



## District of Columbia Housing Authority

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

(202) 535-1000

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Tyrone Garrett, Executive Director

### Q&As\*

#### First Round RAD Resident Meeting

#### Ontario Road - Tuesday, September 10, 2020

*\*Questions and Answers have been paraphrased and summarized*

### 6PM MEETING

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**1. Q: [Ms. V]: Why can't residents stay on site while the work is being done?**

**A: [Jonathan Rogers, DCHA]:** We have to relocate residents because we are doing full kitchen and bath renovations. We want to get residents back on site as soon as possible in an effort to complete work more quickly.

**A: [Alex Morris, DCHA]:** Ontario has a relatively small scope as opposed to some of the other properties. Here residents may be out of their apartments for 2-3 weeks, maybe 4 weeks at most. We have to relocate residents during this time because it is not habitable during renovation without access to the kitchen or bathroom.

**2. Q: [Ms. V]: Where will residents be relocated to during the renovations?**

**A: [Alex Morris, DCHA]:** We have a very limited number of vacant units on site, so we are looking at other solutions, such as long-term stay hotels or other units within the DCHA portfolio.

**3. Q: [Ms. V]: Why is it a 15 year viability--- why aren't we doing a ground lease?**

**A: [Alex Morris, DCHA]:** In the resolution, the 15 years is the minimum for the HAP contract, the 15 years does not refer to the entire duration of affordability.

**A: [Andrea Powell, DCHA]:** As Alex stated, there is the initial 15-year HAP contract, but it is renewable. There is a 99-year ground lease to ensure that the property remains affordable housing. HUD requires both parties to renew the 15-year HAP contract, and we may be looking at a 99-year ground lease as well. As part of the RAD conversion, HUD requires that the property is brought up to 20-year viability, meaning that the property will be renovated in a manner that will allow the property to remain in good condition over the next 20 years.



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4. **Q: [Ms. H]: [Expressed concern over being relocated outside of the area, even if it is for a short duration, due to personal and family reasons.]**

**A: [Alex Morris, DCHA]:** Thank you for your comments, we will try and ensure that you will not have to move outside of your neighborhood.

**A: [Deborah Jackson, DCHA]:** This is a perfect example of purpose of the Mobility Team resident surveys. These one-on-one surveys and conversations between the Mobility Team and the resident will pinpoint specific needs of that family to make the move as seamless as possible. This will not be a cookie-cutter approach, as we will make sure to assess your individual needs personally as we approach the relocation time period.

5. **Q: [Ms. D]: [Resident likewise expressed personal reasons for needed to stay in the same community area during renovations]. If the renovation is only 4-weeks at most, will we still have to move everything out of the apartment?**

**A: [Jonathan Rogers, DCHA]:** The intent is that floors and walls will be done as well, so moving furniture and other personal items out of the unit will be important. Please note that we will hire movers, provide boxes and temporary storage to facilitate this process.

6. **Q: [Ms. D]: After the RAD conversion, who will own the property?**

**A: [Andrea Powell, DCHA]:** HUD does not allow us to enter into a HAP contract with ourselves, so this is why we have to create a separate owner-entity, which DCHA will maintain control over. There is going to be a limited partnership or LLC that will own all of the MELVO units. This Limited Partnership or LLC will be controlled by a DCHA entity that is called MELVO GP LLC. Additionally, there will be a general partner controlled by the housing authority and an investor. DCHA plans to continue managing the MELVO properties. We have done this before with previous RAD conversions.

**A: [Alex Morris, DCHA]:** While we, DCHA, is not the "named owner", we control the owner-entity and plan to continue managing the property after conversion.

7. **Q: [Ms. D]: How do you define "control"?**

**A: [Alex Morris, DCHA]:** In a RAD transaction involving tax credits, HUD requires that a PHA (or non-profit or public entity) retains an interest or control in the property. A PHA may demonstrate control in one of several ways which include 1) 100% control of the General Partner; and/or 2) Acting as a lessor under the ground lease. In the MELVO



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transaction (which includes Ontario), DCHA envisions that a DCHA entity will own 100% of the General Partner, and will be the lessor under the ground lease.

**8. Q: [Ms. M]: What vacant units or local hotels will be used during the renovations? Will DCHA be providing storage for residents during the renovation?**

**A: [Jonathan Rogers, DCHA]:** As mentioned before, the relocation for Ontario will not be occurring on site. We are currently working on the relocation plan and will be determining which temporary units or hotels based on proximity to site and availability. We will provide more information to Ontario residents as we finalize this plan in the coming months. Additionally, DCHA will be covering the cost of any necessary storage needs during temporary relocation.