland Manor. Many tenants asked these and other questions during the meeting on July 17, 2014, but no substantial answers were provided and, to date, no answers have been given.

Without more information and engagement with tenants, I do not believe the tenants are able to make an informed decision about whether or not to support Mid-City's plans for redevelopment.

On September 25, 2014, the Residents Association met to approve a list of concerns, priorities, and goals for the proposed PUD application or any other plans for redevelopment of Brookland Manor (enclosed). This list is not exhaustive, but details the matters which must be addressed before the tenants can make an informed decision regarding any plans for redevelopment. We ask that you review the enclosed list of priorities and goals which, we believe, are essential to ensuring that Brookland Manor remains a place that is affordable and welcoming to current and future tenants. We also ask that you or another representative of Mid-City Financial respond to each of the listed priorities in writing explaining whether or not the redevelopment plans address these concerns and how.

If you have any questions, you feel free to contact me, Minnie Elliott, at (202) 299-6647.

Thank you. I look forward to hearing from you soon.

Sincerely,

Ms. Minnie Elliott
President
Brookland Manor/Brentwood Village Residents Association

enclosure

MID-CITY FINANCIAL CORPORATION

20316 Seneca Meadows Parkway
Germantown, Maryland 20876 ♦ 301/562-1600 Fax 301/562-1662

Via US Mail

November 19, 2014

Ms. Minnie Elliott
Brookland Manor/Brentwood Village Residents Association
1345 Saratoga Avenue, N.E., Apartment #3
Washington, DC 20018

Dear Ms. Elliott:

I write in regards to your letter dated October 2, 2014 and have separately attached a response to the questions, priorities and goals raised by the Residents Association in connection with the proposed Stage One Planned Unit Development Application for Brookland Manor Apartments and the Brentwood Village Shopping Center.

The redevelopment of Brookland Manor into a vibrant mixed income community with the preservation of affordable housing is the fulfillment of the long-time dream of Eugene F. Ford Sr. and will serve as a legacy to his half century commitment to affordable housing in the District of Columbia.

The redeveloped Brookland Manor will contain as many as 2,200 apartment and townhouse homes, 440 (20%) of which are reserved for lower income residents (a large percentage of which will be seniors). In addition, there will be 200,000 square feet of commercial space, which we anticipate will include a major full service grocery store, and other neighborhood retail and commercial uses that the community will benefit from. The renewed community will include Family Apartments, Elderly Apartments, For Sale Townhomes, significant commercial spaces, and a Community Green. Each of the planned apartment buildings will have internal amenities such as community rooms, business centers, and other educational/recreational spaces for the benefit of all residents. (We expect that the Residents Association will be actively involved in the design of the buildings and related amenities when we get to the Stage Two PUD process.)

The development plan for Brookland Manor sets aside 20% of the total number of dwelling units (some 440 apartments) for affordable housing, which is twice the District of Columbia's Inclusionary Zoning ("IZ") standard for affordable housing levels in new housing projects in these zones. Moreover, we are working with HUD to retain and extend the Section 8 contract to ensure that our affordability commitment is met with the current residents of Brookland Manor. As you know, the Section 8 contract covers 373 apartment homes and the rents for those units

Page 2

are set at 30% of family income. Not only is our commitment to affordable housing twice the Inclusionary Zoning standard, but we expect to meet the commitment with deeper affordability than what is provided for with IZ (i.e. 50% & 80% AMI). In addition, townhomes will be available for purchase as affordable workforce housing in the for sale component of the renewed property and we will work to ensure that existing residents are prepared and prioritized for those opportunities.

As with any redevelopment of this scope, existing residents will be relocated either on or off site as the construction may require. Significantly, the costs of relocation will be covered by Brookland Manor. It is important to us that existing residents remain as part of the revitalized larger community.

We believe that the redeveloped Brookland Manor will be a fitting legacy to the life's work of Eugene Ford Sr. to provide the best available affordable housing in the District of Columbia.

As you will note in the attached responses, Mid-City's housing, people, and neighborhood objectives are largely aligned with those of the Residents Association. Once you have had an opportunity to review the responses with your colleagues, we would like to set up a meeting to discuss our collective goals for creating a vibrant, revitalized community.

Thank you for your consideration and all that you do to make the Brookland Manor community better.

Best Regards,



Michael S. Meers
EVP, Mid-City Financial Corporation
(301) 562-1669

Enclosure

**Brookland Manor Residents Association
Questions from Letter dated October 2, 2014**

1) Will the current tenants of Brookland Manor have the absolute right to return to the property once the redevelopment is complete?

All residents presently in one and two bedroom apartments will have a right to return to the property assuming that they remain in good standing with their lease obligations, HUD Standards for HUD Section 8 Assisted apartments and Voucher Standards for apartments where the resident holds a voucher, including all related annual recertification provisions. This includes residents who are under repayment agreements. All lease compliant residents will be notified of unit availability and given the opportunity to return.

Fewer than the current number of three bedroom apartments will be constructed, so not all current three bedroom residents will be able to remain in three bedroom units. There will be no four and five bedroom apartments constructed in the redeveloped buildings. As the planning process unfolds, individual meetings will be scheduled with residents in early 2016 for all residents in order to evaluate their individual preferences and needs. Our objective will be to assist large families that currently reside in four and five bedroom apartments by preparing them for homeownership opportunities in the new townhomes. Supportive homeownership programs offered by HUD, DCHA, DHCD, and private advisory groups will be utilized for this purpose. Alternatively, qualified multigenerational families will be relocated into two smaller apartments while other families will receive vouchers to assist them in relocating to other neighborhoods of choice.

2) How and to where will tenants be relocated?

The first building to be constructed in the redevelopment will be an approximately 200 apartment, senior (62+) building. We anticipate that this building will be 100% occupied by HUD project based Section 8 residents. Leading up to the construction of the new senior (62+) building, we will concentrate all of the property's vacancy on this part of Brookland Manor to allow the existing buildings to be demolished. This will require us to relocate those residents in other buildings on the Brookland Manor site. Our goal is to relocate residents on site, however, as the phasing of new construction accelerates, we may not be able to relocate all residents on site while the later buildings are finished. We have consulted with HUD and anticipate being able to temporarily relocate residents off site in close proximity to Brookland Manor for the period necessary to demolish and reconstruct new buildings, and that the period of such relocation could be approximately two years.

3) To what extent will the property remain affordable?

We have committed to 20% (440) of the new units being affordable. We have a commitment from HUD to retain all 373 units of project based Section 8 assistance, and the remaining 67 affordable units we anticipate will be covered by vouchers, so that all 440 units will be available for qualified low income residents.

4) What, if any, type of affordability will be available?

373 units of project based Section 8 assistance will be available, and the remaining units up to the 20% affordability commitment will accept vouchers. Voucher acceptance in the remainder of the market units will be determined by the rent determination standards made by DCHA.

Brookland Manor Residents Association Priorities and Goals for proposed PUD

The members and allies of this Tenants Association care deeply about the vibrancy, success, and improvement of our Brookland Manor community. However, we have serious concerns about the proposed Planned Unit Development (PUD) that would result in the demolition of Brookland Manor. The current PUD does not adequately address the adverse effects it will have on the lives of the tenants who currently live on the redevelopment site and who fear permanent displacement. It also does not demonstrate any commitment by the developers to maintain the Housing Assistance Program contracts for 373 units and the protected affordability on the other 162 units at Brookland Manor. Furthermore, tenants do not believe that the housing provider has sufficiently engaged the tenants concerning the process and that the PUD application should be postponed until the tenants have been adequately engaged and included in any plans for redevelopment. Additionally, meaningful and substantial public benefits for our community have not been proposed. Moreover, the Tenants Association is expressly interested in pursuing any and all legal rights pertaining to redevelopment, specifically the option around possible tenant purchase. Finally, the Tenants Association cannot and will not support the PUD without the following concerns being addressed.

Mid-City has actively engaged the Residents Association and the residents of Brookland Manor in the planning process and will continue to work cooperatively in the coming years. Prior to the Stage One PUD Application being filed on October 1, 2014, Mid-City and its representatives had no fewer than half a dozen meetings with the Residents Association and the larger community. Mid-City provided a copy of the filed Stage One PUD Application to the Residents Association the day after it was filed. At the time of the PUD Application filing, Mid-City had not yet gotten HUD's verbal commitment to keep the Section 8 contract at the property, so we were not in a position to commit to retaining it at that time. We met with representatives of HUD later in October 2014 and learned that they share our commitment to preserve affordable housing at Brookland Manor.

I. Build First - To minimize the relocation of tenants off site, demolition of current units and construction of new units will occur in phases so that tenants can be relocated onsite, as much as possible.

Per Question #2 above: The first building to be constructed in the redevelopment will be an approximately 200 apartment, senior (62+) building. We anticipate that this building will be 100% occupied by HUD project based Section 8 residents. Leading up to the construction of the new senior (62+) building, we will concentrate all of the property's vacancy on this part of Brookland Manor to allow the existing buildings to be demolished. This will require us to

relocate those residents in other buildings on the Brookland Manor site. Our goal is to relocate residents on site, however, as the phasing of new construction accelerates, we may not be able to relocate all residents on site while the later buildings are finished. We have consulted with HUD and anticipate being able to temporarily relocate residents off site in close proximity to Brookland Manor for the period necessary to demolish and reconstruct new buildings, and that the period of such relocation could be approximately two years.

2. Absolute Right to Return - All current tenants of Brookland Manor should have an absolute right to return to the redeveloped residential buildings once they are completed. Current tenants should not be re-screened and should be assured comparable units, adequate security, and any amenities that market-rate renters will receive in the new buildings

Per Question #1 above. All residents presently in one and two bedroom apartments will have a right to return to the property assuming that they remain in good standing with their lease obligations, HUD Standards for HUD Section 8 Assisted apartments and Voucher Standards for apartments where the resident holds a voucher. This includes residents who are under repayment agreements. Returning residents will not be required to undergo new or additional credit or criminal checks as a condition of their return. All lease compliant residents will be notified of unit availability and given the opportunity to return.

Fewer than the current number of three bedroom apartments will be constructed, so not all current three bedroom residents will be able to remain in three bedroom units. There will be no four and five bedroom apartments constructed in the redeveloped buildings. As the planning process unfolds, individual meetings will be scheduled with residents in early 2016 for all residents in order to evaluate their individual preferences and needs. Our objective will be to assist large families that currently reside in four and five bedroom apartments by preparing them for homeownership opportunities in the new townhomes. Supportive homeownership programs offered by HUD, DCHA, DHCD, and private advisory groups will be utilized for this purpose. Alternatively, qualified multigenerational families will be relocated into two smaller apartments while other families will receive vouchers to assist them in relocating to other neighborhoods of choice

3. Stable, Affordable Rent - Current tenants should be able to continue paying their current rent levels and should continue to pay predictable annual increases, mirroring D.C. rent control, throughout the length of their relocation and tenancies at the new building.

We note that except for the current market rate renters, who number less than 20, that Brookland Manor is exempt from the District of Columbia Rent Control statute since their rents are subsidized either under the 373 unit Section 8 contract, or under a DCHA Voucher Contract. Residents being temporarily relocated will have their portion of the rent remain at the level it is prior to relocation for construction (subject to the certifications that are made then and subsequently).

4. Relocation Planning and Assistance - The Tenants Association does not foresee a need for relocation during any redevelopment of Brookland Manor. However, if relocation is necessary, current tenants should receive assistance in identifying comparable, nearby, affordable

apartments during the time that they must be temporarily relocated, moving expenses from and back to the property should be provided; and the differences between their current and relocation rents and inconvenience costs should be provided.

Relocations will be required during all phases of the redevelopment since entirely new infrastructure is being put in and the street network is being redesigned. We hope to minimize the need for offsite relocation, but some offsite relocation may be required. To the maximum extent feasible, off site relocation will be done in the immediate area, but market conditions will dictate what we will be able to do. Relocated residents will have their moving costs and temporary unit rental costs covered by Brookland Manor, but will still be obligated to pay their portion of the rent as required by their lease agreements.

Note that project phasing is being planned at this time and the priorities are to 1) minimize construction impacts to the residents to ensure that a safe environment exists, 2) building out the project's infrastructure in the most efficient manner possible, and 3) phasing the improvements in a way that maximizes the project's ultimate success, including the creation of 440 newly amenitized affordable apartments in a revitalized community.

5. Contingency Planning - A plan should be in place to address possible development delays or changes in the development plan that would impact the returning residents, including penalties for deliberate or foreseeable harm to the returning residents.

Residents will be relocated only to permit construction and will remain in place until the specific parcel for redevelopment is needed.

6 . Long-term Affordable Units - The Tenants Association supports a plan that substantially broadens and strengthens existing affordability on the redevelopment site, including but not limited to the preservation of the Housing Assistance Program contract (373 units), the preservation of guaranteed affordability on 162 units for residents making at or below 30% of the Area Median Income, and the creation of additional units in the redeveloped residential buildings as permanently affordable for low-income D.C. residents

We met with representatives of HUD in October 2014 to express our desire to retain the Section 8 contract. HUD shared our goal of preserving the affordable housing at Brookland Manor and we have been assured by HUD that we can retain the existing Section 8 contract for 373 units. We have committed to 20% of the property's units being affordable under the District of Columbia standards. The 20% commitment is twice the District standard for affordability and totals approximately 440 units.

7. Family-Friendly Units - Affordable units in the new buildings should reflect the mix of unit sizes (including 3, 4, and 5-bedroom units) that currently exist at Brookland Manor to guarantee that our community remains accessible to families with children.

The renewed community will be family friendly and will have a variety of housing types available to current and prospective residents of the community. The design of the buildings and locations of the buildings within the community will be considered to improve living conditions

of families of all compositions. We will not build any new 4BR and 5BR apartment flats as our practical experience has demonstrated that it is not an ideal housing type for larger families and there are adverse impacts on the remainder of the community. The redeveloped community will have one, two and three bedroom residences. As the process moves forward, we may reconsider the unit mix. Larger townhomes are being constructed, and a portion of those will be set aside for purchase with the current residents being prioritized for those for-sale units.

8. Meaningful Public Benefits and Community Resources - The redevelopment plan should include robust public benefits, including but not limited to: (1) Community facilities for families, children, and seniors. These facilities should provide computer labs, trainings programs (literacy, GED, budgeting, etc), daycare and aftercare facilities for children, (2) Homeownership opportunities (either single-family or co-op) for tenants and local residents; (3) Retail shops and a grocery store; (4) Training programs to prepare residents for construction jobs and 10% of all construction jobs reserved for tenants and local residents, and (5) ongoing financial support of the activities of the Residents Association.

There will be significant public benefits in the redeveloped community. 1) The individual buildings will contain amenities and services that mirror the needs of the residents of those buildings. The senior building will have services tailored to senior renters and the family buildings will similarly have services relevant to those residents. The property will have a new community green to serve the neighborhood. 2) Mid-City is committed to creating/funding a homeownership/financial literacy program for the residents to ensure that they are prepared for future home ownership and other opportunities with the redevelopment. Details will be provided in the coming months and will include the participation of HUD, DCHA, DHCD, and others. These programs will focus on issues of self-sufficiency, homeownership maintenance, and credit. 3) The new commercial space being developed will include a major full service grocery store, as well as other retailers/services that enhance the quality of life of residents and also provide them with employment opportunities. 4) Mid-City will work with DOES on a job training program with the retailers for the benefit of Brookland Manor's residents and Mid-City will also work with the construction contractor to ensure that Brookland Manor, Ward 5, and city residents are prioritized in the hiring process for the construction related jobs. Our objective is to make sure that the current Brookland Manor residents not only have the opportunity to live in the renewed community, but that there are employment opportunities available that will allow them to meet their family goals. 5) The Residents Association will continue to be funded at an appropriate level.