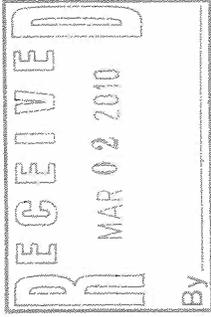


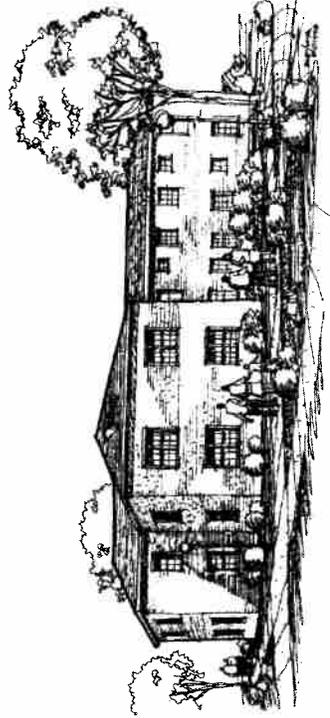
ARLINGTON COUNTY USE PERMIT APPLICATION

BUCKINGHAM VILLAGE 3

ARLINGTON, VIRGINIA



VICINITY MAP
SCALE: 1" = 400'



CIVIL SHEET INDEX

- 01.00 COVER SHEET
- 02.00 EXISTING & PROPOSED TP, BULK ELEVATIONS & SECTIONS
- 03.00 EXISTING & PROPOSED TP, BULK ELEVATIONS & SECTIONS
- 04.00 EXISTING & PROPOSED TP, BULK ELEVATIONS & SECTIONS
- 05.00 EXISTING & PROPOSED TP, BULK ELEVATIONS & SECTIONS
- 06.00 EXISTING & PROPOSED TP, BULK ELEVATIONS & SECTIONS
- 07.00 EXISTING & PROPOSED TP, BULK ELEVATIONS & SECTIONS
- 08.00 EXISTING & PROPOSED TP, BULK ELEVATIONS & SECTIONS
- 09.00 EXISTING & PROPOSED TP, BULK ELEVATIONS & SECTIONS
- 10.00 EXISTING & PROPOSED TP, BULK ELEVATIONS & SECTIONS
- 11.00 EXISTING & PROPOSED TP, BULK ELEVATIONS & SECTIONS
- 12.00 EXISTING & PROPOSED TP, BULK ELEVATIONS & SECTIONS

ARCHITECT SHEET INDEX

- A-1 EXISTING & PROPOSED TP, BULK ELEVATIONS & SECTIONS
- A-2 EXISTING & PROPOSED TP, BULK ELEVATIONS & SECTIONS
- A-3 EXISTING & PROPOSED TP, BULK ELEVATIONS & SECTIONS

OWNER / DEVELOPER
TELESIS CORPORATION
1101 30TH ST. NW, 4TH FLOOR
WASHINGTON, DC 20007
(202) 235-1206

CIVIL ENGINEERS
BOWMAN CONSULTING GROUP, LTD.
2121 BISHOPSWAY AVENUE, SUITE 200, ALEXANDRIA, VA 22314
(703) 542-2188
ATTN: STEVEN LIAM, P.E.

ARCHITECTS
WIENCEK + ASSOCIATES
1814 N STREET NW
WASHINGTON, DC 20036
(202) 340-0742

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN, INC.
1743 CONNECTICUT AVE. NW, FOURTH FLOOR
WASHINGTON, DC 20009
(202) 319-8234



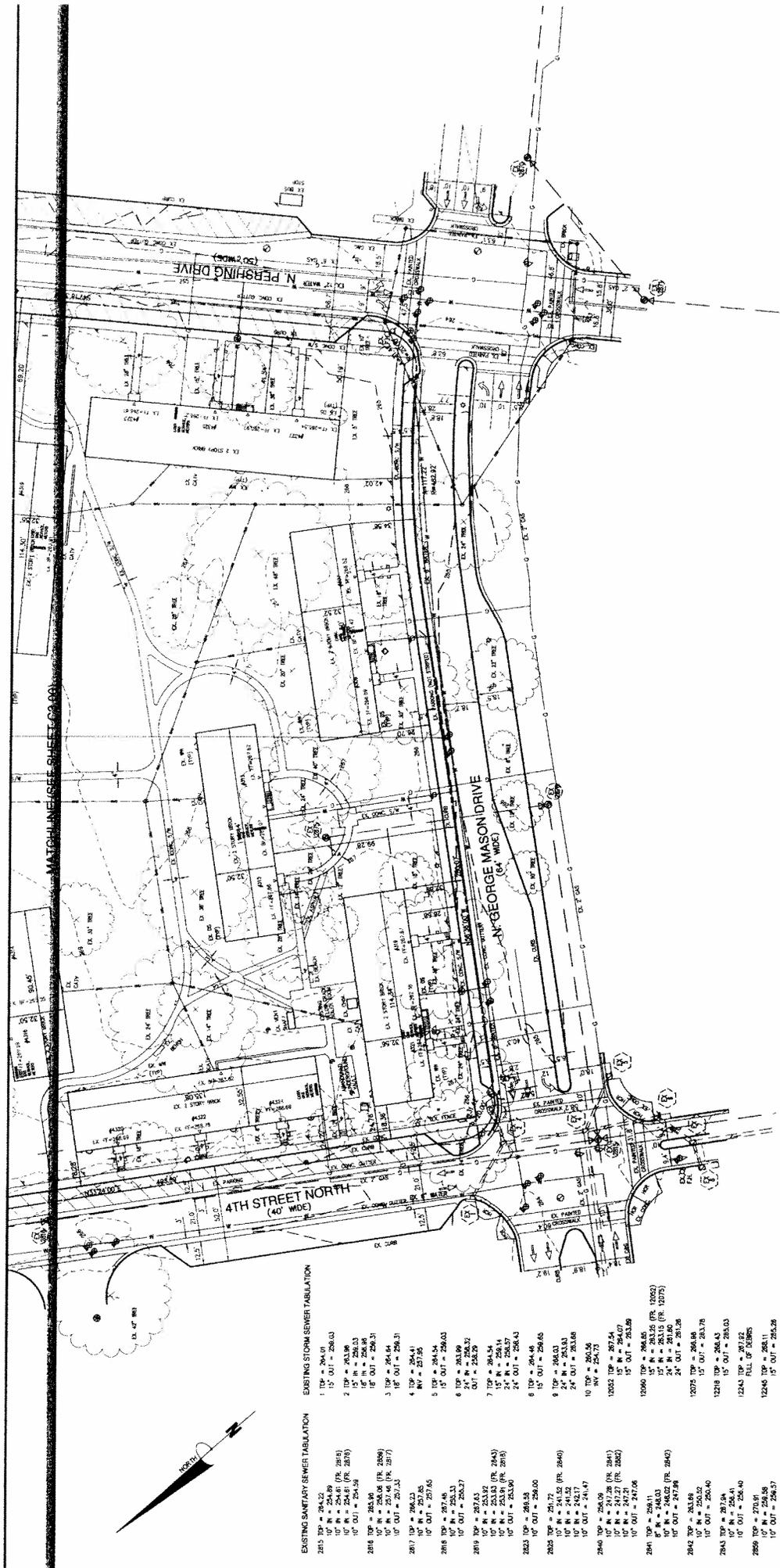
Bowman CONSULTING
1101 30TH ST. NW, 4TH FLOOR
WASHINGTON, DC 20007
(202) 235-1206
www.bowmanconsulting.com

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

COVER SHEET
BUCKINGHAM VILLAGE 3
ARLINGTON, VIRGINIA

SCALE AS SHOWN	DESIGNED	CHECKED
SUBMITTED DATE	APPROVED DATE	APPROVED DATE
DECEMBER 2009	MARCH 1, 2010	
PROJECT NO.	CHEMIST/STATION PLANNING (S&M)	CHEM TRACER (CONCRETE) (S&M)
FILE NO.	CHEM TRACER (CONCRETE) (S&M)	CHEM TRACER (CONCRETE) (S&M)
DATE	APPROVED DATE	APPROVED DATE
3/1/10		
BY	PROJECT MANAGER	DIRECTOR OF PERMITS/STAFF SERVICES

PLEASE NOTE: OWNERS/OPERATORS OF ALL CONSTRUCTION ACTIVITIES LARGER THAN 2,500 SQUARE FEET LOCATED IN ARLINGTON COUNTY (A CHEMTRACER BAY PRESERVATION AREA) MUST OBTAIN AN APPROVED CHEMTRACER BAY PRESERVATION COVERAGE UNDER THE GENERAL PERMITS FOR ENCOURAGES OF SUBSTITUTED FROM CONSTRUCTION ACTIVITIES.



EXISTING SANITARY SEWER TABULATION

1	10" N = 284.01
2	15" OIT = 286.03
3	10" N = 281.96
4	15" N = 286.33
5	15" OIT = 286.31
6	10" N = 284.84
7	15" OIT = 286.31
8	10" N = 287.85
9	15" OIT = 287.85
10	10" N = 284.54
11	15" OIT = 286.03
12	10" N = 283.99
13	15" OIT = 286.27
14	10" N = 287.63
15	15" N = 283.92
16	10" N = 283.88 (R. 2843)
17	15" N = 283.88 (R. 2816)
18	10" OIT = 283.90
19	15" OIT = 286.43
20	10" N = 284.49
21	15" OIT = 286.45
22	10" N = 284.77
23	15" N = 241.52 (R. 2840)
24	10" N = 241.52
25	15" OIT = 241.47
26	10" N = 284.09
27	15" N = 247.28 (R. 2841)
28	10" N = 247.27 (R. 2852)
29	15" OIT = 247.08
30	10" N = 284.11
31	15" N = 248.03
32	10" OIT = 247.94
33	10" N = 284.00
34	15" OIT = 283.00
35	10" N = 283.84
36	15" OIT = 283.03
37	10" N = 286.41
38	15" OIT = 283.40
39	10" N = 270.91
40	15" OIT = 283.40
41	10" N = 283.47
42	15" N = 283.12
43	10" N = 283.12
44	15" OIT = 283.06
45	10" N = 283.06
46	15" OIT = 283.06
47	10" N = 283.15
48	15" N = 283.15
49	10" N = 283.15
50	15" OIT = 283.15
51	10" N = 283.15
52	15" OIT = 283.15
53	10" N = 283.15
54	15" OIT = 283.15
55	10" N = 283.15
56	15" OIT = 283.15
57	10" N = 283.15
58	15" OIT = 283.15
59	10" N = 283.15
60	15" OIT = 283.15

EXISTING STORM SEWER TABULATION

1	10" N = 284.01
2	15" OIT = 286.03
3	10" N = 281.96
4	15" N = 286.33
5	15" OIT = 286.31
6	10" N = 284.84
7	15" OIT = 286.31
8	10" N = 287.85
9	15" OIT = 287.85
10	10" N = 284.54
11	15" OIT = 286.03
12	10" N = 283.99
13	15" OIT = 286.27
14	10" N = 287.63
15	15" N = 283.92
16	10" N = 283.88 (R. 2843)
17	15" N = 283.88 (R. 2816)
18	10" OIT = 283.90
19	15" OIT = 286.43
20	10" N = 284.49
21	15" OIT = 286.45
22	10" N = 284.77
23	15" N = 241.52 (R. 2840)
24	10" N = 241.52
25	15" OIT = 241.47
26	10" N = 284.09
27	15" N = 247.28 (R. 2841)
28	10" N = 247.27 (R. 2852)
29	15" OIT = 247.08
30	10" N = 284.11
31	15" N = 248.03
32	10" OIT = 247.94
33	10" N = 284.00
34	15" OIT = 283.00
35	10" N = 283.84
36	15" OIT = 283.03
37	10" N = 286.41
38	15" OIT = 283.40
39	10" N = 270.91
40	15" OIT = 283.40
41	10" N = 283.47
42	15" N = 283.12
43	10" N = 283.12
44	15" OIT = 283.06
45	10" N = 283.06
46	15" OIT = 283.06
47	10" N = 283.15
48	15" N = 283.15
49	10" N = 283.15
50	15" OIT = 283.15
51	10" N = 283.15
52	15" OIT = 283.15
53	10" N = 283.15
54	15" OIT = 283.15
55	10" N = 283.15
56	15" OIT = 283.15
57	10" N = 283.15
58	15" OIT = 283.15
59	10" N = 283.15
60	15" OIT = 283.15





Bowman CONSULTING
 1270 Eisenhower Avenue, Suite 202
 Arlington, Virginia 22202
 Phone: (703) 846-8761
 www.bowmanconsulting.com

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
 CERTIFIED SURVEY PLAT (SHEET 2 OF 2)
BUCKINGHAM VILLAGE 3
 ARLINGTON, VIRGINIA

DATE	DESCRIPTION	DATE	DESCRIPTION

SCALE	1" = 25'	DATE	MARCH 1, 2010
APPROVED DATE		APPROVED DATE	
APPROVED DATE		APPROVED DATE	
APPROVED DATE		APPROVED DATE	
APPROVED DATE		APPROVED DATE	

CHEF ENGINEER

CHEF ENGINEER

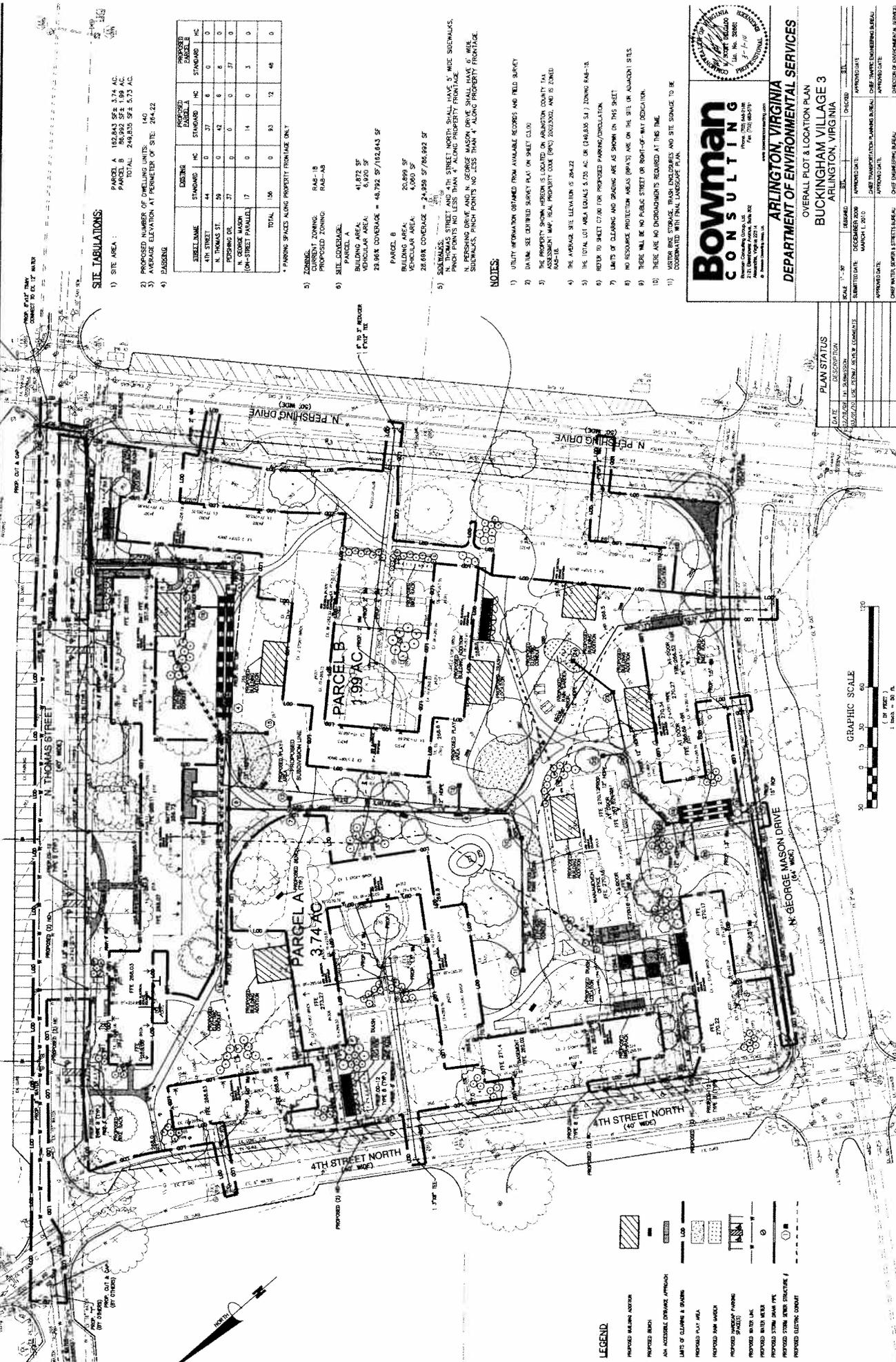
CHEF ENGINEER

CHEF ENGINEER

CHEF ENGINEER

PROJECT: C3-10

SHEET:



SITE TABULATIONS

- 1) SITE AREA:
 PARCEL A 162,843 SQ. FT. 3.74 AC
 PARCEL B 95,992 SQ. FT. 2.19 AC
 TOTAL 258,835 SQ. FT. 5.93 AC
- 2) PROPOSED NUMBER OF PHELLING UNITS: 140
- 3) AVERAGE ELEVATION AT FEMURMENT OF SITE: 264.22
- 4) ZONING:

STREET NAME	STANDARDS	NO.	PROPOSED	PROPOSED
			TABLES	STANDARD
			NO.	NO.
N. THOMAS ST.	44	0	27	0
PERSHING ST.	29	0	42	0
N. GEORGE MASON DR.	27	0	0	27
(ON-STREET PARALLEL)	17	0	14	0
TOTAL		156	0	83
				12
				48

- 5) ZONING:
 CURRENT ZONING: RA4-18
 PROPOSED ZONING: RA4-AB
- 6) SITE COVERAGE:
 PARCEL A
 BUILDING AREA: 41,875 SF
 VEHICULAR AREA: 6,970 SF
 23.86% COVERAGE = 48,792 SF / 182,843 SF
- PARCEL B
 BUILDING AREA: 20,890 SF
 VEHICULAR AREA: 4,200 SF
 23.69% COVERAGE = 24,908 SF / 106,992 SF

- 7) SUBSTANCES:
 STREET AND N. PERSHING DRIVE SHALL HAVE 6" WIDE SUBSTANCES.
 PINCH POINTS NO LESS THAN 4' ALONG PROPERTY FRONTAGE.
 N. PERSHING DRIVE AND N. GEORGE MASON DRIVE SHALL HAVE 6" WIDE SUBSTANCES.
 PINCH POINTS NO LESS THAN 4' ALONG PROPERTY FRONTAGE.

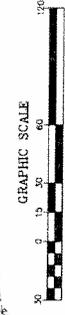
NOTES

- 1) UTILITY INFORMATION OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY
- 2) DRAINAGE: SEE CONTIGUOUS SURVEY PLAN ON SHEET C-10
- 3) THE PROPERTY SHOWN HEREON IS LOCATED IN ARLINGTON COUNTY (VA) ACCORDING TO THE ARLINGTON COUNTY (VA) LAND RECORDS MAP, REAL PROPERTY CODE (RPC) 20020002, AND IS ZONED RA4-AB.
- 4) THE AVERAGE SITE ELEVATION IS 264.22
- 5) THE TOTAL LOT AREA BEING 2,123 AC. OR (246,835 SQ. FT.) ZONING RA4-AB.
- 6) REFER TO SHEET C-7.00 FOR PROPOSED PAVING/CONCRETE.
- 7) LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THIS SHEET
- 8) NO RESOURCE PROTECTION MEASURES (RPM'S) ARE ON THE SITE OR ADJACENT SITES
- 9) THERE WILL BE NO PUBLIC STREET OR RIGHT-OF-WAY DEDICATION.
- 10) THERE ARE NO DISBURSMENTS REQUIRED AT THIS TIME.
- 11) COORDINATED WITH LOCAL AGENCIES AND SITE SURVEY TO BE CONDUCTED WITH LOCAL AGENCIES.

Bowman CONSULTING
 2115 Eisenhower Avenue, Suite 202
 Arlington, Virginia 22202
 Phone: 703.880.9779
 Fax: 703.880.9778
 www.bowmanconsulting.com

ARLINGTON VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
 OVERALL PLOT & LOCATION PLAN
BUCKINGHAM VILLAGE 3
 ARLINGTON, VIRGINIA

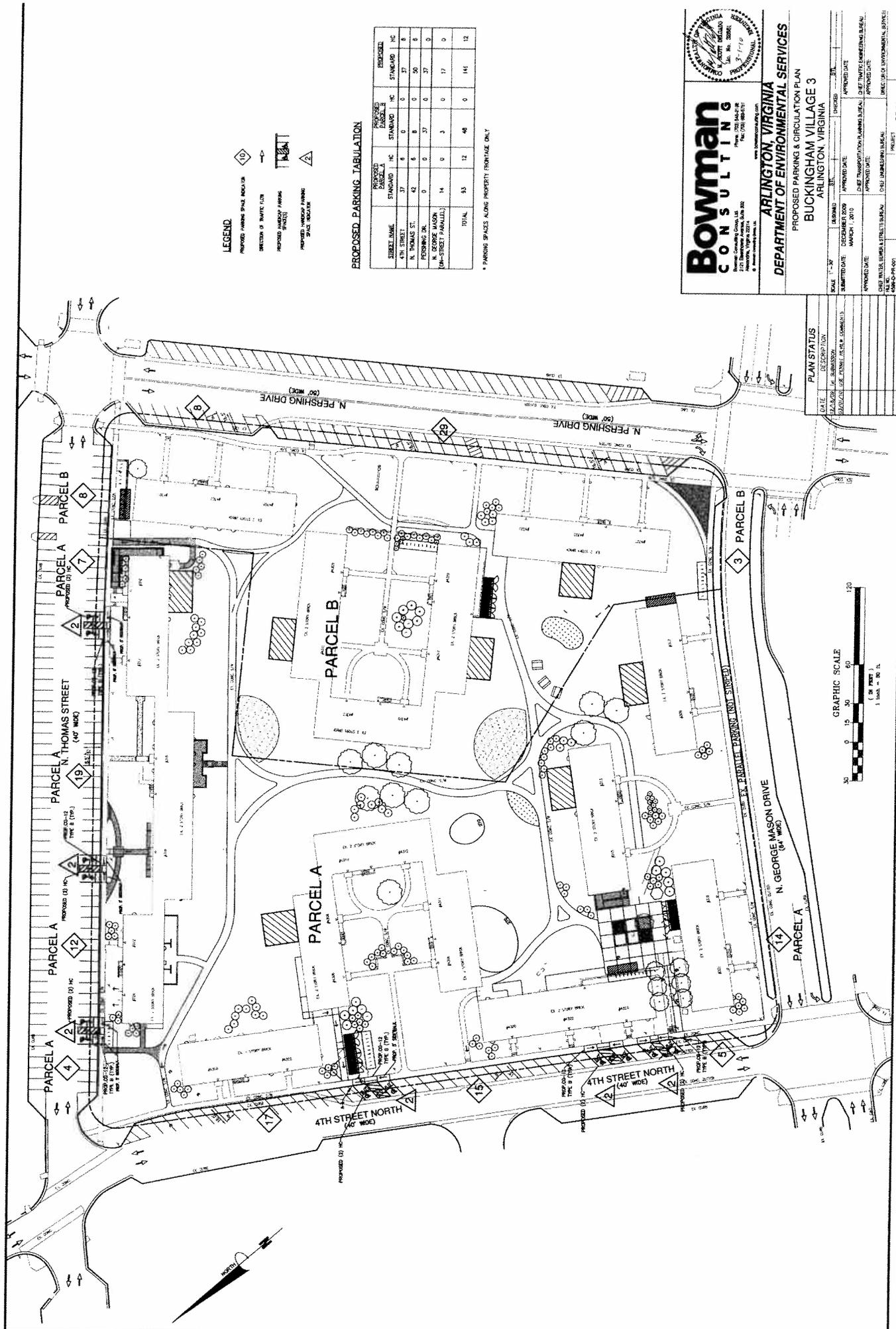
DATE	DESCRIPTION	APPROVED DATE	APPROVED DATE	APPROVED DATE
MARCH 18, 2010	PRELIMINARY PLAN REVIEW			
	FINAL PLAN REVIEW			
	FINAL PLAN REVIEW			



PLAN STATUS

DATE	DESCRIPTION	APPROVED DATE	APPROVED DATE	APPROVED DATE
	PRELIMINARY PLAN REVIEW			
	FINAL PLAN REVIEW			
	FINAL PLAN REVIEW			

- LEGEND**
- PROPOSED BUILDING FOOTPRINT
 - PROPOSED DRIVE
 - AN ACCESSIBLE DRIVEWAY APPROACH
 - LIMITS OF CLEARING & GRADING
 - PROPOSED PLAY AREA
 - PROPOSED PARK WALKWAY
 - PROPOSED IMPROVED PARKING
 - PROPOSED IN-TREE LIGHT
 - PROPOSED WATER MEASUREMENT
 - PROPOSED STORM WATER STRUCTURE /
 - PROPOSED LIGHTING COLUMN



LEGEND

- PROPOSED PARKING SPACE INCLUDES
- DIRECTION OF TRAFFIC FLOW
- PROPOSED HANDICAP PARKING SPACES
- PROPOSED UNIMPAVED PARKING SPACES

PROPOSED PARKING TABULATION

STREET NAME	PROPOSED STANDARD				
4TH STREET	37	0	0	37	0
N. THOMAS ST.	42	0	0	42	0
4TH STREET NORTH	0	0	0	0	37
UNIMPAVED PARKING	0	0	0	0	37
TOTAL	83	0	0	116	0

* PARKING SPACES ALONG PROPERTY FRONTAGE ONLY

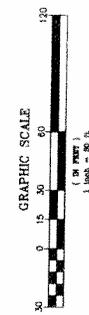
Bowman CONSULTING
 10000 Lee Highway, Suite 200
 Fairfax, VA 22031
 Phone: (703) 544-2100
 Fax: (703) 544-2101
 www.bowmanconsulting.com

ARLINGTON VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
PROPOSED PARKING & CIRCULATION PLAN
BUCKINGHAM VILLAGE 3
ARLINGTON, VIRGINIA

SCALE: 1" = 30'	APPROVED DATE: DECEMBER 2009	APPROVED DATE: MARCH 1, 2013	APPROVED DATE: []
DATE: []	DATE: []	DATE: []	DATE: []

PLAN STATUS

SCALE	1" = 30'
DATE	DECEMBER 2009
STATUS	IN SUBMISSION
APPROVED DATE	DECEMBER 2009
APPROVED DATE	MARCH 1, 2013





1 EAST DIAMOND AVENUE, 8TH FLOOR
 GAITHERSBURG, MD 20878
 TELEPHONE: 301.948.4230
 FACSIMILE: 301.948.2044
 WWW.WIENECK-ASSOCIATES.COM

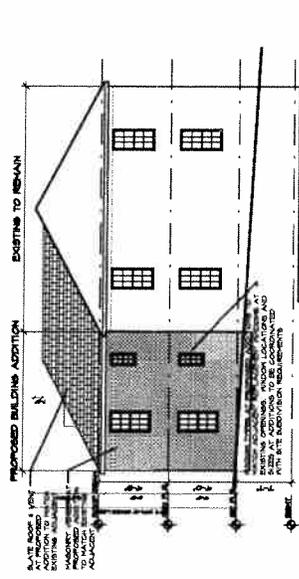
THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE PREPARATION OF ALL DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE DESIGN OF THE MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SPECIALTIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE PREPARATION OF ALL DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE DESIGN OF THE MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SPECIALTIES.

DATE	1/15/10
ISSUANCES	33.dwg
BY	W.A.
CHECKED	W.A.
DATE	1/15/10
BY	W.A.
CHECKED	W.A.

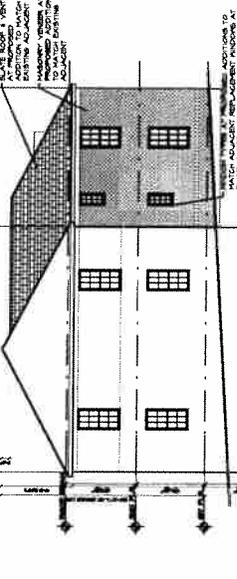
THE RENOVATION OF
 BUCKINGHAM VILLAGE III
 4319 NORTH FEASHING DRIVE
 ARLINGTON, VA 22203

PROJECT TITLE
 EXISTING/PROP. TYP.
 BLDG. SECTIONS
 & ELEVATIONS

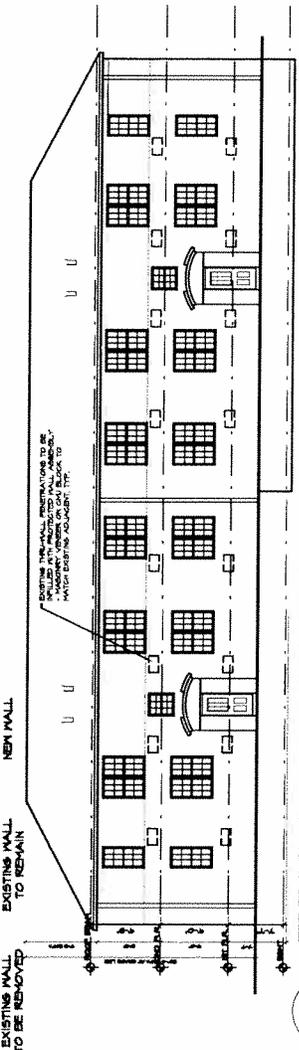
DATE 1/15/10
 A-3



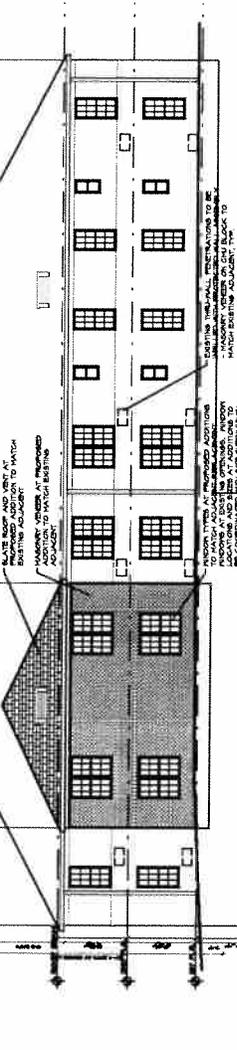
1 TYPICAL BUILDING FRONT ELEVATION
 SCALE: 1/8"=1'-0"
 BUILDING TYPE 6 WITH ADDITION SHOWN
 A-3



2 TYPICAL BUILDING REAR ELEVATION
 SCALE: 1/8"=1'-0"
 BUILDING TYPE 6 WITH ADDITION SHOWN
 A-3



3 TYP. BLDG SIDE ELEVATION
 SCALE: 1/8"=1'-0"
 BUILDING TYPE 6 WITH ADDITION SHOWN
 A-3



4 TYP. BLDG SIDE ELEVATION
 SCALE: 1/8"=1'-0"
 BUILDING TYPE 6 WITH ADDITION SHOWN
 A-3



5 TYPICAL BUILDING SECTION
 SCALE: 1/8"=1'-0"
 BUILDING TYPE 6 WITH ADDITION SHOWN
 A-3

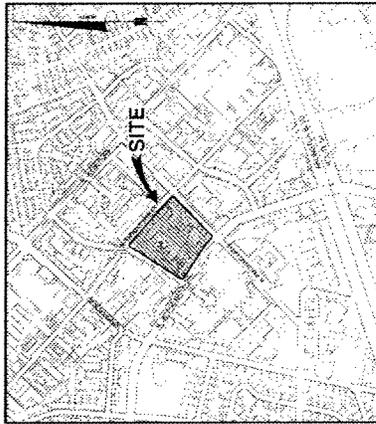


6 TYP. BLDG SECTION
 SCALE: 1/8"=1'-0"
 BUILDING TYPE 6 WITH ADDITION SHOWN
 A-3

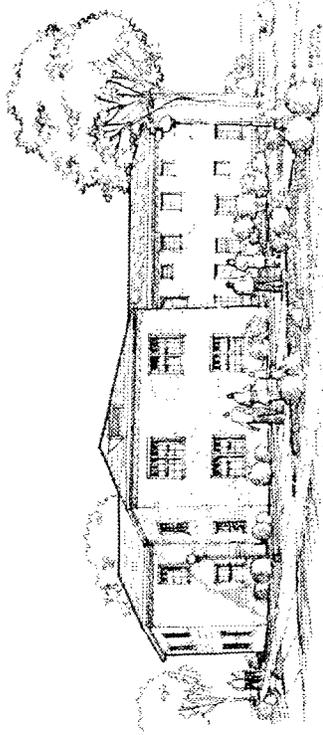
ARLINGTON COUNTY USE PERMIT APPLICATION

BUCKINGHAM VILLAGE 3

ARLINGTON, VIRGINIA



VICINITY MAP
SCALE: 1" = 400'



LANDSCAPE SHEET INDEX

- S 200 CONSTRUCTION/INSTALLATION PLAN
- S 201 TREE PRESERVATION PLAN
- S 202 LANDSCAPE ARCHITECTURE PLAN
- S 203 SITE PRELIMINARY PLAN
- S 204 PLANNING PLAN
- S 205 PLANNING SUPPORT
- 3 TOTAL SHEETS

CIVIL ENGINEERS
 BOWMAN CONSULTING GROUP, LTD.
 621 BENTON PARK AVENUE, SUITE 200
 ARLINGTON, VA 22204
 (703) 756-1100

LANDSCAPE ARCHITECT
 BRADLEY SITE DESIGN, INC.
 1361 CONNECTICUT AVE., NW, 4TH FLOOR
 WASHINGTON, DC 20004
 (202) 339-2574

ARCHITECTS
 WIENCER - ASSOCIATES
 1515 N. STREET, N.W.
 WASHINGTON, DC 20005
 (202) 339-7542

OWNER / DEVELOPER
 TELLSIS CORPORATION
 1700 40TH ST. SW
 WASHINGTON, DC 20007
 (202) 339-1100



BRADLEY SITE DESIGN, INC.
 LANDSCAPE ARCHITECTURE / LAND PLANNING
 1361 CONNECTICUT AVE. NW
 4TH FLOOR
 WASHINGTON, DC 20004



ARLINGTON, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES

COVER SHEET
 BUCKINGHAM VILLAGE 3
 ARLINGTON, VIRGINIA

PLAN STATUS	DATE	BY	REVISION / COMMENTS
DESIGNED	12/15/09	JK	
CHECKED	12/15/09	JK	
APPROVED	12/15/09	JK	

SCALE	DATE	BY	REVISION / COMMENTS
AS SHOWN	12/15/09	JK	
APPROVED	12/15/09	JK	

PLEASE NOTE: DIMENSIONS OF ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED. THIS DRAWING IS THE PROPERTY OF BRADLEY SITE DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BRADLEY SITE DESIGN, INC.



BRADLEY
SITE DESIGN, INC.
LANDSCAPE ARCHITECTURE
1315 N. STREET, N.W.
WASHINGTON, D.C. 20004
PHONE: 202.462.8142
FACSIMILE: 202.462.8190
WWW.BRADLEYDESIGN.COM



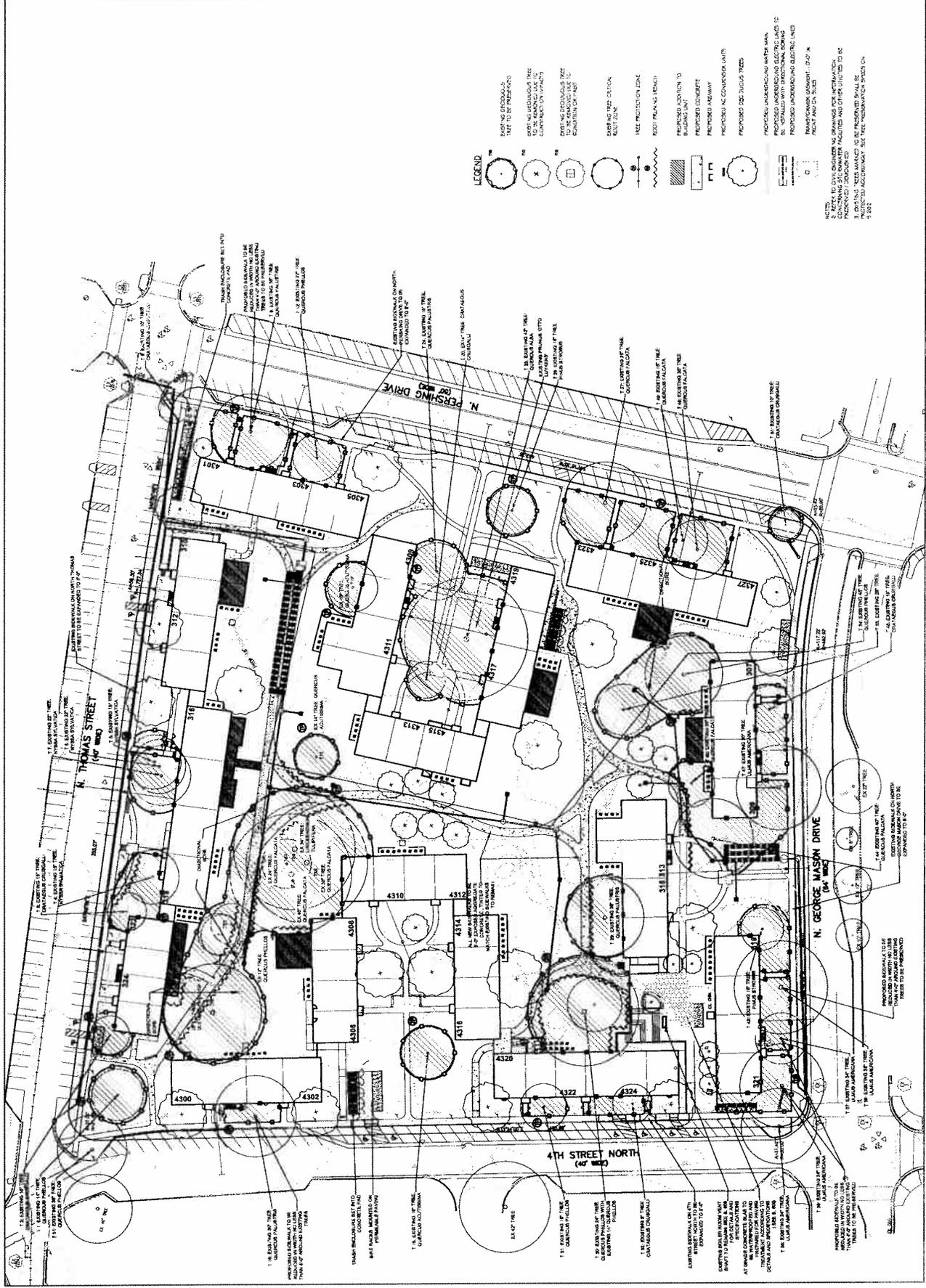
NO.	DATE	DESCRIPTION
1	08/07	PRELIMINARY
2	09/10	REVISED
3	10/15	REVISED
4	11/20	REVISED
5	12/23	REVISED

USE PERMIT REVIEW COMMENTS

Buckingham Village III
4315 North Pershing Dr.
Arlington, VA 22203

DATE: 08/07
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN

Tree Preservation Plan
L.201



NOTES:
1. ALL EXISTING TREES TO BE PRESERVED UNLESS OTHERWISE NOTED.
2. ALL EXISTING TREES TO BE REMOVED SHALL BE REPLACED WITH A TREE OF EQUAL OR GREATER SIZE AND SPECIES TO BE DETERMINED BY THE LANDSCAPE ARCHITECT.
3. ALL EXISTING TREES TO BE REMOVED SHALL BE REPLACED WITH A TREE OF EQUAL OR GREATER SIZE AND SPECIES TO BE DETERMINED BY THE LANDSCAPE ARCHITECT.
4. ALL EXISTING TREES TO BE REMOVED SHALL BE REPLACED WITH A TREE OF EQUAL OR GREATER SIZE AND SPECIES TO BE DETERMINED BY THE LANDSCAPE ARCHITECT.
5. ALL EXISTING TREES TO BE REMOVED SHALL BE REPLACED WITH A TREE OF EQUAL OR GREATER SIZE AND SPECIES TO BE DETERMINED BY THE LANDSCAPE ARCHITECT.

March 13, 2010
Affordable Housing Program

Affordable Housing Program: The affordable housing program for Buckingham Village 3 is consistent with the original objectives for the overall Buckingham redevelopment¹. All 140 apartments shall be renovated in compliance with local, state and federal historic guidelines and consist of a mix of affordable rental and ownership units as set forth below. The renovation of 92 units will be financed through the federal Low Income Housing Tax Credit program and shall be affordable to households at or below 60%, 50% and 40% of the Area Median Income (AMI) as outlined below. The affordable rents shall be based on family size and shall be set on the basis of VHDA/Low Income Housing Tax Credit rent limits set for Arlington County. The remaining 48 units are being considered for a future ownership component serving households up to 80% of the AMI. Rents for all 140 units will remain affordable to households at 60% of AMI or below during the construction phases and until such time as an affordable home ownership program is approved by the County Manager and implemented with respect to the particular unit.

Notwithstanding the description of affordability noted above, contract rents shall not exceed the maximum affordable rents as established and published annually by the U.S. Department of Housing and Urban Development (HUD) for the Washington Statistical Metropolitan Area. To the extent that residents pay their own utility charges, the maximum monthly rent will be reduced by a utility allowance using the then-current Arlington County Section 8 Program Allowances for Tenant Furnished Utilities and Other Services, as renewed periodically, in accordance with HUD guidelines. Furthermore, Arlington County Housing Grants and HUD Section 8 Housing Choice Vouchers will be accepted as part of the rental payment from qualified households; however, the Property Manager shall not be required to give preference to such recipients over other qualified households.

Affordable Rental Component: The table below shows the unit mix to be provided:

PROPOSED RENTAL UNIT MIX AND RENTS

Unit Size	Affordability	Rent Level*	Number of Units
1-bedroom 38 units	40%	\$703	8
	50%	\$896	8
	60%	\$1,088	22
2-bedroom 42 units	40%	\$838	5
	50%	\$1,069	5
	60%	\$1,300	32
3-bedroom 12 units	40%	\$963	5
	50%	\$1,230	5
	60%	\$1,497	2
Total			92

*Rents shown above are for 2009 and do not include utilities.

The rental units shall remain affordable for the life of the Ground Lease (at least 75 years). At the end of the 15-year LIHTC compliance period the investment limited partnership created to undertake the development will transfer its lease-interest to a non-profit housing corporation or other entity to be named by the County. This non-profit corporation would continue to operate

¹ Preserve as much affordable housing as possible and the historic preservation of Buckingham Village 3.

the units for the remainder of the Ground Lease period (and any extensions that may be granted in the Ground Lease).

Affordable Ownership Component: Telesis and county staff will continue to work to develop a plan to convert up to 48 units to condominiums for affordable ownership. The mix will include 26 one-bedroom units, 12 two-bedroom units, and 10 three-bedroom units. Prices will be set to be affordable to households between 60% and 80% AMI. The ownership component will be implemented as market conditions and development requirements allow. The units shall remain affordable through the use of subordinate loans under Arlington County's Moderate Income Purchase Assistance Program (MIPAP) or a similar County program. The 48 units or such part thereof as may be called for in the development plan, will be converted to condominiums upon approval by the County Manager of the plan for the home ownership program and will thereafter be implemented and managed as required by that plan.

Currently there are no accessible units within the property. With the addition and expansion of units under the use permit, a minimum of 10% (10 of 92 rental units) will be renovated to be fully accessible to persons with mobility impairments and a minimum of 2% (2 of 92 rental units) will be accessible to persons with visual and hearing impairments.

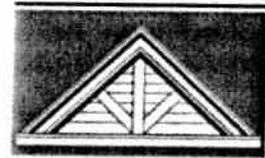
**Buckingham Village 3
Relocation Plan**

**Telesis Corporation
&
National Housing Trust- Enterprise
Preservation Corporation**

February 23, 2009



T E L E S I S
CORPORATION



**NATIONAL
HOUSING
TRUST**

BUCKINGHAM VILLAGE 3 APARTMENTS RELOCATION PLAN

I. OVERVIEW

On March 19, 2009, Arlington County will acquire the Buckingham Village 3 property ("Village 3") and simultaneously lease the land to a development entity (the "Developer") that will be responsible for undertaking a comprehensive renovation of the property, which is planned to include substantial rehabilitation and new construction (the "Renovation"). As part of the Renovation, which will abide by historic and energy-efficiency standards, the Developer will be responsible for implementing an affordable housing program that includes preserving the existing Buckingham community and providing both rental and home ownership opportunities.

Telesis Corporation ("Telesis") and National Housing Trust-Enterprise Preservation Corporation ("NHTE") have been selected by Arlington County to carry out this project. They will establish and control the Developer.

Contact Information for the Developer:
Buckingham Village 3 LLC
c/o Telesis Corporation and NHT-Enterprise
1101 30th St NW, 4th FL
Washington, D.C. 20007
Contact Person: Bertrand Mason
Phone Number: 202-333-8447

This Village 3 tenant relocation plan ("the Relocation Plan") describes the relocation benefits that will be made available to the tenants of Village 3, the requirements for eligibility, and the procedures that will be followed. This plan will replace Paradigm Development Company's current relocation plan for Village 3 residents once the change in ownership of the property occurs on March 19, 2009. The proposed development may not require the relocation of all tenants. Since the Renovation is expected to begin in Spring 2010, and is expected to proceed in several phases over 18 to 24 months or more, many current tenants may move for their own reasons prior to being displaced and, therefore, may not be covered by this Relocation Plan.

Neighborhood Partners LLC ("NPLLC"), the property management firm selected by Telesis and NHTE, will be responsible for implementing the Relocation Plan. To ensure the successful implementation of the plan NPLLC will work closely with representatives of BU-GATA, the tenants association for the Buckingham neighborhood.

The Developer's goal is to make Village 3 an attractive and affordable residential community. Achieving this goal will include maintaining all habitable units in Village 3 in a safe, decent and sanitary condition, consistent with the Virginia Uniform Statewide Building Code and Arlington County Condition of Private Property, Noise and Zoning Ordinances. In undertaking the proposed development the Developer will also be expected to comply with other applicable federal, state and local laws and regulations.

NPLLC will maintain adequate records in sufficient detail to demonstrate compliance with all applicable relocation and other requirements. NPLLC will establish a Relocation Monitoring Report of all tenants in occupancy as of the date NPLLC takes over management of the property, which is scheduled for March 19, 2009 (the "**Vesting Date**"); and all changes in occupancy will be appropriately documented.

All tenants will receive a 120-day notice to vacate ("**120 Day Notice**"). Tenants may also receive other enforceable demands and notices to vacate, consistent with the usual lease enforcement procedures at the property. All tenants' rents will not increase in the several months between the dates of their 120 Day Notices and the dates of displacement, unless there is a significant disruption in the progress of the development. In addition, rents will not increase more than 5% annually in the period between the Vesting Date and the date of construction completion, unless there are substantial unanticipated operating cost increases.

In accordance with the Arlington County's Relocation Guidelines and applicable federal, state, and local laws, all Village 3 tenants who are in lawful occupancy under a lease with the Developer as of the Vesting Date; remain in lawful occupancy when 120 Day Notices are issued for their apartments; and are current on their rent payments and are not otherwise in violation of their lease as of the date of their 120 Day Notice and for the remainder of their tenancy ("**Vested Tenant In Good Standing**"), will be eligible for relocation assistance in the form of services and payments, as described in this Relocation Plan ("**Relocation Benefits**"). The purpose of the Relocation Benefits is to lessen the hardship of temporary and permanent relocation.

To the extent feasible, permanent relocation housing will be located nearby and temporary relocation will be provided onsite or in nearby housing. Households with school-aged children will be accorded priority for onsite housing to minimize disruptions in the children's education.

Vested Tenants in Good Standing who wish to remain or return to the Village 3 community will have the opportunity to rent or purchase a renovated Village 3 unit, so long as appropriate size units are available and so long as they satisfy the requirements of the programs used to assist in making the housing affordable. The proposed development contemplates that part of the property will be apartments and part will be ownership units. The Developer, therefore, will maintain two priority lists of tenants

who are eligible for these units (the "Rental Unit Priority List" and "Ownership Unit Priority List"; collectively, the "Priority Lists").

NPLLC will provide a periodic report to the County Relocation Specialist. NPLLC will be available for periodic site visits from the Relocation Specialist or other County staff.

II. FULL COMMUNICATION WITH TENANTS

Meetings

Since July 2008, the Developer and County staff have been conducting monthly meetings with Village 3 and other Buckingham neighborhood tenants to discuss and refine various aspects of the Village 3 development plan. Tenant survey findings and priorities, renovation plans, housing program considerations, and the project timeline have all been items of discussion. Guest speakers, such as, Walter Tejada, have reiterated the County and Developer's goals for the redevelopment. Tenants have been informed of upcoming meetings via notices and outreach from the BU-GATA tenants association and BRAVO (Buyers and Renters Arlington Voice) tenant advocacy organization. Spanish-speaking interpreters have been present for all meetings. The meetings have been held in the Culpepper Garden auditorium at 4435 North Pershing Drive, Arlington.

The Developer held an informational meeting for existing Village 3 tenants for the specific purpose of discussing the Relocation Plan on February 3, 2009. As at previous meetings, Spanish-speaking interpreters were provided.

The Developer plans to hold several additional meetings prior to the start of the Renovation so that tenants have the opportunity to continue to ask questions about the process and their benefits. These meetings will include an overview of the relocation process and additional information on the Renovation schedule and phasing plan.

Once the County Board approves the proposed Renovation, the Developer will update the tenants on any Board-approved changes. The proposed Relocation Plan will not be effective until the County Board approves it. Tenants can request a copy of the plan from the property management staff or BU-GATA.

Notices

All Vested Tenants in Good Standing will receive a relocation benefits letter with the following information:

- Name, address, and contact person for the Developer's relocation services provider;
- Projected schedule; and
- Relocation Benefits to be offered for permanent and temporary displacement.

Tenants who take occupancy after the Vesting Date will receive initial notice of the proposed Renovation before entering into their leases. Tenants who have taken occupancy prior to the Vesting Date will receive reminders when their leases are renewed.

Not less than 120 days prior to the dates on which tenants would be displaced for the Renovation, all tenants would be provided with a 120 Day Notice, in accordance with all applicable County and State requirements. The initial displacement for the first phase of the Renovation is expected to occur in May 2010. On this schedule, the 120 Day Notices for the first phase, along with the relocation benefits letters (to Vested Tenant in Good Standing only), would be delivered to each apartment and/or sent by registered mail, Return Receipt Requested (in English and Spanish) in January 2010. The date of delivery (and the earlier date, if there are two) will be the effective date of the notice. Tenants may move at any time during the 120-day period, but no later than the 120th day.

During the 120 Day Notice period there will be no reduction in the services that NPLLC is expected to provide under the lease. However, the 120 Day Notice shall not prevent or delay eviction of a tenant who is in default under his or her lease; and neither this Relocation Plan nor the notice shall be deemed to amend the tenant's lease other than the lease term or curtail the rights of either party under it. All tenants' rents will not increase in the several months between the dates of their 120 Day Notices and the dates of displacement, unless there is a significant disruption in the progress of the development. In addition, rents will not increase more than 5% annually in the period between the Vesting Date and the date of construction completion, unless there are substantial unanticipated operating cost increases.

NPLLC will maintain a copy of all notices, forms and other important material in each tenant's file and will indicate the manner in which and when the notice was delivered to the tenant.

The 120 Day Notices will be sent out in phases, consistent with the Renovation schedule (Section V). Tenants in different buildings are expected to receive the notices at different times.

III. TENANT SURVEY

The Developer has already surveyed the current Village 3 tenants to clarify housing needs and preferences and to determine the appropriate housing program. On the Developer's behalf, BU-GATA and BRAVO representatives conducted a door-to-door survey in the Village 3 community between August and November 2008. As part of the survey at least three attempts were made to reach each Village 3 tenant households. Over 70% of the 139 households were surveyed (that is, 102 households).

When the 120 Day Notices are issued NPLLC will attempt to meet the recipient's household to update their questionnaire and confirm relocation needs and preferences. Each Vested Tenant in Good Standing who is interested in continuing to live at Village 3 following the completion of the Renovation would also be asked to disclose additional information on the questionnaire to determine qualification for an affordable rental and/or ownership unit.

Taken together, this information will enable the Developer to determine who will be permanently displaced and who may qualify to rent or purchase an affordable housing unit at Village 3 following the Renovation. It also will provide the basis for creating the Priority Lists.

IV. PRELIMINARY HOUSING PLAN

A key goal of the Village 3 development is to provide affordable housing that meets the needs of the tenants of Village 3 and Buckingham neighborhood in order to preserve the existing community. Minimizing permanent displacement is an important part of achieving this goal. Consequently, the Developer has had and will continue to have numerous meetings and discussions not only with current Village 3 tenants and County staff, but also with former Village 3 tenants, current and former tenants of the other sections of Buckingham Village, other tenants of the Buckingham neighborhood, as well as community representatives and affordable housing advocates.

The table below shows the current unit count at Village 3 and the proposed unit count following the Renovation. The property currently contains only one and two-bedroom units. The Developer plans to decrease the number of one bedroom units, add three bedroom units, and increase the size of units wherever possible. The team also plans to add an additional bath or half bath to the larger units. As part of this effort, five to nine additions ("bumpouts") will be constructed at the rear of existing buildings and a few breezeways between buildings will be enclosed. Through this reconfiguration, Village 3 will be better able to meet the needs of its tenants and minimize displacement.

Please note that the proposed reconfiguration noted in the following table assumes five bump-outs. Pending approval, additional bump-outs may be added to increase the size of units and number of bedrooms. It will be months before the unit mix is set; and the final mix may differ from what is proposed here.

UNIT TYPE	UNIT MIX AT BUCKINGHAM VILLAGE 3	
	EXISTING	PROPOSED
One-Bedrooms	76	70
Two-Bedrooms	64	48
Three-Bedrooms	0	22
Total	140	140

The preliminary housing plan calls for a two-part approach: a smaller home ownership section that would be available to households whose incomes do not exceed 80% of AMI (approximately 1/3 of property or less); and a larger rental section that would be available to households whose incomes do not exceed 60% of AMI (approximately 2/3 of property or more). To minimize displacement, Vested Tenants in Good Standing earning greater than 80% of AMI would be exempt from the income requirement for the ownership units. The following table shows the proposed breakdown of rental and ownership units, assuming five bumpouts.

UNIT TYPE	UNIT MIX AT BUCKINGHAM VILLAGE 3	
	RENTAL	OWNERSHIP
One-Bedrooms	44	26
Two-Bedrooms	38	10
Three-Bedrooms	12	10
Total	94	46

In addition to creating units that are more suitable for families, the Developer also plans to utilize tax credits to fund part of the cost of the Renovation. Tax credit investment significantly contributes to keeping the rents affordable to families earning 60% of the Area Median Income (\$99,000), which for a family of four in Arlington County, with certain technical adjustments as determined by HUD, is \$59,040 for 2008. Although the units will be completely renovated and offer an improved living environment, the rents will be close to the current rents at the property.

The maximum incomes that would qualify for the affordable rents are set forth below, based on 2008 figures.

2008 LIHTC INCOME LIMITS TO QUALIFY FOR AFFORDABLE RENTS						
Household Size	One	Two	Three	Four	Five	Six
Income	\$41,340	\$47,220	\$53,160	\$59,040	\$63,780	\$68,460

The proposed rents for the renovated units are listed below.

PROPOSED AFFORDABLE RENTS		
	Unit Count	Unit Rent
50% AMI		
1-Bdrm	12	\$856
2-Bdrm	6	\$1022
3-Bdrm	1	\$1174
60% AMI		
1-Bdrm	32	\$1040
2-Bdrm	32	\$1243
3-Bdrm	11	\$1430

These rents are net rents and do not include tenant-paid utilities. They are based on 2008 Low Income Housing Tax Credit program rent limits. Tenants will be responsible for paying their own electricity for heating, cooling, cooking and lights. The rents will be adjusted annually. The rents at the completion of the Renovation may differ from what is currently proposed, depending on completion dates and changes in the LIHTC program rent limits.

More information on the home ownership component will be provided at future community meetings.

The maximum incomes that would qualify for the affordable ownership units are below, though an exception may be made for Vested Tenants in Good Standing who are overincome.

2008 INCOME LIMITS TO QUALIFY FOR AFFORDABLE OWNERSHIP UNITS						
Household Size	One	Two	Three	Four	Five	Six
Income	\$55,150	\$63,000	\$70,900	\$78,750	\$85,050	\$91,300

Based on the survey data collected in Fall 2008, approximately 70% of current Village 3 households interested in continuing to live at Village 3 earn incomes within the LIHTC limits (19 of 63 households who reported incomes and indicated interest). With the addition of a homeownership component for households with higher incomes, the proposed Village 3 development is designed to accommodate the great majority of households who wish to return. Vested Tenants in Good Standing who earn above the LIHTC limit and are unable to qualify for the purchase of a ownership unit will be assisted in relocating to a nearby market rate rental unit.

V. PRELIMINARY RENOVATION SCHEDULE

In order to minimize displacement, the proposed Renovation is planned be undertaken in small phases - two to four buildings at a time. Since the property contains 16 buildings, only a part of the property would be vacant during each phase. Assuming the Renovation will begin in May 2010, the 120 Day Notices for the first phase are expected to be issued in January 2010. Since the commencement of the Renovation is over a year away and will proceed in several phases over 18 to 24 months or more, many current tenants may move for their own reasons and would not be displaced by the planned development.

More details on the Renovation phasing plan will be provided at a future time.

VI. RELOCATION BENEFITS

The Developer will draft notices for review and approval by Arlington County. The relocation process will be coordinated with the County to ensure compliance with the relocation guidelines and other applicable laws as described herein.

Neighborhood Partners LLC ("NPLLC"), the property management firm selected by the Developer, will be responsible for implementing the Relocation Plan. NPLLC has had substantial experience managing the relocation process at other properties. It will maintain an office at the property.

NPLLC's designated representative for relocation will have experience in providing relocation services, and will utilize the resources of the property, County, and others to facilitate a smooth transition for the tenants. NPLLC will work closely with BU-GATA to minimize problems in the implementation of the Relocation Plan and will participate with BU-GATA in a working group to review the administration of the Relocation Plan.

Vested Tenants in Good Standing who have been given 120 Day Notices will receive Relocation Benefits to lessen the hardship of permanent and temporary relocation. To be eligible for Relocation Benefits a tenant household must be:

- A Vested Tenant - in lawful occupancy under a lease with of the Developer as of the Vesting Date;
- In occupancy when a 120 Day Notice is issued for the tenant's apartment;
- In Good Standing - current on rent payments and not otherwise in violation of the lease as of the date of the 120 Day Notice and for the remainder of the tenancy (Overcrowding will not disqualify the tenant from receiving relocation benefits).

Relocation Benefits will be provided in the form of both services and payments.

Please note that tenants in occupancy as of the Vesting Date who move voluntarily prior to the issuance of their 120 Day Notice will not qualify for any Relocation Benefits.

Permanent Relocation - Services

The Developer will provide the following services to Vested Tenants in Good Standing who are permanently displaced:

- Assistance in locating suitable rental units at apartment complexes in the Buckingham neighborhood.
- Bilingual interpreter(s) to assist tenants with limited English.
- Personal interviews with tenants to determine relocation needs and preferences.
- Current listings of vacant units within the County and neighboring jurisdictions.
- Letters of reference to tenants explaining they are being displaced and not evicted.
- Referrals to properties with available units including an explanation of the reason for displacement and a request for priority consideration.
- Special attention to the timing of moves for families with school-age children.
- On site packing and moving assistance, if needed, for elderly and disabled tenants. The cost of any Developer-arranged transportation services would be deducted from the amount of the tenant's relocation payment.
- Home ownership counseling at locations in Arlington County for ownership opportunities at Village 3.

Relocation assistance services will be made available during regular business hours. This schedule will be adjusted as necessary to accommodate tenants' work schedules.

Permanent Relocation - Payments

Vested Tenants in Good Standing who are permanently displaced will receive a relocation payment consistent with the guidelines set forth in the "Arlington County Housing Relocation Assistance Guidelines." There is a limit of one payment per household; and the amount of the payment varies by the number of bedrooms. For this

purpose, all of the tenants of an apartment are one household. The payment amounts are as follows:

Current Unit Size	Base Relocation Payment	Relocation Payment for "Very Low" Income Tenants
One-Bedroom	\$900	\$1,350
Two-Bedroom	\$1,050	\$1,575

Households whose income is below the "Very Low" income level, as set forth in the table below, will receive a larger payment, equal to 150% of the Base Relocation Payment set forth above. To determine a household's eligibility for the larger relocation payment, the status of the household as a Very Low Income Household must be documented.

Very Low Income Tenants (HUD limits for 50% AMI)								
HH Size	One	Two	Three	Four	Five	Six	Seven	Eight
Income	\$34,450	\$39,350	\$44,300	\$49,200	\$53,150	\$57,050	\$61,000	\$64,950

Except in the case of hardship (as determined by NPLLC), relocation payments will be made in two installments. Half of the payment amount will be paid within ten (10) business days of NPLLC's receipt of a written notice from the household stating the household's intention to move by the "move-out" date. This notice must be signed by all adult members of the household. The balance will be paid when the unit is vacated and the keys are returned to NPLLC. At a tenant's request the payment will be made directly to the tenant's new landlord.

If a Vested Tenant in Good Standing demonstrates the need for a relocation payment in order to reduce or avoid a hardship, NPLLC may make the full relocation payment prior to the apartment being vacated. NPLLC will review each hardship situation on a case-by-case basis.

There will be only one (1) relocation payment made for each unit; and it is assumed that the payment will be made to the tenant named in the lease. NPLLC, at its sole discretion, on a case-by-case basis, will evaluate any circumstance in which the named tenant is not in residency. If an occupant is not the named tenant but has been paying rent on a regular basis or has sublet the unit, the occupant must:

- Have written, notarized authorization from the current tenant named in the lease to become the new tenant named in the lease and

- Meet with management and have the required information and identification.

NPLLC will endeavor to return security deposits within 10 business days from the date the unit is permanently vacated and the keys are returned to the property management office and no later than within 45 days as required by Virginia law. All amounts due and unpaid under the lease will be deducted from the security deposit.

Temporary Relocation - Services and Limited Payments

Vested Tenants in Good Standing, who are deemed eligible to move temporarily and later return to a renovated unit, will receive relocation assistance for both moves. The Developer's goal is to temporarily relocate onsite at Village 3 as many tenants as possible. Where tenants are temporarily relocated offsite, the Developer will assist the tenant in locating suitable rental units at apartment complexes in the Buckingham neighborhood or nearby. The temporary relocation benefits are listed below:

- Bilingual interpreter(s) to assist tenants with limited English.
- Personal interviews to determine relocation needs and preferences.
- Rent payment assistance, if the rent at the temporary replacement unit exceeds the tenant's rent at Village 3. Tenants will NOT be expected to pay a higher rent for the temporary housing.
- Assistance of an independent moving company to move household goods and personal belongings. (The Developer will hire the moving company.)
- Packing materials - The Developer will provide boxes, tape, paper, and bubble wrap. Tenants are responsible for packing their own belongings, though the Developer will provide packing and moving assistance to elderly and disabled tenants, as needed.
- Reimbursement of the usual costs of the transfer of utility accounts or the setting up of new accounts (that is, cable, telephone, electric).
- Security deposit and accrued interest will be applied to the temporary unit and, upon return, to the renovated unit.
- Special attention to the timing of moves for families with school-age children.
- Home ownership counseling at locations in Arlington County for ownership opportunities at Village 3.

Relocation assistance services will be made available during regular business hours. This schedule will be adjusted as necessary to accommodate tenants' work schedules.

The Developer will work with families to minimize the number of temporary moves. Typically, families will not experience more than one to two moves during temporary relocation.

The Developer cannot guarantee families that they will be able to return to their previous units, because some units will convert into larger sizes, ADA accessible units and/or home ownership units. Tenants who desire to return to their original units,

where those units can be made available to them, may experience additional temporary moves.

Temporarily relocated tenants who were originally deemed eligible to return to a renovated unit but who do not meet the eligibility requirements when they are to return to a renovated unit at Village 3 will receive a permanent relocation payment consistent with the guidelines set forth in the "Arlington County Housing Relocation Assistance Guidelines."

VII. PRIORITY RANKING SYSTEMS FOR AFFORDABLE RENTAL AND OWNERSHIP UNITS

Vested Tenants in Good Standing who wish to remain or return to the Village 3 community will have the opportunity to rent or purchase a renovated Village 3 unit, so long as appropriate size units are available and so long as they satisfy the requirements of the programs used to assist in making the housing affordable. The proposed development contemplates that part of the property will be apartments and part will be ownership units. The Developer, therefore, will maintain two priority lists of tenants who are eligible for these units (**the "Rental Unit Priority List" and "Ownership Unit Priority List"; collectively, the "Priority Lists"**).

The Rental Unit Priority List will be reserved for Vested Tenants in Good Standing, while the Ownership Unit Priority List will be open to Vested Tenants in Good Standing and other current and former tenants of the Buckingham neighborhood (based on the County's Neighborhood Strategy Area boundaries). Vested Tenants in Good Standing may be placed on either Priority List or both.

In order to be placed on either Priority List, tenants will be required to provide certain information and material. Information that has been previously provided will not need to be resubmitted, except for information that must be updated. Tenants must inform the Developer of any change in the information provided before occupying a renovated unit. **Being on the Priority Lists does not automatically qualify tenants for a rental or ownership unit. There are other eligibility requirements that must also be satisfied.**

Each tenant's ranking on the Priority Lists will be determined by the points allocated to the tenant and the unit size the household requires as determined by the Developer. Allocation of points will be determined in accordance with the point systems set out below, as modified by the Developer; and government funding agency requirements will take priority over the point system.

Rental Unit Priority List

The Rental Unit Priority List will be reserved for Vested Tenants in Good Standing, and points will be assigned as follows:

- 1 point for each child under 18 years of age
- 2 points for each member of the household 62 years of age or older
- 2 points for each member of the household with a disability
- 1 point if any member of the household was previously displaced by redevelopment in Arlington County
- 1 point for each year of tenancy in Buckingham Village 3, based on the household member with the longest tenancy
- 1 point for each year of tenancy elsewhere in the Buckingham neighborhood, with a maximum of three points, based on the household member with the longest tenancy

In allocating points for prior tenancy in Buckingham Village 3 and elsewhere in the Buckingham neighborhood, the tenant household will be allocated the highest number of points that would be allocated to any individual member of the household.

Tenants with the most points will be the first to be offered appropriate size units. Tenants who do not meet the eligibility requirements for the Low Income Housing Tax Credit (LIHTC) program will be removed from the Rental Unit Priority List.

The Rental Unit Priority List will be kept on file at the Village 3 management office and will be updated as Vested Tenants in Good Standing provide the required information and lease units.

Ownership Unit Priority List

The Ownership Unit Priority List will be reserved for Vested Tenants in Good Standing and other former and current tenants of the Buckingham neighborhood. Points will be assigned as follows:

- 1 point for each child under 18 years of age
- 2 points for each member of the household 62 years of age or older 2 points for each member of the household with a disability
- 3 points if previously displaced from Buckingham Village - after February 17, 2006 for Village 2; after June 17, 2007 for Village 1, Phase I; after December 30, 2008 for Village 1, Phase II; and after [Date(s) TBD] for future phase(s) of Village 1; OR 1 point if previously displaced by redevelopment elsewhere in Arlington County
- 3 points for Vested Tenants in Good Standing displaced for the renovation of Village 3
- 3 points for each year of tenancy at Buckingham Village (Village 1, 2, and 3) prior to the Vesting Date (March 19, 2009)
- 1 point for each year lived in other properties in the Buckingham neighborhood

prior to the Vesting Date

- 1 point for each year of tenancy for those who move into Buckingham Village 3 after the Vesting Date or Buckingham Village 1 after [Date(s) TBD]

In allocating points for prior tenancies, a household will be allocated the highest number of points that would be allocated to any individual member of the household.

All tenant households on the Ownership Unit Priority List will be required to (i) authorize a credit check(s) by a housing counseling agency such as AHOME; (ii) to attend a homebuyer workshop(s); and (iii) to satisfy the other requirements of Arlington County's affordable home ownership program. Tenants who fail to satisfy these requirements within the time specified by the Developer will forfeit their position on the Priority List, and be placed at the end of the list.

When ownership units of suitable unit sizes become available for purchase, tenants with the most points will be offered a unit. If a household is offered a unit and does not contract to purchase it within the time specified by the Developer or is unable to obtain financing within the time specified by the Developer, the tenant will forfeit its position on the Priority List, and be placed at the end of the list.

The Ownership Unit Priority List will be kept on file at the Village 3 management office and will be updated periodically. BU-GATA will be permitted to review the Ownership Unit Priority List; and, with written tenant approval, BU-GATA will be permitted to review a tenant's file. The records of the Ownership Unit Priority List will include the dates of significant actions; such as, interviews, submission of materials, credit check, completion of home buyer workshop, and determination of eligibility. If two or more households have the same point total, households who first satisfied the requirements established by the Developer will be given preference.

Within reason, the Developer reserves the right to modify the procedure for determining the preference to be accorded prospective purchasers.

VIII. MEDIATION

In the event that there is a dispute or disagreement between a tenant and the Developer over the Relocation Benefits or Priority Lists, the following process will be followed:

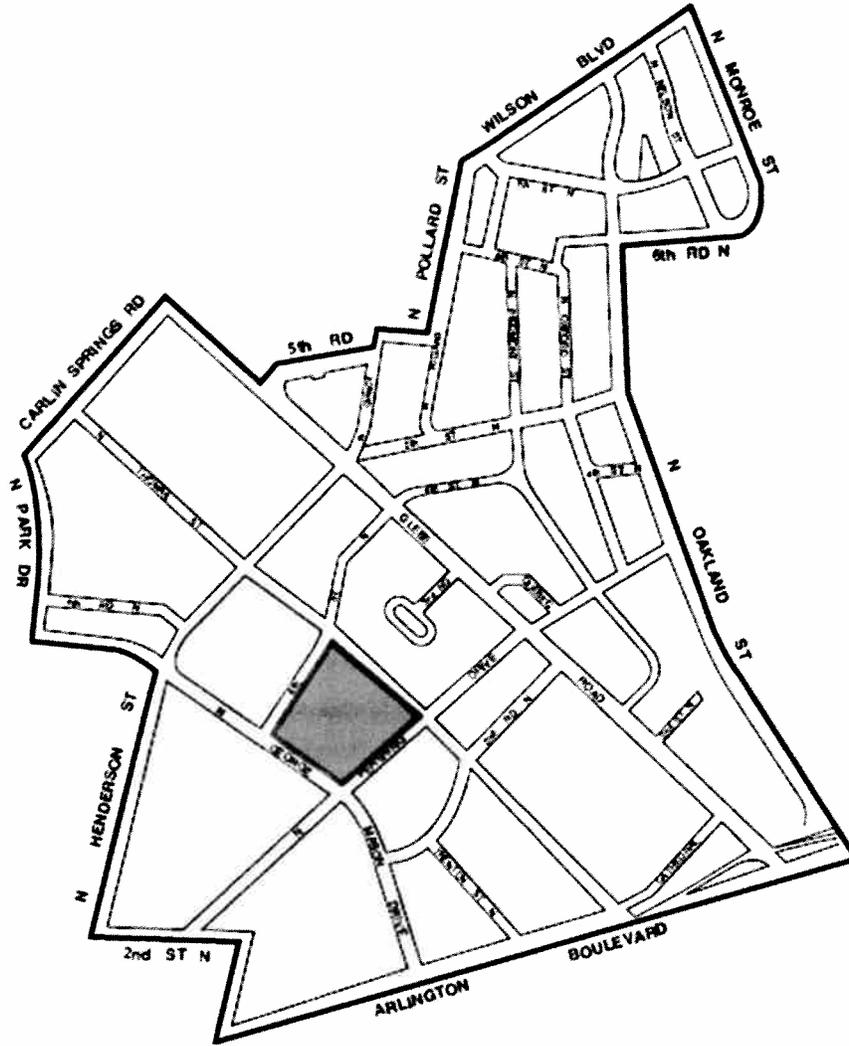
First, a tenant should have the right for five (5) business days to appeal the Developer's decision to the Arlington County Relocation Coordinator, and Certified Mediator, R. Canty. Second, the tenant may appeal the County Relocation Coordinator's decision to an independent mediation committee composed of three members: a representative of the community selected by the tenant; a representative of the County selected by the

County Relocation Specialist; and a representative of the Developer, selected by the Developer. The committee's decision shall be final.

IX. COUNTY REPORTS

Following the issuance of the first 120 Day Notice the Developer shall provide a monthly relocation report to the County Relocation Specialist regarding the status of the relocation efforts. The monthly report shall continue to be provided until the relocation of all tenants is complete.

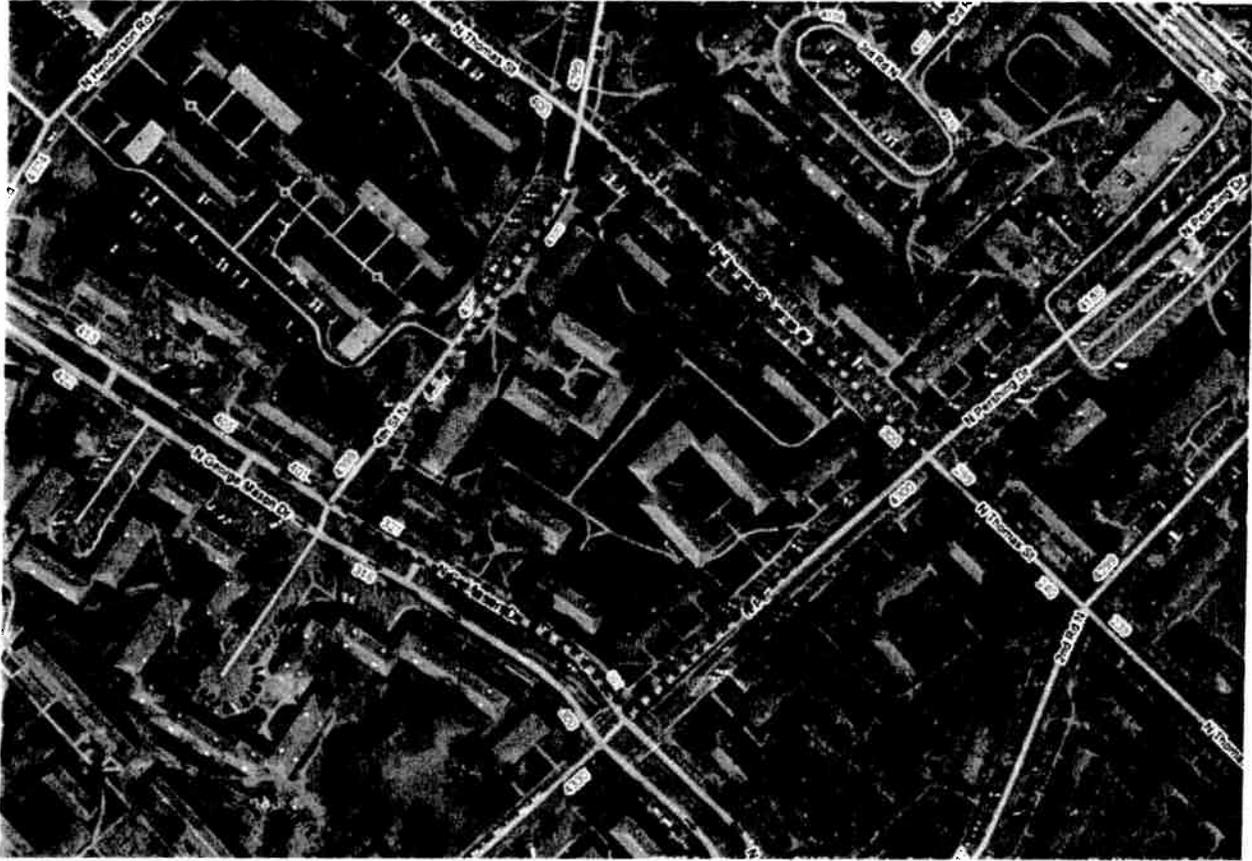
EXHIBIT A: BUCKINGHAM NEIGHBORHOOD BOUNDARY



Buckingham Neighborhood 
Buckingham Village 3 

Source: <http://www.co.arlington.va.us/Departments/CPHD/housing/pdf/buckingham.pdf>

EXHIBIT B: BUCKINGHAM VILLAGE 3 MAP



Attachment #3

Buckingham Village 3 Renovation Plan May 2009

The plan for the proposed renovation of Buckingham Village 3 is to completely renovate the interiors of the buildings and replace all major systems, to preserve the historic character and features of the buildings, and to produce an environmentally sensitive and highly energy-efficient property. In addition, the renovation would increase the size of units by utilizing basement spaces, breezeways and boiler rooms and by constructing additions (“bumpouts”) in carefully selected locations at the backs of certain buildings. This increase in space makes room for larger units and extra bathrooms as well as a number of three-bedroom units. All of the units will incorporate energy saving “green building” features that will exceed the EarthCraft House Multifamily certification requirements, including ENERGY STAR certification. EarthCraft House Multifamily certified properties allow tenants to save money, are more energy efficient, have better indoor air quality, and last longer. The renovation for all units would include additional insulation and installation of energy efficient windows, heating, cooling and water systems, as well as Energy Star kitchen and bathroom appliances.

The following is a description of the principal features of the currently proposed work. Some elements may change as the detailed plans are prepared and approved by the County.

Units

- Kitchen upgrades, including new fixtures, Energy Star appliances, including disposals and dishwashers, base and wall cabinets, counters, and resilient flooring.
- Bathroom upgrades, including all-new water-saving toilets, tubs, vanities, ducted exhaust fans, and ceramic tile tub surrounds and resilient flooring.
- New unit entry and interior doors; refinish existing hardwood floors, where salvageable; alternatively, install new hardwood floors; finish upgrades throughout.
- Lighting upgrades, with all-new energy-star light fixtures.
- SEER 14 high-efficiency split-system heat pumps and distribution systems.
- New domestic water piping; individual electric hot water heaters.
- Individually-metered gas and electrical service.
- Incorporation of Universal Design elements, within limits of historic requirements and budget. Minimum of 7 units will be barrier-free.

Common Areas

- Building entry area renovations, including improved lighting; renovations to all stair corridors, including new railings, new lighting and finishes.
- Convert basement and boiler room to provide community space, including an elevator; renovate unused basement to provide management office.
- Complete renovations to the laundry rooms, including new folding tables and finishes; renovate basement areas to provide bicycle storage and trash recycling rooms.

Building Exteriors

- Remove all through-wall air-conditioning units and infill with new masonry and mortar

- to match existing.
- New slate roofs, flashing, and coping to match existing and restore/replace soffits, eaves, rakes, gutters and downspouts to match existing.
- New single-hung double-paned windows and new exterior doors that meet energy and historic standards.
- New bumpout additions at the rear of selected buildings.
- Enclose porches to provide sunrooms at adjacent units.

Site

- Tot lot and play lot; fill and grade bare areas.
- Storm and sanitary system upgrades and replacements, including new yard drains to improve drainage at flat areas of the site.
- Preserve existing trees, prune and mulch existing retained planting, and provide new landscaping to accentuate and screen existing and new features.
- Replace damaged concrete walks, curbs and gutters, and provide new concrete walks to enhance circulation; new fencing to improve appearance and reinforce circulation system; new site lighting to accentuate pathways and improve safety.

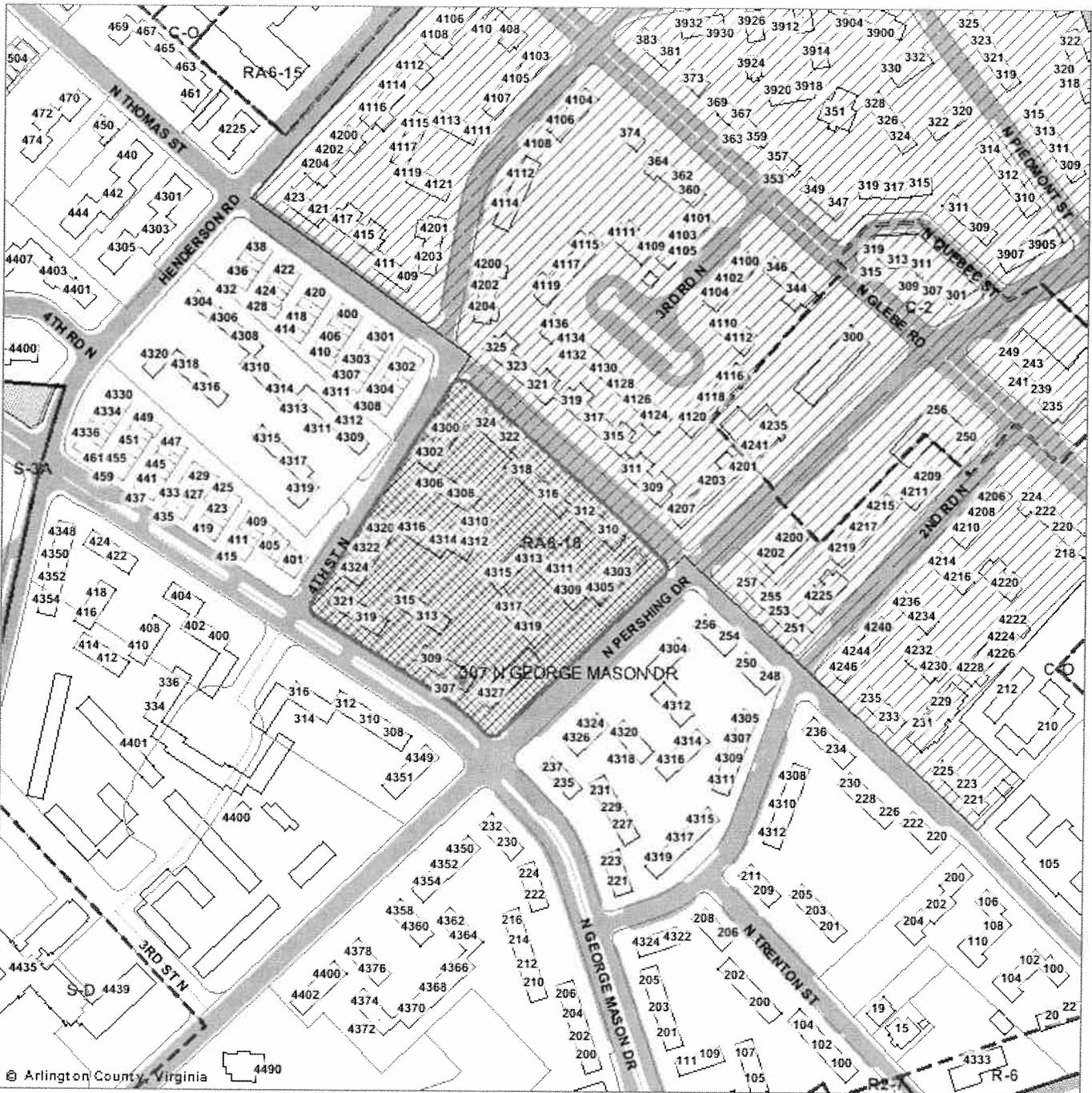
Historic Scope

- *Additions to building exteriors:* Bumpout additions at seven tentatively approved locations.
The additions would be similar to those at Gates of Ballston and would be sensitively located to maintain the character of the existing spaces and open space.
- *Community space addition:* Convert the existing basement and boiler room at #321 N. George Mason Drive into a community space with stairs and an elevator at the courtyard area behind the building.
- *Modifications to building exteriors:* remove through-wall A/C units and infill with brick, mortar and mortar joints to match exiting. Remove existing shutters.
- *Replacement of roofs, doors and windows:* new slate roofing; doors to match existing; and “6 over 6” windows with muntons.
- *Breezeways:* enclose existing breezeways to create sunrooms at adjacent units.

Green Scope

- *Sustainable Site Improvements:* to include stormwater, erosion and sediment control systems; bicycle storage areas or rooms with storage racks; enhanced pedestrian access; and Green Site Lighting with dark-sky friendly cut-off exterior lighting.
- *Water Efficiency improvements:* including water efficient landscaping; and water use reduction through inclusion of low-flow and water conserving fixtures.
- *Energy Efficiency improvements:* high SEER electric heat pump HVAC systems, energy-efficient windows, additional insulation at all attic spaces and crawl space ceilings, separate electrical metering of units, Energy Star appliances throughout, and Energy Star light fixtures.
- *Healthy Living Environment improvements:* exhaust fans in kitchens and bathrooms, low-VOC adhesives, sealants and paints, Green-Label certified carpet, and refinish existing hard surface flooring, where feasible.
- *Materials and Resources:* storage and collection spaces for recycling, efficient construction

- waste management practices, and recycled content materials.
- *Management Practices:* green development plan for construction.



U-3242-09-1
307 North George Mason Drive
(RPC: 20-023-002)

Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.



Not To Scale

