



## District of Columbia Housing Authority

1133 North Capitol Street, NE Washington, DC 20002-7599

(202) 535-1000

---

Tyrone Garrett, Executive Director

### Q&As\*

#### Second Round RAD Resident Meeting

#### Langston Terrace -Thursday, September 17, 2020

*\*Answers have been paraphrased and summarized*

### 3PM MEETING

---

[**NOTE:** For general questions regarding immediate maintenance issues, please contact your property manager immediately. The RAD conversion process is a lengthy one; the rehabilitation will likely not begin for another 1.5 to 2 years. Residents are strongly encouraged to submit work orders to Mr. Dixon or Mr. Pitt to address any pressing issues in the meantime.]

#### **1. Q: [Mr. C]: Is it possible to get a tenant voucher?**

**A: [Alex Morris, DCHA]:** There are two types of vouchers; Tenant vouchers and Project-Based vouchers. The conversion from Section 9 Public Housing to Project-Based Section 8 RAD come with a project-based voucher for the building, not a tenant-based voucher for the resident. However, the RAD program does allow for residents, 1 to 2 years after conversion to RAD is complete, to apply for a Choice Mobility voucher. Please note that availability of a Choice Mobility voucher is not guaranteed and is subject to availability.

[**Further Clarification:** DCHA is required by HUD to notify residents about their Choice Mobility option at the end of the conversion process after HUD approves the property for conversion.]

#### **2. Q: [Mr. C]: Can residents get voucher for medical reasons?**

**A: [Alex Morris, DCHA]:** If you need to transfer out of your unit for medical reasons, DCHA can provide transfers within the public housing portfolio. This process requires the resident to apply for transfer. If you would like to transfer out of the property based on medical reasons you will need to contact your property manager, Mr. Dixon, who can help you with this process.

**A: [Elbert Dixon, DCHA]:** [Mr. Dixon is addressing this injury with resident offline.]

#### **3. Q: [Ms. H]: [Expressed concern with mold in units.]**



## District of Columbia Housing Authority

1133 North Capitol Street, NE Washington, DC 20002-7599

(202) 535-1000

---

**Tyrone Garrett, Executive Director**

**A: [Elbert Dixon, DCHA]:** [Mr. Dixon is addressing this concern offline with resident.]

**4. Q: [Ms. J]: [Expressed concerns about mold and lead] What is going to be done about the lead?**

**A: [Alex Morris, DCHA]:** DCHA is aware of the lead paint issue. Langston is the oldest building in the DCHA portfolio and lead based paint was commonly used during the time Langston was built. DCHA is creating an abatement plan for Langston Terrace to abate the lead paint this year. In the meantime, please refer any mold concerns to your property manager, Mr. Dixon.

**5. Q: [Ms. C]: The RIN states that RAD is a voluntary program; Are HUD and DCHA asking the residents to voluntarily agree to RAD or is DCHA volunteering the property?**

**A: [Alex Morris, DCHA]:** DCHA is volunteering to participate in the RAD program by applying to HUD. DCHA is proposing to convert several traditional Section 9 Public Housing properties to Project-Based Section 8 RAD, including Langston Terrace and Langston Additions. DCHA is looking to convert these properties to RAD because we do not receive sufficient capital funding needed in order to improve and maintain our public housing properties. By converting the subsidy from Section 9 Public Housing to Project-Based Section 8 RAD, DCHA can solicit additional money and can invest in restoring the properties and bring it into good standing.

Part of this application process includes discussions with residents to explain the RAD conversion process, as well as hearing resident concerns and questions. We encourage residents to share their thoughts and opinions with us throughout this process, as well as contact their property manager or resident leadership to express any concerns or pose questions.

**6. Q: [Ms. C.]: After this second residents meeting is DCHA going to submit their application for the RAD conversion?**

**A: [Alex Morris, DCHA]:** This meeting is the second of two required meetings that DCHA must have with residents prior to going before the DCHA Board of Commissioners to seek approval to proceed with the HUD RAD application. At this meeting, DCHA must successfully demonstrate to the Board that converting the property to RAD is beneficial.

**[Further Information on RAD Application Process:** If the DCHA Board approves, then DCHA applies to HUD. This application to HUD must include comments and



## District of Columbia Housing Authority

1133 North Capitol Street, NE Washington, DC 20002-7599

(202) 535-1000

---

**Tyrone Garrett, Executive Director**

Q&As from the resident engagement meetings. HUD will then review the application. If HUD approves the application, HUD will then award DCHA a Commitment to Enter into a Housing Assistance Payment (“CHAP”). After being awarded the CHAP, DCHA will hold another meeting with residents to update them on the project, answer questions, and hear comments and concerns. After this meeting, DCHA goes back to HUD to have a Concept Call. After the Concept Call, DCHA is required to hold a fourth meeting with residents. After this meeting with residents, DCHA will submit the Financing Plan to HUD. HUD then reviews the Financing Plan and, if approved, issues a RAD Conversion Commitment (“RCC”) to DCHA. Please note, that DCHA may hold additional resident engagement meetings throughout the RAD process as needed. After HUD issues the RCC, DCHA notifies residents of the HUD approval and addresses any future plans and rights of residents such as the Choice Mobility option.]

**7. Q: [Ms. C]: What does Section 8 entail? What is Section 8 in comparison to Public Housing? Do we still have tenant (property) protection? What are we gaining with Section 8? Will our rent be raised?**

**A: [Alex Morris, DCHA]:** Aside from the major renovations that the property will receive, day-to-day life will not look very different with the switch from Section 9 Public Housing to Project-Based Section 8. Regarding rent, residents will continue to pay 30% of their gross income. Additionally, DCHA plans to continue to manage Langston. Ultimately, the property will likely operate like it does today. The only difference is that in order to receive this Project-Based Section 8 subsidy from HUD, and because HUD does not allow us to enter into a HAP contract with ourselves, DCHA will transfer the property to an entity that DCHA will set up, as well as potentially partner with a developer. While there would not be much of a difference for residents day-to-day, rent money would be sent to this DCHA created entity instead of directly to DCHA.

**[Further Information on Tenant Protections Under RAD:** HUD establishes a number of rights for residents of a public housing property that is participating in RAD. They are as follows:

- At/After Conversion:
  - If temporary relocation is necessary (as it is for Langston), you are provided relocation protections and a right to return to the site.
  - Pay no more than 30% of adjusted income in rent, unless paying ceiling rent.
  - Right to participate in a resident organization.
  - Right to exercise “Choice-Mobility”.
  - Your lease must be renewed and you cannot be evicted without cause.
  - Right to termination and grievance procedures.



## District of Columbia Housing Authority

1133 North Capitol Street, NE Washington, DC 20002-7599

(202) 535-1000

---

Tyrone Garrett, Executive Director

*Source: [RAD Resident Rights in Public Housing, HUD.](#)*

**8. Q: [Ms. C]: How will converting to a project-based voucher program effect residents in the future (next 20 years)? Will rent be raised?**

**A: [Alex Morris, DCHA]:** No, rent will not be raised, unless you are already paying a ceiling rent. In the immediate future, residents will have a right to return, as well as no rescreening upon return. [Please see above for additional rights in the answer for question #7]. HUD's RAD program requires that the property is subject to a minimum 15-year HAP contract with a minimum 15-year renewal. Additionally, HUD requires that when the units move from Section 9 public housing to a project-based Section 8 platform with a long-term HAP contract, this HAP contract must "by law, must be renewed in perpetuity". This helps ensure that the RAD "units remain affordable to low-income households".

**9. Q: [Ms. C]: Will Langston become privatized? If the Langston property becomes privatized, how much influence/power will that give the private developer?**

**A: [Alex Morris, DCHA]:** We anticipate that DCHA will continue to manage, and day-to-day life will not look much different to residents. The one difference is that in order to get the HAP payment from HUD, we have to transfer the property to an entity that we set up which might be called something like "Langston General Partnership". We anticipate that DCHA would be a part of the owner entity with the developer. Residents will be paying rent to the management company on behalf of the owner.

DCHA will continue to own the land underneath the buildings, but we may partner with a developer who can bring us additional resources, funding, loan equity and other resources and skills to help us do the renovation, but ultimately we maintain the ownership of the ground underneath. Regarding the leverage of the developer, we would issue a Request for Proposal ("RFP") which allows us to include qualifications and requirements for the property. Into that document we can place qualification requirements, such as that we maintain a certain percentage ownership in the deal and that we have to provide our own management on site, and that the developers must respond on that basis and agree to those conditions. We want to maintain the management and the maintenance of the site and ownership of the ground underneath, but we need the additional investment to do the renovations.



---

**Tyrone Garrett, Executive Director**

**10. Q: [Ms. C]: Will the site stay historic?**

**A: [Alex Morris, DCHA]:** Yes, the property is currently designated as a National Landmark. The renovation will be done to historic standards. The exterior will be restored, but the inside will be brought up to code and renovated.

**11. Q: [Ms. C]: Will people on the waiting list get a unit?**

**A: [Alex Morris, DCHA]:** Our plan is that after residents have been given the right to return, DCHA will review transfers and the waiting list to fill any vacant units.

**12. Q: [Ms. C]: When did RAD begin? What exactly is RAD?**

**A: [Alex Morris, DCHA]:** The RAD program was created by HUD under the Obama Administration in 2012. This program allows for PHAs to convert traditional Section 9 Public Housing to Project-Based Section 8 which give PHAs, like DCHA, access to more stable sources of funding. [Unfortunately, over the last few decades, funding for public housing has steadily decreased. RAD gives PHAs a great opportunity to maintain a property as affordable housing, where residents still retain their same rights as under public housing, while giving access to private funding. Access to such funding allows PHAs to do major renovations and greatly improve the quality of housing for their residents.] DCHA has successfully converted four properties to RAD, including Colorado and Columbia, and at those sites DCHA continues to own, manage and operate the property.

**13. Q: [Ms. B]: Where are the slides posted online?**

**A: [LaShawn Douglas, DCHA]:** The slides are posted on [dcha.us](http://dcha.us). When you go to that page you will see all of the properties listed and click on Langston.

**14. Q: [Ms. N]: [Expressed concern regarding pest issues.]**

**A: [Chris Pitt, DCHA]:** [Mr. Pitt is addressing offline with resident.]

**15. Q: [Ms. T]: Do tenants need to apply for a project-based voucher? If so, how do you go about doing this?**

**A: [Alex Morris, DCHA]:** The project-based voucher is the funding DCHA will receive from HUD once we convert the property from Section 9 Public Housing to Project-Based Section 8. It will apply automatically to the property after the conversion; the tenant does not need to do anything.



## District of Columbia Housing Authority

1133 North Capitol Street, NE Washington, DC 20002-7599

(202) 535-1000

---

Tyrone Garrett, Executive Director

**16. Q: [Ms. S]: I pay a ceiling rent currently. Once the conversion is complete, will my rent change? [Also asked question about transfer to a different size unit.]**

**A: [Alex Morris, DCHA]:** Yes, if you are currently paying a ceiling rent your rent will be adjusted post conversion. We will have that conversation with you individually.

**A: [Andrea Powell, DCHA]:** HUD requires as part of the RAD program that every resident is paying 30% of their adjusted gross income as determined through recertification. If you are paying ceiling rent, then after conversion, your rent will be adjusted over 5 years to meet this 30% requirement. Please note that because conversion will take at least 1.5 to 2 years, your rent will likely not change until then.

**A: [Alex Morris, DCHA]:** Regarding transferring to a different unit size, HUD requires that as part of the conversion we “right-size” everyone. This means that if you are currently in the properly-sized apartment for your household composition, you will return to an apartment of the same size. If you need a different size unit because your household composition has grown or shrunk, we will make efforts to place you in unit of the correct size during renovation.

**17. Q: [Ms. G]: What are some of the benefits to RAD?**

**A: [Alex Morris, DCHA]:** The conversion to RAD will allow us to do major renovations to your units and to the property. In addition to new renovation, HUD built in several benefits for residents including: resident right to return, no rescreening upon return, no recalculation in rent (unless paying a ceiling rent). So ultimately, residents will be able to return with very few day-to-day changes while benefiting from better living conditions.

**18. Q: [Ms. J]: What security measures will be taken? Also are there plans for a community center?**

**A: [Alex Morris, DCHA]:** We are replacing all of the security cameras and adding more lighting. We appreciate and understand your concerns and will be taking all of your comments regarding resident safety and security back to the proper people at DCHA. We have also taken note about the suggestion for a community center, and will look at how we can work this into the redevelopment plan.

**19. Q: [Ms. W]: [Expressed concern about mold.]**

**A: [Chris Pitt, DCHA]:** [Mr. Pitt is addressing this issue with the resident offline.]



---

**Tyrone Garrett, Executive Director**

**20. Q: [Mr. P]: [Raised concerns regarding maintenance and as well as personal rent question.]**

**A: [Elbert Dixon, DCHA]:** [Mr. Pitt and Mr. Dixon are addressing these issues with the resident offline.]

**21. Q: [Ms. W]: When will work begin on my apartment?**

**A: [Alex Morris, DCHA]:** We are still working on the plan for phasing. We will let residents know as soon as we determine this plan.

**22. Q: [Ms. M]: [Expressed concern about accommodating unit size need.]**

**A: [Elbert Dixon, DCHA]:** [Mr. Dixon is addressing this issue with the resident offline.]

**23. Q: [Ms. B]: In the presentation, you mentioned programs such as homeownership and other resident programs, who is the Community Navigator that I can contact about those? Also is Garfield one of the properties that might be converted to RAD?**

**A: [Alex Morris, DCHA]:** Your Community Navigator is Mr. Julian Wilson. Mr. Wilson's phone number is (202) 734-8602 and his email is [jwilson@dchousing.org](mailto:jwilson@dchousing.org). Regarding Garfield, we have not determined if this property would be converted to RAD.

**24. Q: [Mr. L]: [Expressed concern with various maintenance, property and security issues.] What is Mr. Pitt's phone number?**

**A: [Alex Morris, DCHA]:** We agree with everything you are saying, your comments and concern have provided us a lot to work with and we appreciate the honesty and the feedback. We are taking note of these concerns and will be taking them back and addressing them internally.

**A: [Chris Pitt]:** My phone number is (202) 446-6221.

**25. Q: [Ms. T]: Where will you be relocating residents during the renovation? How long will each phase take? [Also expressed concerns regarding Public Safety]**

**A: [Alex Morris, DCHA]:** Relocation will occur on-site at Langston during the renovations. For Langston, we are doing a modified, in-place rehabilitation. This means that we are conducting the renovations in phases and will be moving people within the property while the renovations on their units are being completed. When we do



## District of Columbia Housing Authority

1133 North Capitol Street, NE Washington, DC 20002-7599

(202) 535-1000

---

**Tyrone Garrett, Executive Director**

rehabilitation on Langston Terrace, the process will be similar. Next year, we will work on the vacant units in Langston so we can prepare a set of temporary units that will be used for phase 1 residents to move into during their renovations. Also, our plan is to do renovations on a whole building at a time so it will likely take 6-8 months per building to complete the construction, after which we need to obtain a Certificate of Occupancy from DCHRA before residents return to the renovated units.

**26. Q: [Ms. J]: Will people moving into Langston need a Section 8 voucher to move in?**

**A: [Alex Morris, DCHA]:** No, unlike a tenant-based voucher, RAD includes Project-Based vouchers, which means the subsidy or “voucher” is already attached to the unit when a resident moves in and will remain with the unit when a resident moves out.

**27. Q: [Ms. J]: [Provided suggestions for security improvements].**

**A: [Alex Morris, DCHA]:** [DCHA is taking resident comments regarding security very seriously and will utilize this community feedback to make necessary improvements to security on the property.]

**28. Q: [Ms. W]: Once the property is converted to RAD, will the same DCHA staff be working there?**

**A: [Alex Morris, DCHA]:** It is our plan to have the same DCHA staff stay on site. Our plan is to continue to manage the property after conversion.