



District of Columbia Housing Authority

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

(202) 535-1000

Tyrone Garrett, Executive Director

Q&As*

First Round RAD Resident Meeting

Montana Terrace - Tuesday, September 8, 2020

**Questions and Answers have been paraphrased and summarized*

3PM MEETING

1. **Q: [Ms. C]: [Asked personal question regarding transfers].**

A: [Dionne Williams, DCHA]: [Ms. Williams is addressing resident's question offline]

2. **Q: [Ms. S]: Can you give me Ms. Scott's number?**

A: [Dionne Williams, DCHA]: Yes, it is (202) 816-0042.

3. **Q: [Ms. C]: Will our rent increase after the RAD conversion?**

A: [Jonathan Rogers, DCHA]: Your rent, as part of RAD program requirements, will remain as 30% of your income, so there will be no change to your rent unless you are already paying ceiling rent. [DCHA encourages residents who are unsure if they are paying ceiling rent to ask Property Management to refer to Michelle McCrae in ECOD to confirm.]

4. **Q: [Ms. M]: Will we be able to return to our current units once renovation is done?**

A: [Jonathan Rogers, DCHA]: Under RAD you have the right to return to the site. As required by HUD, there may be an exercise of "right-sizing", [meaning that HUD requires that PHAs house each family in an appropriate sized unit based on the family composition.] DCHA plans to return you to a unit that is appropriately sized for your family composition. This is something we will keep you updated on as we get closer to renovations.

A: [Andrea Powell, DCHA]: As we proceed through the RAD conversion process, we will work closely with you and the property managers to look at size of family composition and size of available units. We will work with you to return to the site.



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A: [Semadra Watson, DCHA]: If you are curious that you may need to be “right-sized” upon return to Montana Terrace after the renovations, please reach out to myself or Ms. Williams and we will answer any questions about “right-sizing”.

5. Q: [Ms. B]: When we are relocated [during the renovation] will it be to other Public Housing sites?

A: [Jonathan Rogers, DCHA]: We are still in the process of developing the relocation plan. As of right now, the temporary relocations will either be within Montana Terrace, within one of the other MELVO properties, or to another DCHA property or a hotel. We are currently developing a detailed relocation plan and will provide updates as soon as possible.

6. Q: [Ms. S]: On page 14, can you explain the 4% low income tax credits?

A: [Jonathan Rogers, DCHA]: At a very high level, what DCHA is allowed to do is generate low income tax credits through the DC Housing Finance Agency (“DCHFA”). These tax credits provide a tax break for investors, who then in turn provide funds to us who can then take that investment and use it as a funding source to help with project costs. A reason an investor, such as Wells Fargo, would invest is because they receive tax breaks for investing. So they get the tax break and we get the funding for affordable housing, so it is a win-win for both parties.

7. Q: [Ms. H]: Can you explain the HAP contract? Under RAD, can residents purchase the townhomes if they want to?

A: [Andrea Powell, DCHA]: The long term project-based HAP contract is for a minimum of 15 years with a renewal requirement. Jonathan just referred to the tax credits, which include a requirement for extended use to remain affordable for at least 30 years. To further protect residents and ensure affordable housing remains available, HUD also requires that the project be controlled by a Housing Authority, a non-profit or other public entity. Regarding homeownership, the HUD RAD program is purely a conversion from Section 9 Public Housing to a Project-Based Section 8 subsidy; it is not a program for homeownership. It is a program for rental.

8. Q: [Ms. E]: When it comes to [temporary] relocation, can you have a say or turn down the property you are being relocated to? [Expressed that due to personal and family reasons that moving to certain places may be a large burden].

A: [Andrea Powell, DCHA]: We will work with you to understand your household’s needs so we can try to best accommodate you during your temporary relocation. As



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Jonathan explained, it's a fairly short-term relocation, and we want to be cooperative. That being said, we don't have unlimited choices. Of course, we want to work with you to find a good fit, but ultimately what we really want to do is get you back to the site, so the sooner we can find a temporary place, the sooner we can complete renovations and can return you. Unlike some of our projects where we are tearing down and rebuilding, this renovation will be much shorter in duration, at about 3 to 4 weeks, so this is sort of a different relocation process. [Ms. Powell and Ms. Williams assured the resident that DCHA hears her concerns and special accommodations and that the Mobility Team will work with her and other residents through this process.]