

Subject: Recap of June 16 Resident Meeting

The JBG Companies held a meeting for its Mark Center residents on June 16 to discuss plans for the first phase of redevelopment based on concept plans it recently submitted to the City of Alexandria. It is important to stress that these are preliminary **concept plans** and are likely to evolve. The approval process with the City is long and thoughtful and will involve many opportunities for more community meetings.

The first phase of redevelopment will bring a new Town Center that will be inviting to all residents at Mark Center and the surrounding communities. The Town Center will include a new grocery store, a variety of shops and restaurants, a new hotel, open space and a public square. This first phase of redevelopment will also include new street and pedestrian connections throughout the Town Center. In addition, The City of Alexandria will be coordinating a new Bus Rapid Transit system along the Beauregard Corridor to the Van Dorn metro station during the same time period.

Before any redevelopment activity begins, The JBG Companies will provide notice to affected residents at least nine months prior to any demolition and will provide written notice 120 days prior to any demolition. JBG will also provide a relocation coordinator who will work with affected residents who wish to relocate to another apartment within Mark Center. The relocation coordinator will work with affected residents to find a comparable apartment in terms of both size and monthly rent. JBG will also pay an allowance for moving expenses ranging from \$750 to \$3,100 depending on personal status.

At the meeting Caridad Palerm, the City of Alexandria Landlord/Tenant Relocation Advisor, spoke to residents about a survey that will be mailed shortly to all Mark Center residents, not just those affected in the first phase. JBG encourages its residents to complete the survey and return it to the City in a timely manner.

As part of the City-approved Beauregard Small Area Plan, more than \$120 million will be dedicated to providing committed affordable housing in the area. The City of Alexandria, with resident and community input, has decided to use this money to provide dedicated affordable units for income levels ranging from up to 40% to up to 75% of area median income. The City's current calculations project 800 affordable units to be phased in over the 30-year plan. In addition to its financial contribution, JBG is donating 100 apartments located in four Mark Center buildings for individuals and families that meet the City's specific income guidelines. These apartments will be delivered over the course of the 30-year redevelopment.

If you have questions regarding the City of Alexandria's survey or dedicated affordable housing please contact Caridad Palerm at 703-746-3079.