



# RESIDENT MEETING

## POTOMAC GARDENS



# WEDNESDAY, OCTOBER 27, 2021 AT 6:00 P.M.

Please join DCHA and our development partners on **Wednesday, October 27, 2021 at 6 P.M.** for resident meeting and update. This meeting will be held virtually using our WebEx meeting platform. Please join the meeting by clicking the link on your smartphone, computer, or laptop. You can also join by phone by dialing the number and access code.

For assistance or questions in advance of the meeting, please contact us at:

[TransformationPlan@dchousing.org](mailto:TransformationPlan@dchousing.org)

or call (202) 996-8526. Please read the attached letter for more information.

### VIA WEBEX

**By Phone:** (202) 860-2110

**Access Code:** 2308 967 3035#

**Link:** <https://bit.ly/PotomacGardens1027>

**Password:** MTghZerJ934

DCHA is committed to providing equal access to this event for all participants & residents with disabilities. If you need a reasonable accommodation or sign language interpreter service, please contact our ADA/504/Language Department at 202-535-2737 or ADA504@dchousing.org with your complete request. Please allow at least 3 business days to make the necessary arrangements. If you need a foreign language translator, please contact our ADA/504/Language Department at 202-535-2737 or email LA@dchousing.org. Please allow at least 5 business days to make the necessary arrangements.

# ***Potomac Gardens RAD General Information Notice (GIN)***

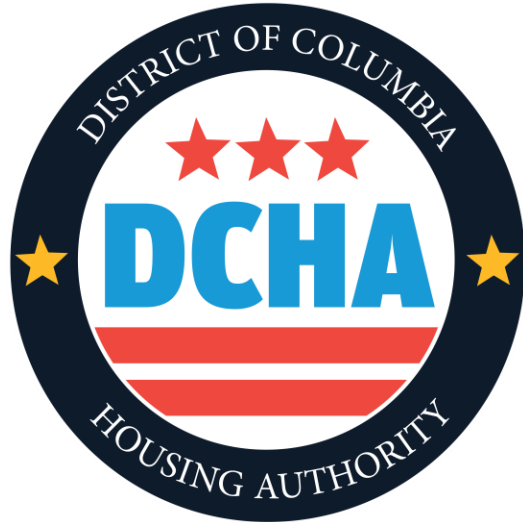
November, 2021



# Potomac Gardens

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- Agenda



## 1. General Information Notice (GIN)



## 2. Why RAD?



## 3. Next Steps



## 4. Questions

# **General Information Notice (GIN)**



# General Information Notice (GIN)

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## *What is the purpose of this letter?*

- The General Information Notice (GIN), provides information specifically related to protections the Uniform Relocation Act (URA) provides to impacted residents.
- (URA) protections to individuals who may be displaced as a result of federally-assisted projects involving acquisition, rehabilitation or demolition or a Converting Project under RAD.

# General Information Notice (GIN)

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## *Why did you send this to me now?*

- For any RAD conversion involving acquisition, rehabilitation or demolition, “as soon as feasible” shall be no later than 30 days following the issuance of the Commitment to enter into a Housing Assistance Payment (CHAP).
- DCHA received a Commitment to enter into a Housing Assistance Payment (CHAP) for Potomac Senior & the “700” Family building on August 19, 2021.

# General Information Notice (GIN)

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## *What are my rights?*

- Inform the resident that, if he or she qualifies for relocation assistance as a displaced person under the URA, he or she will not be required to move without 90 days advance written notice.
- We will provide Subsequent information to provide more detailed information regarding relocation activities specific to the household, including tailored information regarding eligibility and timelines for relocation.

# **WHY RAD?:**

**The HUD Policy Rationale for  
RAD Conversion**





# Congress Created RAD to Help PHAs



In **2012**, Congress created the **Rental Assistance Demonstration Program (RAD)** a program developed to help Public Housing Authorities (PHAs) access a consistent funding source to rehabilitate and stabilize their housing portfolios property by property.



## Why was this necessary?

Traditional public housing (Section 9) was being chronically underfunded year after year. The RAD program allows for Section 9 properties to be converted to Section 8, thereby changing the funding mechanism to a voucher subsidy. Each of the 455,000 units approved by Congress has been guaranteed.



Originally created sustainable funding stream for **60,000 units**

With rising popularity, proof of concept, and a **positive Interim Evaluation**, Congress created additional units



**455,000 Units**



<sup>1</sup> Department of Housing and Urban Development . 2021. "Statement by HUD Secretary Fudge on President's FY22 Discretionary Funding Request, HUD, April 9, 2021. [https://www.hud.gov/press/press\\_releases\\_media\\_advisories/HUD\\_No\\_21\\_057](https://www.hud.gov/press/press_releases_media_advisories/HUD_No_21_057)

# Four RAD Goals

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**Preserve affordable housing**

**Attract private and public financing source**



**Tenant Protections**

**Create sustainable affordable housing**



# Common Myths About RAD

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*Will RAD affect my rights?”*

**FALSE.** When the property converts, you will sign a new Section 8 lease. RAD keeps many of the resident processes and rights available under public housing, such as the ability to request a **grievance process** and the timelines for termination notification.

*“RAD will affect my housing assistance.”*

**FALSE.** You will **not lose your housing assistance** because of RAD. Even though owners of a RAD property can use private money to make repairs, owners still receive money from HUD and must follow Federal guidelines.

*“Residents will **not** have the right to return to the property once converted.”*

**FALSE.** Under RAD, residents have an unqualified right to return.

*“When the property is converted using RAD, I will no longer pay 30% of my income.”*

**FALSE.** Since Section 8 programs also set rents at 30% of income like in public housing, **most residents will not have rent increases** because of RAD.

# Proposed Apartment Renovations



Living Room – Potomac Senior



- Bedroom



- Living Room – Potomac Family '700'



- Exterior Rendering – *Courtyard between '700' and Senior*

# Next Steps

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## BASIC STEPS IN A RAD CONVERSION

