



District of Columbia Housing Authority
1133 North Capitol Street, NE Washington, DC 20002-7599
(202) 535-1000

Tyrone Garrett, Executive Director

To: Residents of Langston Terrace
From: DCHA
Re: Next RAD Meeting, September 17, 2020, 3pm

We look forward to having you take part in our next RAD meeting on **Thursday, September 17, 2020 at 3pm.**

Please contact TransformationPlan@dchousing.org or call (202) 996-8526 for assistance.

- 3pm meeting instructions: (line will open at 2:30pm)
<https://tinyurl.com/dchaLT3pm>

By phone: **202-860-2110**, Access Code: **172 922 3302#**

Additional meeting information can be viewed at:

www.dcha.us/langston

For Property Specific Questions, please contact:
Elbert Dixon at edixon@dchousing.org or **202-724-8506**

DCHA Resident Meeting Instructions

Langston Terrace meeting will take place at 3pm on Thursday, September 17th . No RSVP is necessary and it is recommended that you try to attend at least one of the two meetings; however, you may attend both if you chose to. Meetings are accessible by video conference or you may dial-into the meetings.

Instructions for Joining the Resident Meetings



Joining by Landline or Basic Cellular phone:

Step 1: Dial the WebEx Conference Call Line provided: **202-860-2110**

Step 2: Enter the access code provided for the meeting : **172 922 3302 #**

Step 3: When prompted, state your first and last name

Step 4: Once in the meeting, the meeting host will MUTE your line



Joining by Smartphone or Mobile Device (with wi-fi or cellular service):

With a smartphone you may join, using the video conferencing feature

Step 1: Download the Cisco WebEx Messings app:



Step 2: Click on the meeting link provided by DCHA, received by text message or email message

Step 3: Meeting will open in the app

Step 4: Join Meeting by adding in your name and email address

Step 5: Mute yourself

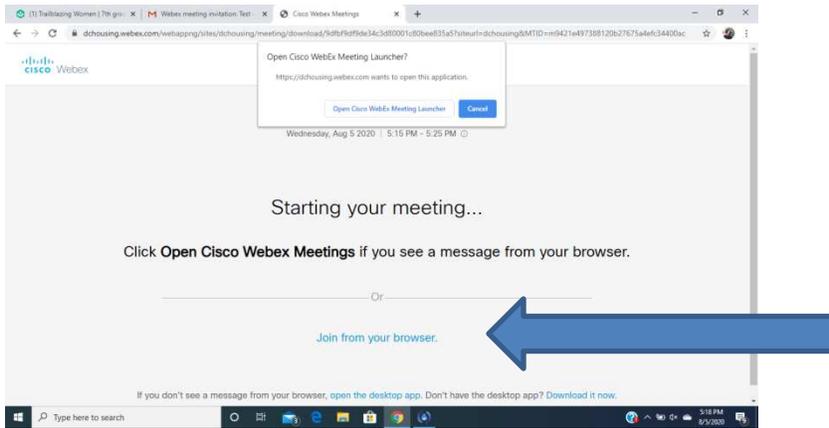


Joining by Laptop or Computer (need Wi-fi to access):

Step 1: Click on the meeting link provided by DCHA, received by text message or email message

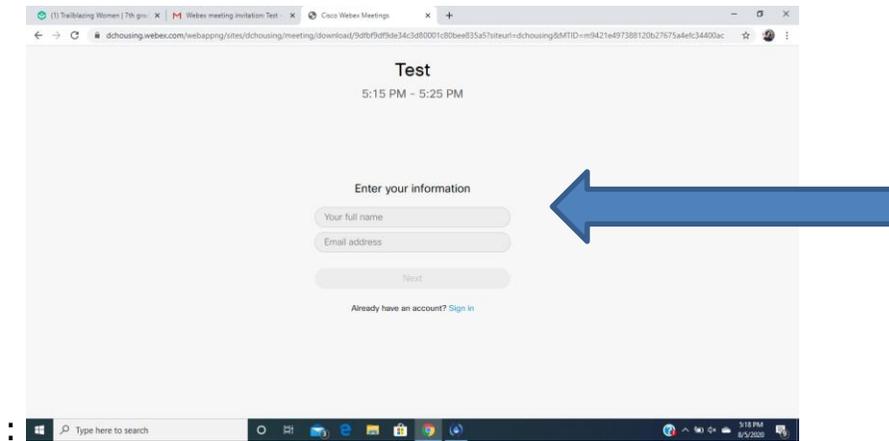
Step 2: The meeting will open in an internet browser with an option to Call or join via installed app

Step 3: If you DO NOT have the app downloaded, it will prompt you to join via internet browser

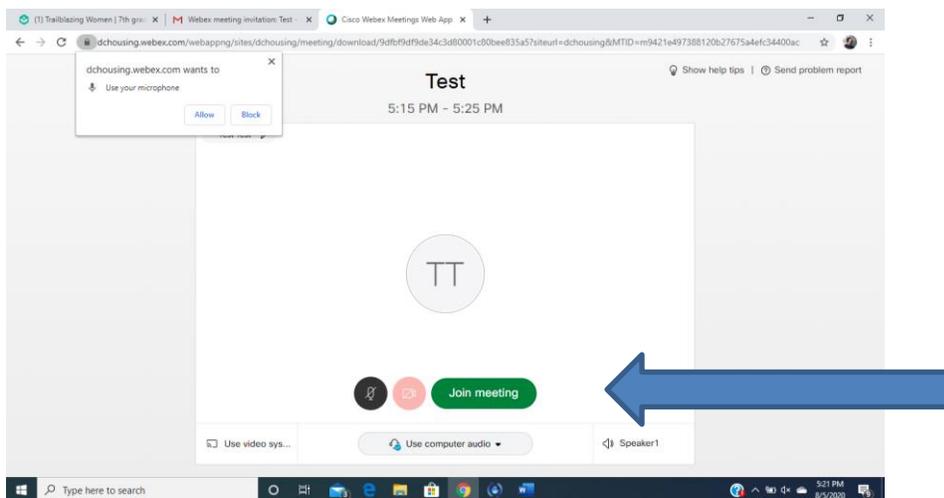


Step 4: Join from your browser

Step 5: Enter your name and email address



Step 6: Join Meeting (by clicking on the green Join Meeting button)



Step 7: Mute Yourself

(1) Trailblazing Women | 7th gra... x | Webex meeting invitation: Test - x | Cisco Webex Meetings Web App x

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dchousing.webex.com wants to
Use your microphone
Allow Block

Test

5:15 PM - 5:25 PM

TT

Join meeting

Use video Use computer audio Speaker1

Type here to search

5:21 PM 6/5/2020



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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

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. 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.

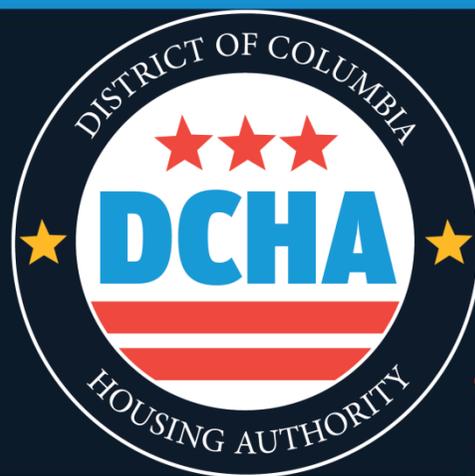
A: [Alex Morris, DCHA]: Our plan is not to break out utilities as a separate cost, meaning the way you pay utilities now [included in rent] will likely continue after the RAD conversion and should not change your total bill. Ms. Jeter's number is (202) 926-7004.

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 21st 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.]



Rental Assistance Demonstration (RAD) – Langston Terrace

Thursday, September 17, 2020

Rental Assistance Demonstration (RAD)

Agenda

- Introduction
- Recap from August Meeting
- Why RAD? & RAD Facts
- Langston Terrace and Addition Overview
- Relocation Process Overview
- Office of Resident Services
- Resident Engagement
- COVID-19 Considerations
- Next Steps



Mission: To preserve, manage, and develop **quality affordable housing** to **extremely low-** through **moderate-income** households, foster sustainable communities, and cultivate human capital opportunities for residents to improve their lives

Recap from August Meeting

- Following the meeting, property management initiated 14 new work orders
- Property management addressed the following:
 - ✓ four (4) mold complaints
 - ✓ Gas leak/smell
 - ✓ Humming sound in basement
 - ✓ Toilet repairs
- Property management will continue address these open tickets and ensure resident complaints are addressed.
- Q&A handout provided to all residents

WHY...apply for HUD's RAD program?

1. The federal government does not provide enough funding to make the improvements that residents of public housing deserve.
2. RAD is an option to obtain more sustainable funding choices for Public Housing Authorities and improve the public housing properties by converting to a Section 8 contract and funding stream rather than Section 9.

DCHA Capital Needs
(2019, est.)
\$2.5 Billion



WHY...apply for HUD's RAD program?

RAD is a HUD program that allows DCHA to:

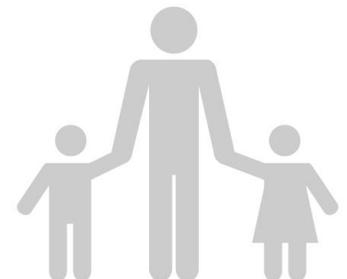
- **Fund major building improvements**
- **Stabilize federal funding for the future**

WITH...

- **No Resident Displacement**
- **No Loss of Housing Benefits**
- **No Change in Rent Calculation (30% of income)***

*Unless someone is paying flat or ceiling rent

*Additional HUD guidance [here](#)



RAD Facts

- RAD stands for “**Rental Assistance Demonstration**”
- HUD crafted this federal program as a response to fill the growing gap between decreasing federal funding and increasing capital needs of public housing units.
- Because federal funding is often not enough to provide for the high upkeep costs of existing properties, RAD allows a Public Housing Authority (“**PHA**”) to move away from the federal Annual Contributions Contract (“**ACC**”) to Section 8 HCVP assistance.
- This makes it possible to obtain funding from private/alternative sources to improve the capital needs of buildings.



HOW.....does RAD work?

- ❖ **RAD allows the public housing authority to work with partners who want to invest in building improvements**

- ❖ **This could give DCHA the opportunity to:**
 - Borrow money for the improvements
 - Seek bond issuance for the improvements
 - Work with philanthropic partners
 - Take on development partners or investors



WHAT...will DCHA do with RAD?



Scope-of-work can include:

- ❖ **Apartment Renovations:** kitchens, bathrooms, finishes)
- ❖ **Updated Systems:** electrical, plumbing, fire, mechanical (heating and A/C)
- ❖ **Energy Efficiency Measures**
- ❖ **New windows, roofs and building exteriors**
- ❖ **Enhanced Community Spaces**
- ❖ **Improved Building Security**

We will be looking for resident feedback for future building improvements.

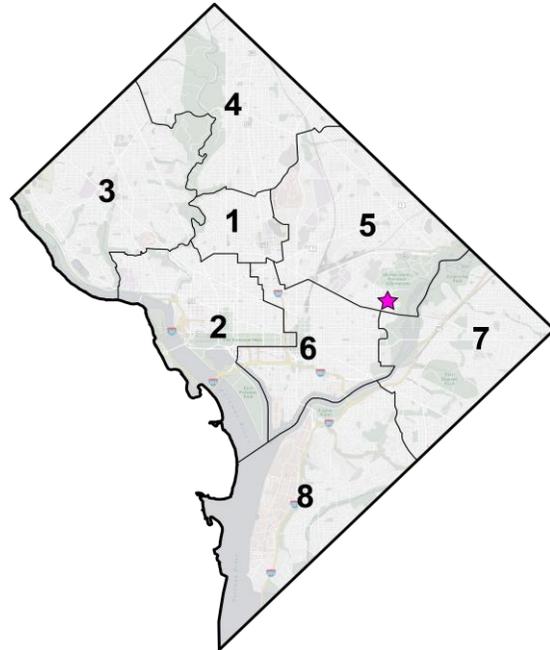


WHAT...will DCHA do with RAD?

- ❖ Same number of apartments
- ❖ Same configuration of units
- ❖ Phased construction to minimize moves
- ❖ In the case of Langston Terrace and Addition, revised RAD funding stream from HUD under Section 8 is more stable and capable of servicing future maintenance needs of properties.



Langston Terrace and Addition



Ward: 5 | ANC 5D
2101 G Street NE
Washington, DC 20002

Langston Addition



Built: 1965
Total units: 34
• 3 Bedroom: 27
• 4 Bedroom: 7

Langston Terrace



Built: 1937
Total units: 274
• 2 Bedroom: 19
• 3 Bedroom: 161
• 4 Bedroom: 88
• 5 Bedroom: 6



- Work will be Phased (number of units at a time TBD)
- Relocating Residents within the two sites to rehabbed units where possible.
- Relocation to other public housing units may be required depending on phasing and availability of vacant units on-site

Langston Addition

Slated for Completion: February 2022



Ward: 5 | ANC 5D
Address: 2101 G Street NE
Washington, DC 20002



Community Meetings: 2

- Aug. 19, 2019 – 40 Residents
- Feb. 13, 2020 – 20 Residents



Total residents: 72

- Children: 10
- Seniors: 14
- Households: 29



Status:

- **Under Construction:** R&M
- **Planning:** RAD
- **Next Milestone:** April 1 - start internal R&M rehab
- **Timeline for Completion:** 2 years



Currently

Total units: 34

- 3 Bedroom: 27
- 4 Bedroom: 7

Total vacant units: 5



**Post
Renovation**

Total units: 34

- 3 Bedroom: 27
- 4 Bedroom: 7



Rehabilitation & Maintenance

Capital Investment: \$4.4M

- Roof Replacement (2020), \$225K
- Jet Sewer Lines (2020), \$80K
- Rehabilitate Apartments (2020) \$4.1M

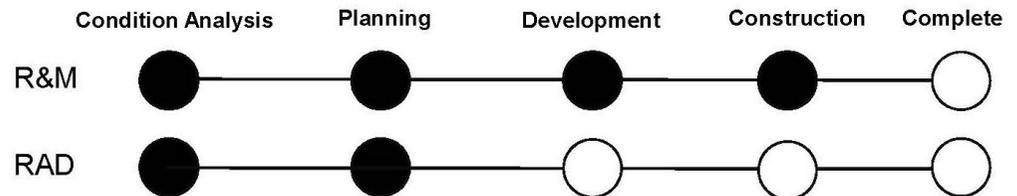
Other Capital Investment

- Mechanical and Electrical Upgrades (2020) - \$2.5M



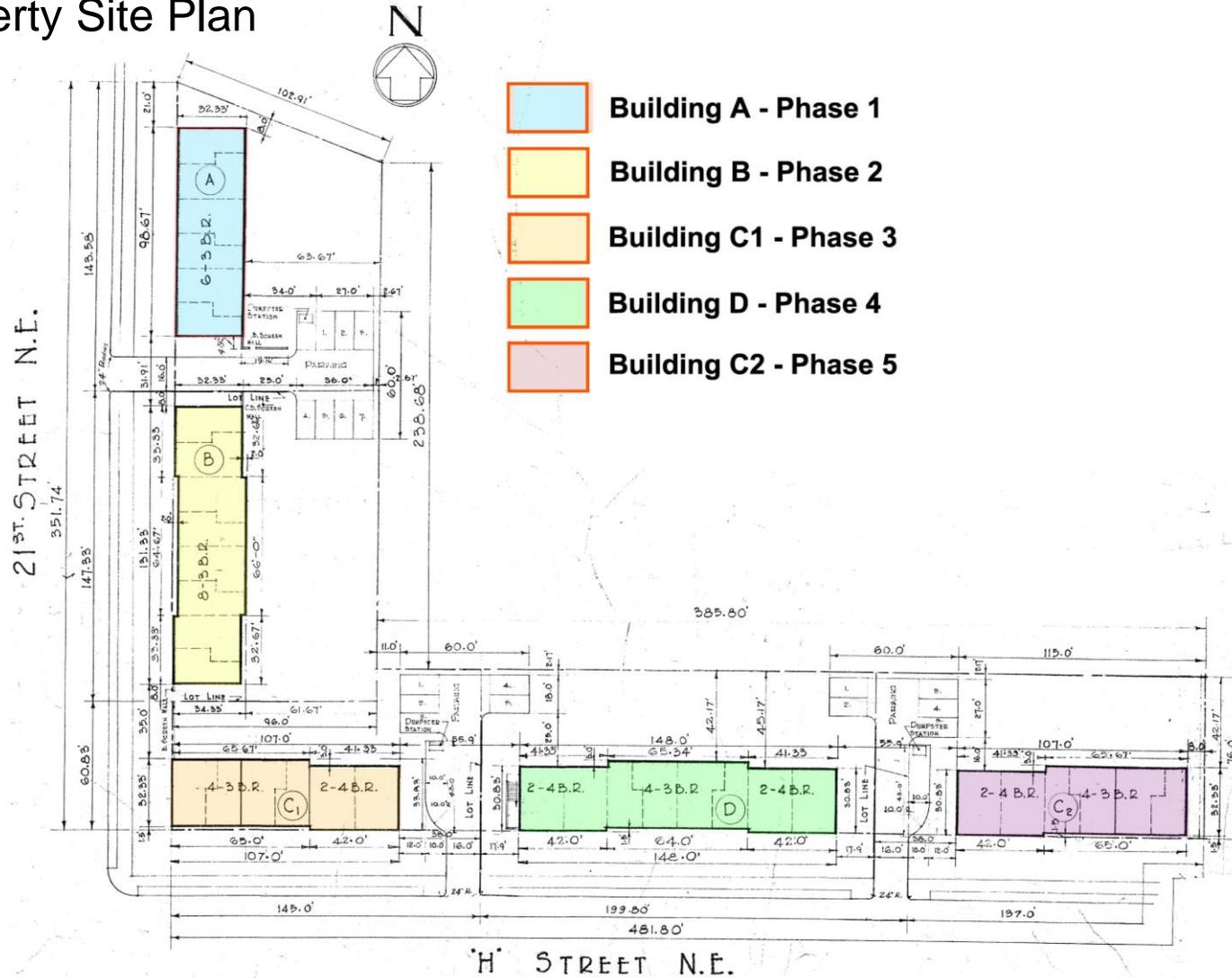
Phases: 2

- Phase 1: R&M
 - Phase 2: RAD Conversion with Langston Terrace
- Build First; N/A
RAD: Yes
Section 18: No



Langston Addition

Property Site Plan



Langston Terrace

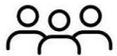


Ward: 5 | ANC 5D
 Address: 2101 G Street NE
 Washington, DC 20002



Community Meetings: 2

- Aug. 19, 2019 – 40 Residents
- Feb. 13, 2020 – 20 Residents



Total residents: 243

- Children: 19
- Seniors: 81
- Households: 196



Currently

Total units: 274

- 2 Bedroom: 19
- 3 Bedroom: 161
- 4 Bedroom: 88
- 5 Bedroom: 6

Total vacant units: 78



**Post
Renovation**

Total units: 274

- 2 Bedroom: 19
- 3 Bedroom: 161
- 4 Bedroom: 88
- 5 Bedroom: 6



Rehabilitation & Maintenance

Capital Investment: None to date
 Other Capital Investment:

- LED Lighting and Water Savings Investments (2019) - \$500K



Phases: 3

- Phase 1: 91 RAD Conversion
- Phase 2: 91 RAD Conversion
- Phase 3: 92 RAD Conversion

Build First: TBD

RAD: Yes, to be done with Langston Additions

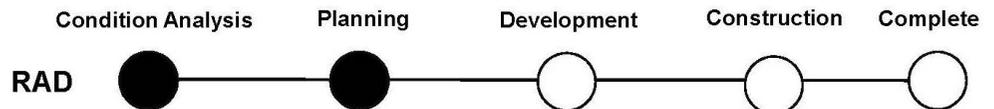
Section 18: No

HPRB: Designated Historic, requires approvals



Status:

- **Planning:** RAD
- **Next Milestone:** RAD Application
- **Timeline for Completion:** Less than 6 years



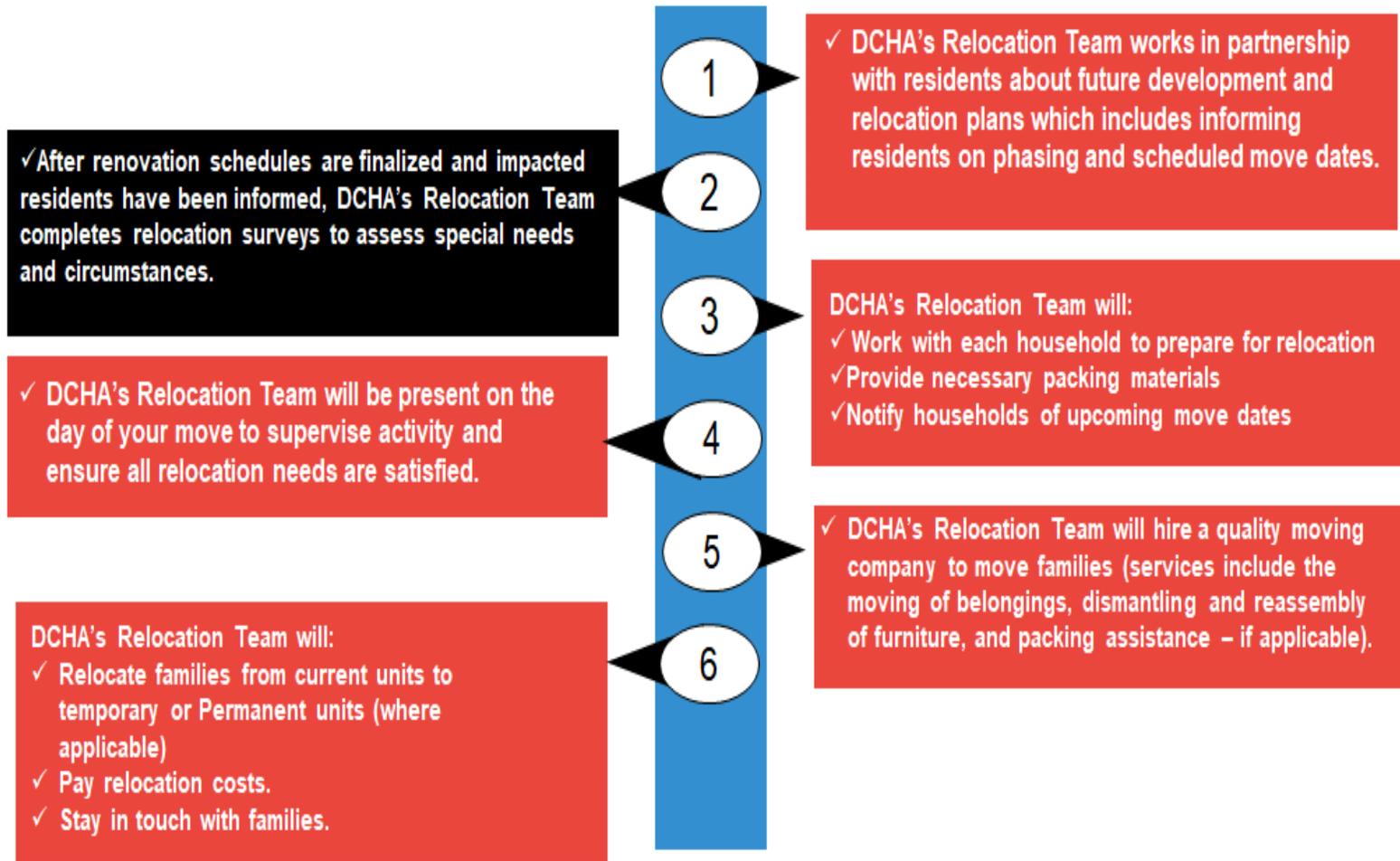
WHAT...are my rights as a resident?

- ❖ **Guaranteed right-to-return**
- ❖ **No-rescreening**
- ❖ **Full relocation assistance** if you need to move temporarily during construction
- ❖ **Resident Councils funded in same way**
- ❖ **Resident rent based on 30% of adjusted income***

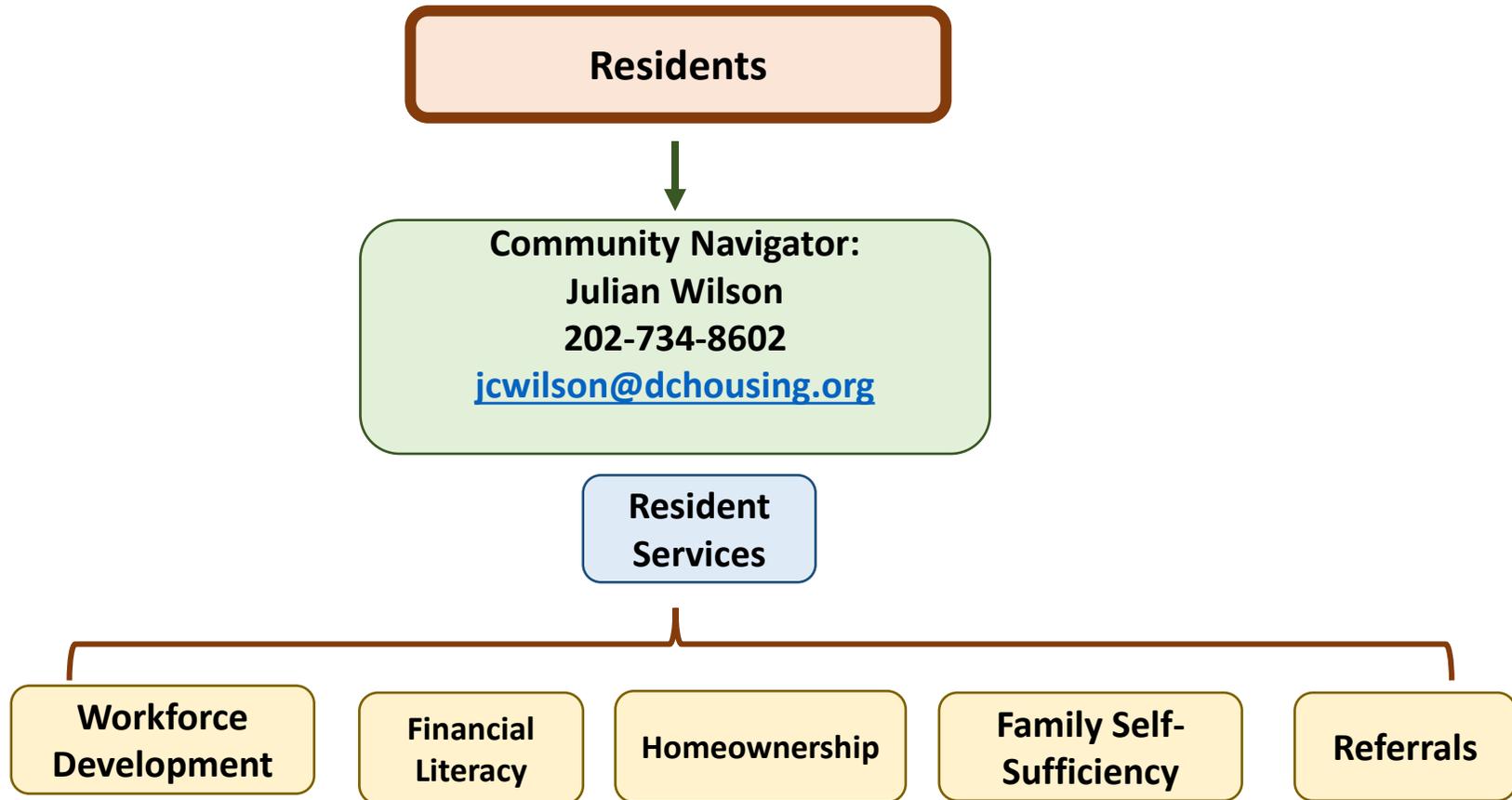
* *with the exception of units subject to floor or ceiling rents*



Relocation Process



Office of Resident Services



RAD Resident Engagement

Prior to submitting application to HUD:

- DCHA provides residents with a Resident Information Notice (**RIN**) to convey general written information on potential project plans and basic resident rights under RAD.
- DCHA conducts at least **two** resident meetings prior to applying for the CHAP.

DCHA must secure board approval to submit RAD application to HUD

- DCHA will submit to HUD a written summary of resident comments and the DCHA responses to comments received.

Additional meetings:

- DCHA must hold **two additional** meetings: one resident meeting after HUD awards the CHAP, and another resident meeting before DCHA submits the financing plan to HUD.
- Other meetings may be necessary if plans change or if PHA requires extensions to HUD.

DCHA will ensure effective communication with persons with disabilities and language barriers

- This means making meetings accessible to various types of disabilities which could limit communication.
- DCHA also complies with DC Language Access laws.

COVID-19: HUD Guidance on RAD

Resident Engagement

Mandatory public meetings must still take place, despite COVID-19.



- However, if PHA is under the effect of an emergency order or other law prohibiting gatherings or enacting meeting size limits, meetings can be held remotely or in a virtual manner.
- If meetings are held online/remotely, PHA must have a method in place to accept questions and post answers to those questions.
- Maintain an attendance log (“sign in”) of resident participants
- Accommodate Limited English Proficiency needs, and comply with ADA
- Provide residents with a follow-up notice after the meeting with a summary of presented information & means to ask additional questions
- Calls with residents both before and after meetings

Next Steps



What you can expect:

- ❖ Residents will receive written answers to questions posed before and at this meeting
- ❖ Visit www.dcha.us/langston to view meeting materials and recording
- ❖ For Property Specific Questions, please contact Elbert Dixon: edixon@dchousing.org or 202-724-8506
- ❖ For relocation questions, please contact: Katrina Jeter at kjeter@dchousing.org or 202-926-7004
- ❖ Call (202) 996-8526 or Email TransformationPlan@dchousing.org with RAD or Transformation Plan inquiries

We look forward to working with our residents on this important initiative.

