



Tyrone Garrett, Executive Director

Q&As*

Second Round RAD Resident Meeting

Montana Terrace - Tuesday, September 22, 2020

**Questions and Answers have been paraphrased and summarized*

3PM MEETING

1. **Q: [Ms. C]: How will a resident know if their unit will be one of the units that will be undergoing renovations?**

A: [Jonathan Rogers, DCHA]: All units at Montana will be renovated.

2. **Q: [Ms. H]: Is it correct to understand that 25% of the units within the project will have to be demolished?**

A: [Jonathan Rogers, DCHA]: There is no demolition proposed for any of the MELVO properties.

3. **Q: [Ms. H]: Will there be new cabinets and new AC units?**

A: [Dionne Williams, DCHA]: The entire kitchen will be remodeled and the AC will be replaced as part of the renovations.

4. **Q: [Ms. H]: I am confused about the salary requirements for FSS?**

A: [Ron Fisher, DCHA]: The starting salary for the FSS Program is \$32,000. However, there is no income requirement for our Workforce programing.

5. **Q: [Ms. H]: So you are saying that residents need to make at least \$32,000 in order to be eligible for the FSS Program?**

A: [Ron Fisher, DCHA]: Yes, because it is a homeownership program. If someone is interested in FSS but do not meet the income requirement at this time, I would recommend starting with Workforce. Because we are in the same department, making the transition from one program to another is a simple process.

6. **Q: [Ms. M]: Will the tenants be responsible for paying utilities under RAD? Or will they continue to be included like they are now?**



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A: [Andrea Powell, DCHA]: The current plan for MELVO is that DCHA would continue to pay as they are now, there should be no change, and we will handle the connection fees for the relocation as well. **[NOTE: Any excess utilities will continue to be the resident's responsibility under the lease and the RAD conversion.]**

7. Q: [Ms. M]: What are considered "excess utilities"?

A: [Semadra Watson, DCHA]: According to the lease, excess utilities charges are for things such as washing machines, dryers, additional freezers, additional refrigerators and window A/C's.

8. Q: [Ms. E]: I am a resident in one of the two apartment buildings and I know I will not be relocated long, but with the building being worked on around us, how does this account for those with health issues?

A: [Jonathan Rogers, DCHA]: The way the phasing will be approached is that we will be renovating whole buildings at the same time. While we will work with General Contractor to formulate the plan, we are requiring that all units in one building will be done at once, thus only requiring one move out and one move in, so you aren't dealing with construction dust, etc.

9. Q: [Ms. J]: Where will residents be going during the renovation?

A: [Jonathan Rogers, DCHA]: We will be determining this plan over the next few weeks. The options include: potentially vacant units in MELVO, units within the DCHA portfolio, or hotels. We will be back out to share this information with you once we determine the plan for the temporary relocations.

10. Q: [Ms. H]: Will there be rescreening when we are brought back to the property? I am concerned about credit checks, etc.

A: [Jonathan Rogers, DCHA]: There is no screening when you come back; you have the absolute right to return. HUD built those protections into the RAD program.