



## District of Columbia Housing Authority

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

(202) 535-1000

Tyrone Garrett, Executive Director

### Potomac Gardens Senior RAD Resident Meeting

Tuesday, May 18, 2021 3:00 pm

[**NOTE:** \*Questions and Answers have been paraphrased and summarized

- 1 Q: [Resident]: Are we required to move multiple times or can we relocate to existing vacant units?**

**A: [DCHA]:** At the time that your temporary relocation from your unit becomes necessary, DCHA's ROTC team will meet with you one-on-one to talk with you and assess your needs. In some cases, due to existing unit vacancies, it may be possible for a resident to relocate directly into a newly renovated unit. If this is your wish, we will attempt to accommodate your request to limit your movement if/when possible, but this will not be possible in all cases. Our renovation work has to be performed in vertical stacks of units or "tiers" so that we may replace infrastructure (pipes, electrical wiring, ductwork) which runs vertically in the building inside the walls. We will take your concerns into consideration and do what we can to limit your moves.

- 2. Q: [Resident]: Can the bathroom layout be reconfigured to prevent accessing it through the bedroom? Can you raise the height of the toilets? What can be done to improve the air quality and flow in the building and in the units?**

**A: [DCHA]:** DCHA will discuss this issue with the architect to explore options and determine what changes can be made to make upgrades and improvements.

- 3. Q: [Resident]: I'm an 88 year old resident who is concerned about moving multiple times. Can you move me into a vacant unit on my current floor to prevent multiple moves?**

**A: [DCHA]:** We understand and will take your concerns into consideration and do what we can to limit your movement. Per the response to the first question



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above, there may be opportunities for residents to move once, but these will likely be limited.

- 4 Q: [Resident]: What can be done about the lack of security on the property to prevent non-residents from loitering in the hallways, public area and on the property?**

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A: [DCHA] We will look into this problem at Potomac Gardens and neighboring DCHA properties.

- 5. Q: [Resident]: I don't feel safe at Potomac Gardens, Kentucky or in the community. Can I relocate with friend/family during the renovations?**

A: [DCHA] DCHA relocation (ROTC) team will meet with you prior to your relocation to help you plan what is best for you. DCHA does not currently have a policy concerning moving residents in with friends or family, but you should speak with your ROTC coordinator about your needs and they will advise you as to what is possible at the time of your move.

- 6. Q: [Resident] Will my moving cost, like storage, cable and phone be covered? I also have a hospital bed that may require disassembling, moving and reassembly, how will you handle this?**

A: [DCHA] DCHA will cover or reimburse all of your moving – related costs and will coordinate the transport of and set up of any furniture requiring assembly.

- 7. Q: [Resident] I am a resident and I am concerned about dust and poor indoor air quality in the building now especially during renovation work. What can DCHA do to ensure the safety and health of residents through the process?**

A:[DCHA] The renovation work will address issues of poor indoor air quality through cleaning and re-lining, or full replacement of air exhaust systems throughout the building. During construction dust and other disruptions can also be an issue. We recommend that you speak about your concerns with a member of the ROTC team in order to advise you of other relocation options during construction if that is a concern for you.



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8. Q: [Resident] I am a resident of Potomac Gardens Senior. This building has mice and other health issues inside the walls. Will rehab of the building address these issues?

A: [DCHA] DCHA is looking to perform a “gut” rehab of the building, which will open up walls and replace building infrastructure. This level of rehab should uncover and address issues such as rodent and insect infestation issues as well as other health hazards such as dust, mold or other hazardous substances within walls and building cavities.

### Potomac Gardens Family '700' Building RAD Resident Meeting

Tuesday, May 18, 2021 6:00 pm

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

1. Q: [Representative of Washington Interfaith Network] – We are interested in advocating for residents to have an opportunity to become 1<sup>st</sup> time homebuyers.

A: [DCHA] DCHA has programs in-place to assist residents with this process. We will note your comment and incorporate it into our planning for this and other RAD projects as we move forward.

2. Q: [Resident] I am a resident of the Potomac Gardens Family '700' Building. Why is the laundry room out of service?

A: [Response from Resident Leader] - A resident and volunteer group has been working to make improvements to the laundry room. It will reopen later this week.

3. Q: [Resident] I am a resident of the Potomac Gardens Family '700' Building. When you talk about vouchers, does this mean tenants will receive vouchers?

A: [DCHA] RAD provides a project-based voucher contract to the project to subsidize the unit. There are no tenant-based vouchers under the RAD conversion. However, tenants will have the option to apply for a Capital Choice Mobility voucher one-year after the conversion of the property, which will be subject to availability at the time.



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4. Q: [Resident] I am a resident and I have a physical disability. When I relocate, will the relocation unit I am offered suit my needs the same as the unit I currently live in?

A: [DCHA] DCHA is obligated to accommodate you, including your mobility or other issues, throughout the relocation process. We will locate a suitable unit for you prior to your relocation.

5. Q: [Resident] I am a resident of Potomac Gardens Family '700' Building. My sink has been broken for several months and no one has been able to fix it. Can I get a replacement sink, or do I have to wait for the renovations?

A: [DCHA] DCHA will replace your sink prior to the full renovation work. Please contact your Property Manager tomorrow to file a work order.

6. Q: [Resident] I am a resident of Potomac Gardens Family '700' Building. There was a meeting at 3pm today. Should I have been notified of that meeting as well as this one?

A: [DCHA] The 3pm meeting was a meeting specifically for the residents of the Potomac Gardens Senior Building. This meeting is for residents of the Potomac Gardens Family '700' Building. You are welcome to attend one or both of these meetings. The presentation content was the same at both meetings, but we felt it would be more convenient for residents of each building to have their own meeting, since questions, issues and concerns may be different between the two buildings.

7. Q: [Former ANC Commissioner] – There have historically been a lot of complaints about the reliability of the heating and air-conditioning systems at Potomac Gardens. Will your planned renovations as part of RAD address this?

A: [DCHA] DCHA's plan for the RAD conversion includes a "gut" rehabilitation of both buildings. The renovation will include replacement of obsolete heating and air-conditioning systems at both buildings.

Board of Commissioner Meeting – Resident Testimony Procedure

Click this link to the online sign-up portal for procedure and number to call to register by phone: [https://www.dchousing.org/vue/customer/boc\\_speaker.aspx](https://www.dchousing.org/vue/customer/boc_speaker.aspx)

No action items where noted except for the actionable responses to Q&A.