



## 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

#### Langston Terrace & Langston Addition - Wednesday, August 27, 2020

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

### **3PM MEETING**

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1. **Q: [Ms. L]: How do you decide which units you start with? I live in Langston Terrace. [Also discussed issue with my damp walls.]**

**A: [Alex Morris, DCHA]:** We have a physical needs assessment team that will be coming through to evaluate in the fall and winter of this year. Langston Terrace is a high priority property and will be in the first group to be assessed. This first group of assessments will be starting in September or October. When the assessment teams write their report, we will be able to determine which portions of the Langston projects we need to prioritize. Also, it is important to note, that we will conduct the rehabilitation by building, not unit. [Mr. Morris likewise addressed the damp walls issue with resident. Follow-up by PMO with resident on this matter will occur offline.]

2. **Q: [Ms. J]: I would like to know about the mold, is that a priority?**

**A: [Alex Morris, DCHA]:** Yes, this is a priority in the rehabilitation. However, if you have an urgent issue with mold, please let your property manager know so we can get a team out there. The renovations we are talking about in today's meeting will take one and a half to two years in order to complete. But if you have an immediate issue that should be an immediate work order. [Mr. Dixon is addressing issue offline with resident.]

3. **Q: [Ms. C]: [Question asked by resident's Power of Attorney]: Will there be accommodations for individuals who are in need of accessible features? If a feature in an individual's unit is up high, will they be allowed to move into units on a lower level?**

**A: [Alex Morris, DCHA]:** We would be doing all work in compliance with Section 504 and ADA, but if there is a more immediate concern, that is an issue for property management. Anyone who wishes to live on a lower level due to a disability should apply for a transfer based-upon an ADA request so they can be evaluated and, if determined to be eligible for a reasonable-accommodation, transferred to another unit that better suits your needs. In addition, DCHA will check into the reasonable accommodation.



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4. **Q: [Ms. D]: I am happy with my unit and intend to return post-renovation, however, if we have to move off the property during the renovations, could I remain in my temporary unit instead of returning to my renovated unit?**

**A: [Alex Morris, DCHA]:** During your unit renovation, if you are transferred on the property, we will send you to a make ready unit. These make ready units will be updated with new or repaired kitchen cabinets and appliances and freshly cleaned and painted walls, but will not have the full improvements that your renovated unit will have. Our plan for the full renovation of Langston Terrace is to comprehensively bring the entire complex of buildings up to modern building standards. This will include a gut-rehab of apartment interiors and replacement of all building utilities and systems (including adding in central air-conditioning). This means that we will have to remove existing walls and finishes to access all of these building systems and replace them with new systems. There are a number of vacant units at Langston. We will be doing the renovations on all of the units, including ones that are currently vacant; so depending on when your unit is set for renovation, you may be able to move just once into a vacant and fully-renovated unit. This is a possibility in the future, pending availability. If you are offered an opportunity to relocate to a make-ready unit you will need to move back to your original, fully-renovated, unit so that we can give you the full-benefit of the comprehensive rehab.

**A: [Chris Pitt, DCHA]:** If you are interested in a transfer to an alternative public-housing property, you can put in a transfer request to Mr. Dixon. Please note that there is a waiting list for transfers and DCHA satisfies requests for transfer based upon a priority list based-upon the urgency and basis of the request. Voluntary transfers fall below several other higher-priority needs, so your wait for a voluntary transfer may take a while to be fulfilled. Please reach out to your property manager for further details.

5. **Q: [Ms. N]: Can this presentation be sent to my email? Also, are you doing an evening meeting?**

**A: [LaShawn Douglas, DCHA]:** The presentation, as well as meeting materials will be available on [DCHA.us/langston](http://DCHA.us/langston). We will not be having an evening meeting today, however there will be a second meeting on Sept 17th which will cover similar information and provide more opportunity for resident questions.

6. **Q: [Ms. N]: [Expressed concern about continual gas smell.]**

**A: [Chris Pitt, DCHA]:** [Property Management explained that Washington Gas will be scheduled to return to the site to conduct another investigation to determine where the smell is originating from. First appointment from Washington Gas did not uncover the underlying issue.]



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**7. Q: [Ms. H]: Can you go over what CHAP is?**

**A: [Alex Morris, DCHA]:** The Commitment to Housing Assistance Payment (“CHAP”) is issued to a housing authority by HUD after HUD reviews the housing authority’s RAD application. The CHAP is the first step in allowing DCHA to begin the RAD conversion process.

**8. Q: [Ms. B]: There are several vacant units downstairs, and I have been having leg issues, once they redo the building can I move in on the lower level? [Also expressed concern with humming noise coming from boiler room.]**

**A: [Chris Pitt, DCHA]:** If you’re currently having physical mobility issues we need to get you an ADA request, and we need to turn in the necessary paperwork. We will have maintenance check out the boiler room. [OCP is also making note of boiler noise concern.][DCHA staff will follow up on the ADA accommodations.]

**9. Q: [Mr. B]: Also, is rent automatically reported for credit? I received a call from someone saying they were from DCHA describing a credit reporting program and I was worried it was a scam.**

**A: [Eboni Borden, DCHA]:** Rent is not automatically reported to help you get a positive line of credit. I will provide the direct contact for Mr. Nelson who is the rent reporting specialist who can tell you what you need to do if you would like to participate in the Rent Reporting program. Don’t worry, it is not a scam, it is a great program to help residents build credit by simply paying their rent. Joseph Nelson’s number is (202) 779-7209.

**10. Q: [Ms. A]: [Personal issue involving mold.]**

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

**11. Q: [Ms. B]: Will the relocation be within the property during the renovations?**

**A: [Alex Morris, DCHA]:** Yes, this is in the plan currently. Our plan is to make units ready for temporary relocation on site for residents to move into while we do a full rehabilitation of their unit.

**12. Q: [Ms. W]: [Personal maintenance issue].**

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



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**13. Q: [Ms. N]: Is this the same kind of voucher as a tenant based voucher?**

**A: [Alex Morris, DCHA]:** No, the HUD RAD program does not provide tenant-based vouchers, instead, RAD allows for the transfer of assistance from Section 9 Public Housing to Project-Based Section 8. This means that the voucher goes with the building NOT the resident. HUD's RAD program enables a conversion from Section 9 Public Housing to Project-Based Section 8. The vouchers associated with a Section 8 RAD conversion are project-based, which means that the subsidy stays with the property, not the person. This means you cannot take the project-based voucher with you on the open market; instead, it is attached to the unit.

**14. Q: [Mr. G]: Once you do move, and you come back to your same units....at what point do they say you aren't qualified to live there anymore.**

**A: [Alex Morris, DCHA]:** That should not be an issue with the RAD conversion. One of the many RAD benefits is that there is no rescreening for residents returning to their renovated units, further, outside of your normal recertification, there is no new recertification process at the time we convert.

**A: [Andrea Powell, DCHA]:** Like Alex said, while you will not be rescreened, you will continue to complete your normal recertification through PMO, and report income.

**15. Q: [Ms. B]: I was told that my unit was already renovated when I moved in. Will you be transferring people already living in walk-ups to other walk-ups? Meaning, when you begin the rehabilitation of the units, will there be other walk-up units available? I am on the Langston Terrace side. Also, will there be non-stair units available.**

**A: [Alex Morris, DCHA]:** We did renovations on a portion of the Langston Terrace walk-ups in 2009-2011; however, we are still planning to do full renovations of those units as well. The reason being is that those renovations are now almost ten years old and there are things we need to do to bring them up to 20-year viability. Yes, we have vacant units now, and we will renovate all units. There will be more fixed-up fully renovated units, and when your phase comes up, you may be able to opt to move into a unit on a different floor if one fits your family composition and is available at the time.

**16. Q: [Ms. M]: [Expressed concern regarding pests and sanitation.]**

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



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**17. Q: [Mr. L]: What is the status of the security cameras on the property? Will we have to wait until renovation for these to be replaced or upgraded? [Also expressed happiness with new central air, as well as concern regarding paint and a door issue.]**

**A: [Alex Morris, DCHA]:** The cameras do work but they are upgrading them, and putting in a new system which will be much more reliable. [Property Management is following-up offline with the resident's concerns.]

**18. Q: [Ms. W]: Will the washer dryer hook-ups still be there. I live in the Langston Additions.**

**A: [Alex Morris, DCHA]:** For all renovations, we are not planning to change the basic layout of the units. Everything will be like new, but layout won't change, meaning the washer dryer hook-ups will remain. When we finish it will be same layout but everything will be up to date.

**19. Q: [Ms. J]: Has RAD had approval for Langston Additions? Will a second wave of the pandemic be an issue?**

**A: [Alex Morris, DCHA]:** There has been no approval yet, we are still too early in the RAD application process. This meeting is being held in anticipation of the application to HUD. We are looking at an upcoming board meeting this fall or winter for approval. A second wave of COVID-19 could slow down the work we are currently doing on the Langston Additions as everything is a little uncertain in this COVID-19 world. However, our commitment is that we are following the Department of Health and CDC guidance and will continue to do so throughout the public health emergency. So if we have to slow down, it will be based on guidance from the Mayor's Office, Department of Health and the CDC. While COVID could potentially slow down the renovation process, it would be unlikely to slow down the HUD RAD application.

**20. Q: [Ms. J]: Will the renovations eliminate the mold? Will the structure be touched? What about solar?**

**A: [Alex Morris, DCHA]:** The scope of the renovations at Langston Terrace will be comprehensive and will address not just the mold, but also the underlying causes of the mold (moisture infiltration). As part of the design process for the renovation work, we would ask the architects and engineers we hire to diagnose and address that issue so it doesn't come back. Regarding structure, Langston Terrace is a historic piece of property, designed by an African American architect in the 1930s, so we don't want to change the outside look of building. That being said, we will be doing a lot of work on the roof and



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interiors. Solar is definitely an option that we are very interested in, however we will not install solar until the roof is renovated.

**21. Q: [Ms. J]: Will our utilities change with the RAD conversion? Also, I would like Ms. Jeter's phone number.**

**A: [Alex Morris, DCHA]:** Our plan is not to break out utilities as a separate cost, meaning the way you pay utilities now [included in rent] will likely continue after the RAD conversion and should not change your total bill. Ms. Jeter's number is (202) 926-7004.

**22. Q: [Ms. M]: Can I come back? I am in a one bedroom now. Will I be moved into another one bedroom?**

**A: [Alex Morris, DCHA]:** Our plan is that we will move you during the renovations and then bring you back to your original unit. This may change if your family composition has changed (unit size). If that is the case, we may need to right size you, but the plan is that you will still remain within the same complex. As the renovation progresses, we will have vacant units that will become available. If you so choose and one of these renovated vacant units is available when it is your phase, you may opt to move into one of these units and remain there instead of moving back into your original unit. We want to give you the potential option to move once into a vacant one bedroom. Again, this is based on availability.

**23. Q: [Ms. S]: I live in Langston Additions, and my family composition has changed because my children are now grown and have moved out. Are there apartments that will be available for me to move into that is more fitting for my current family size? I want to make sure, that if I downsize and have to move to Langston Terrace, it will be to a decent unit.**

**A: [Alex Morris, DCHA]:** Langston Additions are all 3-4 bedrooms, and I understand that since your children have moved out, your family composition has reduced in size. When your phase comes up, which will likely be in six months to a year, Ms. Katrina Jeter or Ms. Deborah Jackson will contact you. At the time of relocation we will likely have to right-size you to match your current family composition. We have already moved three families that were in a similar resizing situation as you to newly refurbished units in Langston Terrace in a building located along 21<sup>st</sup> street. These units have new flooring, kitchens and baths and are ready for residents [**Clarification:** DCHA. In future phases at Langston Additions, we will -comply with RAD requirements as well other right-sizing considerations.]