



**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

**To: Residents of Elvans Road**  
**From: DCHA**  
**Re: RAD Meeting, September 8, 2020, 3pm**

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We look forward to having you take part in our RAD meeting on  
**Tuesday, September 29, 2020 at 3pm.**

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

- 3pm meeting instructions: (line will open at 2:30pm)

**<https://tinyurl.com/dchaER3pm>**  
**Meeting password: Elvans92920**

By phone: **202-860-2110**, Access Code: **172 062 4978 #**

Additional meeting information can be viewed at:

[www.dcha.us/elvans](http://www.dcha.us/elvans)

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For Property Specific Questions, please contact:  
Lajuan Sligh at [lsligh@dchousing.org](mailto:lsligh@dchousing.org) or 202-997-1264

# DCHA Resident Meeting Instructions

**Elvans Road meeting will take place at 3pm on Tuesday, September 29th.**

## **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 : **172 062 4978 #**

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 Meetings 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

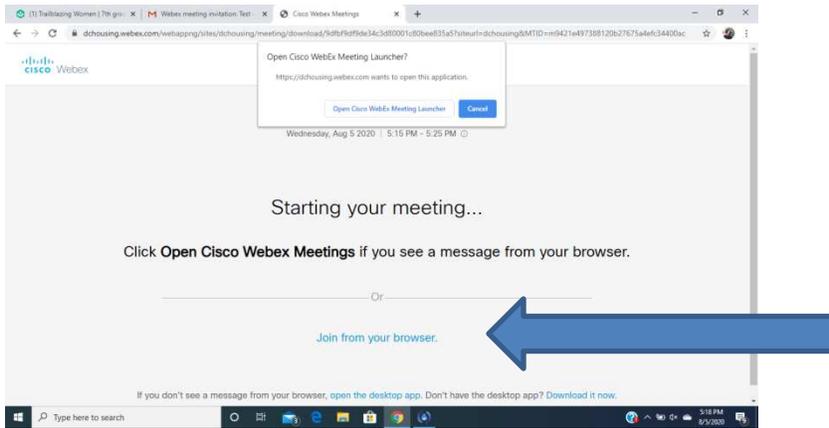


### **Joining by Laptop or Computer (need Wi-fi to access):**

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

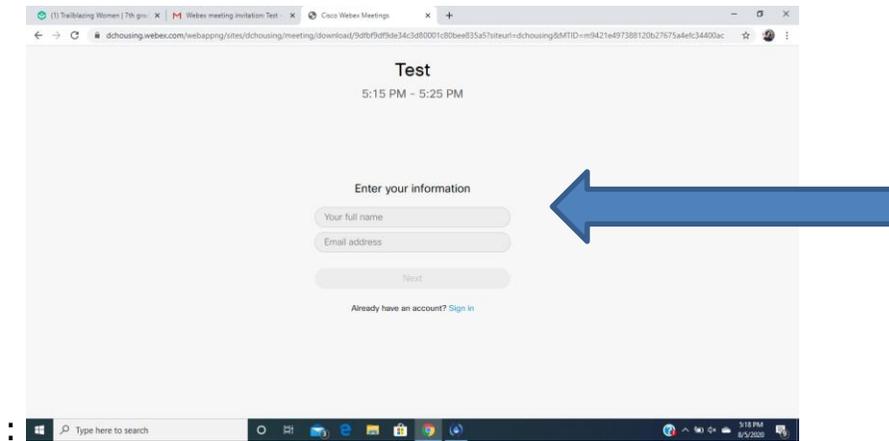
Step 2: The meeting will open in an internet browser with an option to Call or join via installed app

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

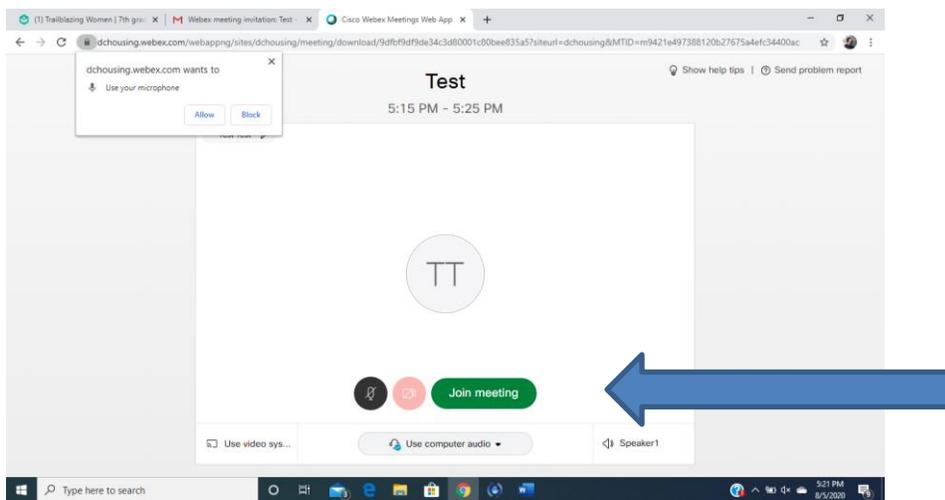


**Step 4:** Join from your browser

**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 8/5/2020



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### Q&As\*

#### First Round RAD Resident Meeting

#### Elvans Road - Monday, September 14, 2020

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

### **3PM MEETING**

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**1. Q: [Ms. H]: [Expressed concern about needing to expand her Family Composition.]**

**A: [Semadra Watson, DCHA]:** DCHA recommends that if you are in a similar situation where you need to update your Family Composition and any ADA/Reasonable Accommodation requests please start taking these steps to update this now, as soon as the changes occur. [Please do not wait for the RAD conversion to update.]

**[Further Clarification:** Any resident who has a change in family composition must follow DCHA regulations and the terms of your lease to report the change. Any change in either increase or decrease in family composition must be reported within 30 days of the change. If you have not yet done so, you should do so immediately.]

**A: [LaJuan Sligh, DCHA]:** [Ms. Sligh is assisting the resident offline with this concern.]

**2. Q: [Ms. H]: What is the difference between waiting one or two years to apply for Choice Mobility? How will these benefits affect us?**

**A: [Andrea Powell, DCHA]:** The timing depends on which type of contract DCHA chooses to use, either PBV or PBRA. In the past, DCHA has typically pursued the PBV option, which only has a one year waiting period after the project is converted for a resident to exercise their right to apply for a Choice Mobility voucher. With PBRA, a resident must wait for two years after the conversion to RAD is complete to apply for Choice Mobility. The main difference between these two types of contract is how the HAP contract is administered. For PBV it is administered through the PHA, whereas for PBRA it is administered through HUD. Please note that while residents have this option to apply for Choice Mobility, these vouchers are not guaranteed and are subject to availability at the time of application.



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3. **Q: [Ms. D]: When you mentioned the exterior improvements, the trashcans, nor the parking lot, nor the playground were mentioned, and I didn't see these items listed, are there plans for these things?**

**A: [Jonathan Rogers, DCHA]:** Exterior improvements include a sealcoat for the parking lot, curb and sidewalk concrete work, and replacing of missing vinyl panels on the trash enclosure. The playground is not currently part of the scope of work.

4. **Q: [Ms. D]: There are different programs here on the Elvans Road property; I happen to be a part of the AYBL program, and with that program it is supposed to be a rewards program in which we have a time limit. Now if our time is up during this relocation process or we are relocated during this time, how does this affect us? What happens to use? Because technically we won't really be residents because we will be relocated because our property is being worked on. With the program, and our contract, it says something about the money that we pay in our escrow would go into a savings depository account which is invested in one or more properties, and I know that our payments are going to Wells Fargo. So with Wells Fargo being listed as an Affordable Housing development partner [in the MELVO RAD presentation], are we funding into that program, and if our time is up, will they help us with placement back on the property?**

**A: [Andrea Powell, DCHA]:** We will be meeting with folks to talk about AYBL, as everyone has a different AYBL situation since people are at different points in time with their AYBL contract. We will likewise be working with the Property Manager(s) and residents who are AYBL participants to evaluate each individual situation. We will be coordinating through Ms. Sligh, Ms. Rich and Mr. Fisher.

### **[Further Clarification on Achieving Your Best Life ("AYBL") Program:**

- **Term of AYBL contract of Participation:** The term of an AYBL Contract of Participation is five years with the possibility of up to two six month written extensions. A family may request the first six-month extension if they 1) successfully completed the Contract of Participation, and 2) are an active participant in the Home Ownership Assistance Program ("HOAP"). At the end of the first six-month extension period, a family may request an additional six-month extension if 1) the family has complied with all of the HOAP requirements, and 2) is actively looking for a home.



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- **Continuance of AYBL during Relocation:** Any family which is under an active Contract of Participation (or written extension) and not in default under the Contract of Participation may continue even during any relocation offsite.
- **Continued AYBL DCHA Assistance and Support:** For any family which is under an active Contract of Participation (or written extension) and not in default under the Contract of Participation, DCHA will continue to work with such family to complete the AYBL program, including the purchase of a home, in accordance with the AYBL program regulations.
- **Escrow Funds:** If a family successfully completes the AYBL program, the funds in the Savings Escrow account will be disbursed, minus any amount owed to DCHA by the family, at the homeownership closing in connection with obtaining a mortgage. In the event that a family is not able to complete the AYBL program within the time frame of the 5 year Contract of Participation (along with any written extensions of the Contract of Participation), then any amount held in the escrow account is converted to rent paid to DCHA.
- **Note** If a family does not complete the AYBL program, they continue to remain a public housing resident in accordance with the applicable regulations governing the AYBL program and the public housing program, including any amounts owed by the family which is due as rent.]

5. **Q: [Ms. D]: In the beginning, you mentioned “project-based” voucher, what exactly does that mean? Does that mean it is only for this property while we are on this property? Can you elaborate a bit more on the project-based voucher? I do not understand the difference between [Project-Based] Section 8 and Section 9 [Public Housing].**

**A: [Andrea Powell, DCHA]:** So right now, Public Housing is under Section 9 of the Housing Act, so we refer to it as ACC Section 9 of the Act. As you know, Elvans Road is currently Section 9 Public Housing. RAD, as HUD defines the program, is a conversion from Section 9 Public Housing to Project-Based Section 8. The Section 8 contract is for the project, it is not for the individual. “Project-based” means that there is a contract that will cover the twenty units at Elvans Road. HUD designed the RAD program so there is a project-based contract for the entire project, not the individual.

6. **Q: [Ms. D]: So if we move, we will no longer have that Section 8 coverage? Will we have a Choice Mobility option?**



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**A: [Andrea Powell, DCHA]:** While the Section 8 Project-Based “voucher” is for the unit and not the individual, the RAD program does provide a Choice Mobility option for residents after the conversion of the property. We are required by HUD to notify residents of this option at conversion. Because there are additional elements that go into the Choice Mobility application process, such as timing, and availability, we will be reaching out with more information in the future. Again, please note that Mobility Choice vouchers are subject to availability. [Please see Q&A #2 above for more information on timing for Choice Mobility.]

- 7. Q: [Ms. F]: Will we be able to meet the relocation staff in advance? Will we get notice? If so, how much notice will we get before you all come through?**

**A: [Katrina Jeter, DCHA]:** I am Katrina Jeter, and I, along with Deborah Jackson, will be knocking at your door.

**A: [Deborah Jackson, DCHA]:** We should all have DCHA identification badges as well, please always ask for an ID when DCHA staff comes to your door. We will let you all know by phone which staff member will be coming out to speak to you in advance.

**A: [Katrina Jeter, DCHA]:** Generally, we try to give residents at least a week’s notice. So prior to us visiting you to conduct the one-on-one survey, we would have communicated with you via telephone, and made sure the timing was convenient for your personal schedule, so you will be steering that based on your schedule. We will coordinate to accommodate any appointments or work schedule you may have before we schedule a time to come out.

- 8. Q: [Ms. B]: What assistance, such as transportation or moving assistance, will DCHA be providing, if any? Will you be able to accommodate individuals who need extra assistance with the moving process? [Expressed concern about moving a special needs sibling]. Is DCHA open to coordinating with a nursing company and fire department for certain relocations? Likewise, we would need to move to a temporary unit that can accommodate these special needs.**

**A: [Deborah Jackson, DCHA]:** That is what the one-on-one surveys are for, to delve into the specific needs of each resident. We [the Mobility Team] will come out to talk to each resident far in advance of the relocation to talk to folks about individual services that each person may need. Also, DCHA will provide packing supplies and will be hiring a moving company that will facilitate all of the moving.

**A: [Katrina Jeter, DCHA]:** In terms of physically moving this resident, we will coordinate with nursing homes, health professionals, and the fire department to make sure



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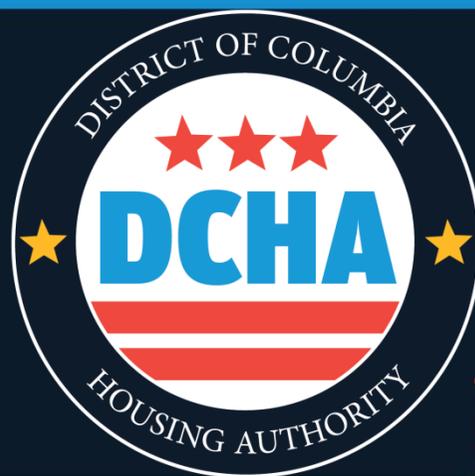
**Tyrone Garrett, Executive Director**

it is a safe move. We will communicate with PMO to make the best decision for temporary housing to accommodate your household. We will work with you and PMO to make this decision together.

**9. Q: [Ms. B]: We have a listing of things that needs to be redone on the property, but what about the foundation, holes in the roof and other elements? Can we show you these things?**

**A: [Jonathan Rogers, DCHA]:** Generally, as part of the RAD conversion, we are required to bring the property up to 20-year viability, so the issues you mentioned, such as leaky roofs, foundational issues, etc. will definitely be included in the scope. As we move through this process, we encourage residents to bring issues they have noticed to our attention.

**A: [LaJuan Sligh, DCHA]:** [Ms. Sligh is following-up with resident regarding these concerns].



# Rental Assistance Demonstration (RAD) Resident Meeting – Elvans Road

Tuesday, September 29, 2020

# Today's Agenda

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- Why RAD? & RAD Facts
- MELVO RAD Project
  - Montana Terrace
  - Elvans Road
  - Lincoln Road
  - The Villager
  - Ontario Road
- Relocation Process Overview
- Office of Resident Services
- Resident Engagement
- COVID-19 Considerations
- Next Steps



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

# 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 stands for “**Rental Assistance Demonstration**”
3. RAD is an option to obtain more sustainable funding choices for Public Housing Authorities and improve the public housing properties by converting to a project-based 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:

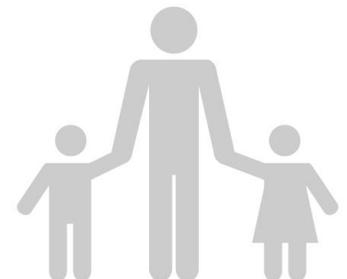
- **Fund major building improvements (20-year viability)**
- **Stabilize federal funding for the future**

*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

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- 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.



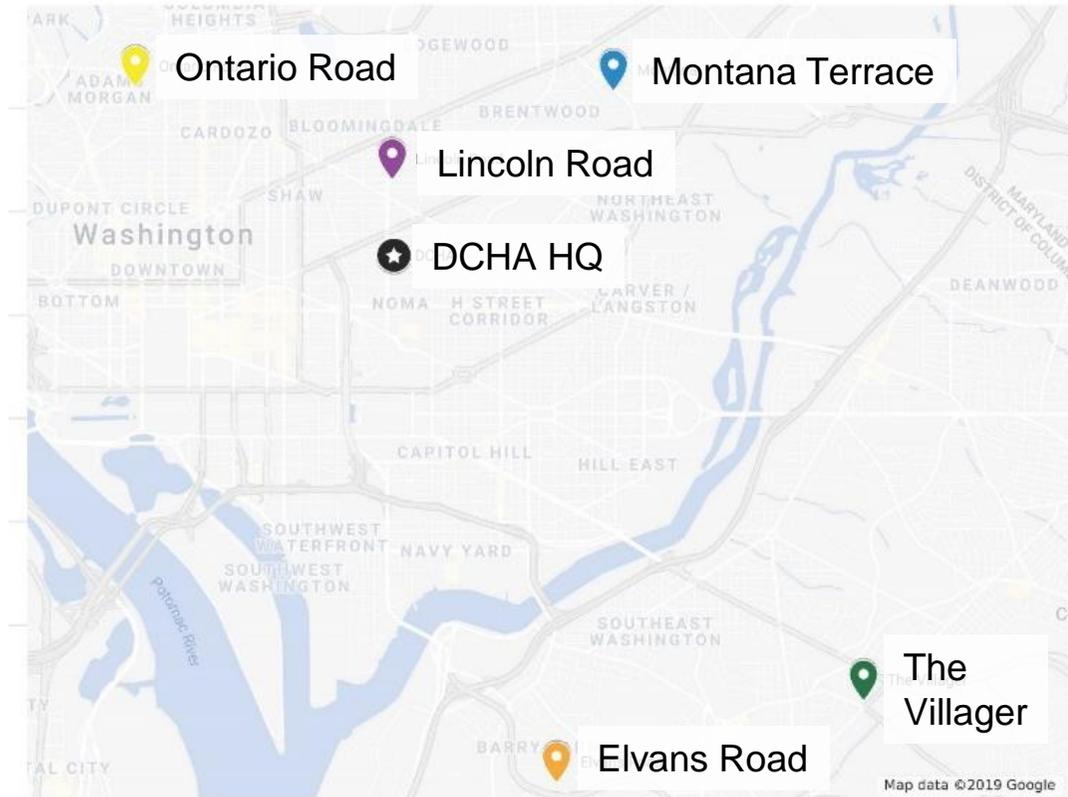
# HOW.....does RAD work?

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- ❖ **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



# MELVO Project Info



Montana



Elvans



Villager



Lincoln



Ontario

# MELVO Project Info

Number of Bedrooms	Montana	Elvans	Lincoln	Villager	Ontario	Total Units
0	0	0	0	0	0	0
1	0	0	6	6	6	18
2	15	0	13	14	6	48
3	27	14	0	0	1	42
4	22	5	0	0	0	27
5	0	1	0	0	0	1
<b>TOTAL UNITS</b>	<b>64</b>	<b>20</b>	<b>19</b>	<b>20</b>	<b>13</b>	<b>136</b>



Montana



Elvans



Villager



Lincoln



Ontario

# MELVO Completed Milestones

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- Resident meetings in 2015 and 2018
- Board approval in 2019 (Resolution 19-10)
- Received CHAP from HUD
- Completed capital needs assessment in 2019
- Produced architectural plans
- General contractor solicitation underway
- Developed cost estimates → informed project structure and financing approach





KITCHEN PERSPECTIVE ①



COMMUNITY ROOM PERSPECTIVE - KITCHENETTE

# Scope of Improvements

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<b>Interior Improvements</b>	<b>Exterior Improvements</b>
<ul style="list-style-type: none"><li>• New kitchens</li><li>• New bathrooms</li><li>• Community room remodel</li><li>• Wall repair</li><li>• Painting</li><li>• New LED lighting</li><li>• New flooring</li><li>• New HVAC systems</li><li>• New hot water heaters</li><li>• Cleaning of air ducts</li></ul>	<ul style="list-style-type: none"><li>• Improved landscaping</li><li>• Additional site lighting</li><li>• Façade cleaning</li><li>• New roofs</li><li>• New windows</li></ul>

# MELVO Proposed Funding

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- 4% Low Income Housing Tax Credits
  - Finance improvements to stabilize the property for long term viability
  - Tax credit investor would be 99.9% owner (economic interest) until 15 yr. compliance period is reached. This is required in order to obtain IRS tax credits. DCHA will seek to acquire the property at the end of the initial 15 year compliance period.
  - Note: District (DHCD) requires an additional 15 year extended tax credit compliance period
  - Note: the RAD Use Agreement is recorded on the property

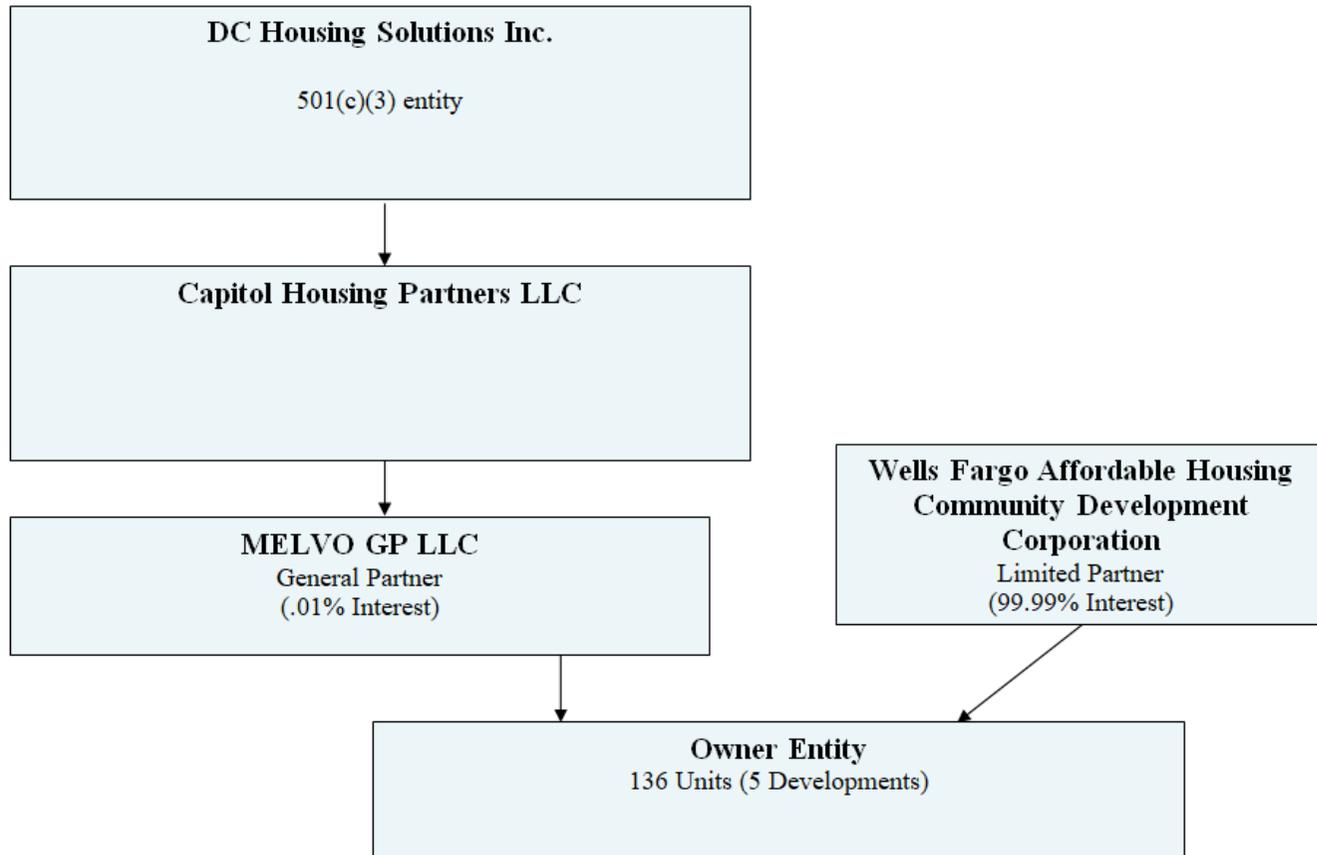
# MELVO Proposed Funding

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- RAD/Section 18 Blend
  - HUD-approved tool that generates additional sources of revenue for projects (HUD RAD guidance in PIH Notice 2019- 23 and PIH Notice 2019-09)
  - 25 percent of the units would be converted under a Section 18 disposition
  - Per HUD RAD requirements, the inclusion of a Section 18 disposition **does not diminish residents' rights described in the Resident Information Notice (RIN) and will not affect residents differently compared to a conventional RAD conversion** without a Section 18 disposition.

# MELVO Proposed Transaction Structure

- Self development through a special purpose entity



# Project Timeline

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- **Today: September resident meetings**
- Financing Plan submitted to HUD + Additional resident meetings – Q4 2020
- Project closing + notice to residents – estimated Q4 2020 or Q1 2021
- Construction begins – estimated Q1 2021
- Overall completion – 18 months
  - Construction to be phased (building by building)
  - Short-term relocation will be needed

# 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 residents subject to flat or ceiling rents*



# Relocation

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- Relocation plans currently being developed
  - Options as determined by DCHA:
    - Vacant units within MELVO
    - Other DCHA properties
    - Hotels (*at the discretion of DCHA*)
  - No traditional housing choice vouchers
  - Duration
  - Families relocated together
- DCHA will provide relocation updates as the project advances & will work closely with residents

# Relocation Process

✓ After renovation schedules are finalized and impacted residents have been informed, DCHA's Relocation Team completes relocation surveys to assess special needs and circumstances.

✓ DCHA's Relocation Team will be present on the day of your move to supervise activity and ensure all relocation needs are satisfied.

DCHA's Relocation Team will:

- ✓ Relocate families from current units to temporary or Permanent units (where applicable)
- ✓ Pay relocation costs.
- ✓ Stay in touch with families.

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✓ DCHA's Relocation Team works in partnership with residents about future development and relocation plans which includes informing residents on phasing and scheduled move dates.

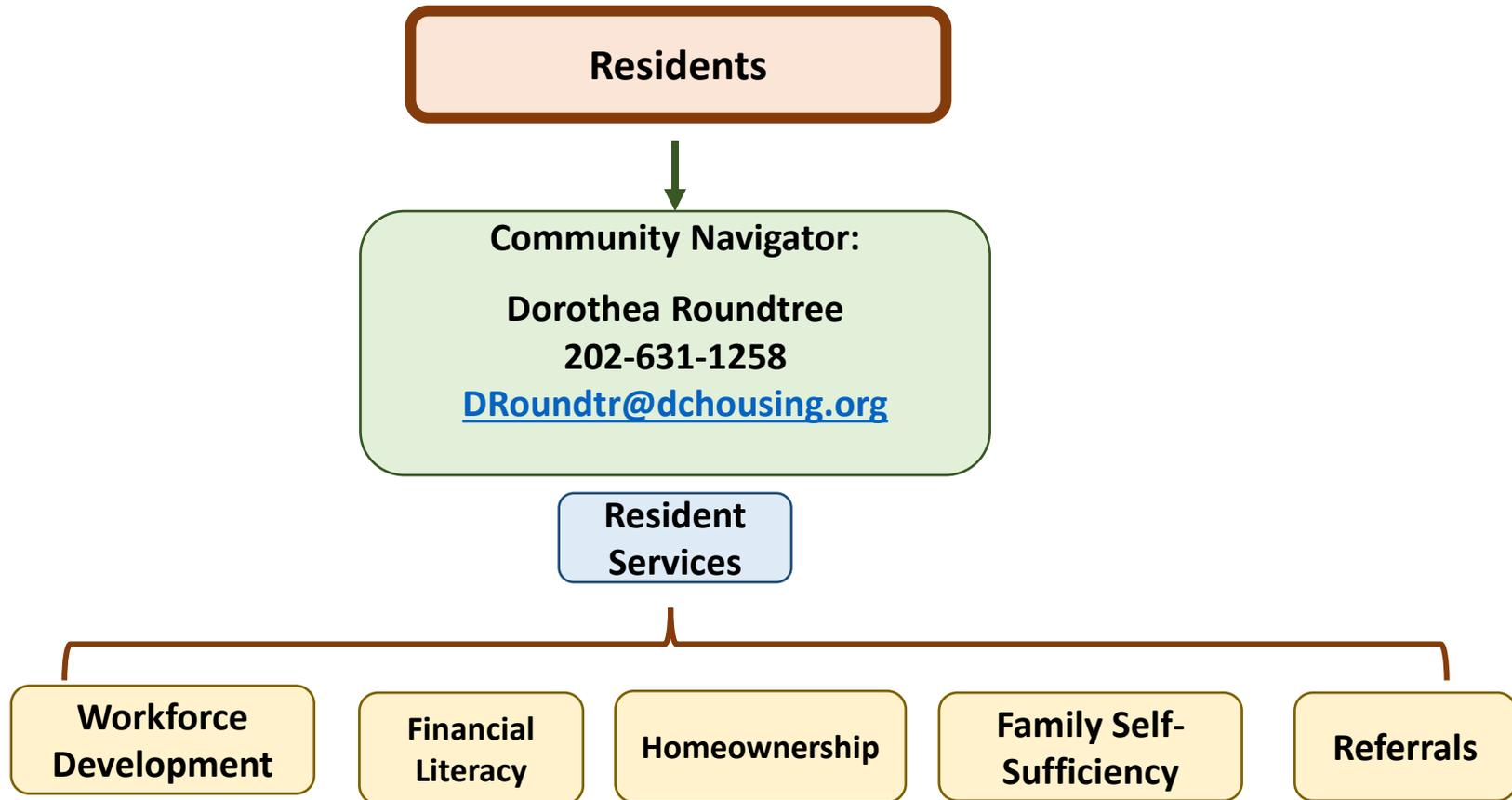
DCHA's Relocation Team will:

- ✓ Work with each household to prepare for relocation
- ✓ Provide necessary packing materials
- ✓ Notify households of upcoming move dates

✓ DCHA's Relocation Team will hire a quality moving company to move families (services include the moving of belongings, dismantling and reassembly of furniture, and packing assistance – if applicable).

# Office of Resident Services

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# Upcoming RAD Resident Engagement

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## **Next meetings:**

- DCHA must hold an additional meeting with residents before submitting the financing plan to HUD. Topics include:
  - Confirming financing and structure
  - Update on plans
  - Additional detail about construction timeline, phasing and relocation
- 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

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## 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
- ❖ For Property Specific Questions, please contact: Lajuan Sligh at [lsligh@dchousing.org](mailto:lsligh@dchousing.org) or 202-9971264
- ❖ For relocation questions, please contact: Katrina Jeter at [kjeter@dchousing.org](mailto:kjeter@dchousing.org) or 202-926-7004
- ❖ Call (202) 996-8526 or Email [TransformationPlan@dchousing.org](mailto:TransformationPlan@dchousing.org) with RAD or Transformation Plan inquiries

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





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### RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD) RESIDENT INFORMATION NOTICE (RIN)

August 21, 2020

Dear Resident:

You are invited to an upcoming virtual meeting to talk about the District of Columbia Housing Authority's (DCHA) plans to convert Montana Terrace, Elvans Road, Lincoln Road, The Villager, and Ontario Road, collectively called the MELVO Project, from public housing to project-based Section 8 rental assistance/Section 18 blend under the Rental Assistance Demonstration (RAD) program. This conversion is accompanied by significant investments in the properties including improvements to existing apartments and common areas throughout the properties. A description of the current plans for the properties is attached as "Attachment #1."

In light of the current COVID-19 concerns for resident health and safety, meetings will be held virtually. DCHA will work to make these virtual meetings accessible to residents.

**Residents may join with video system/application using WebEx link to be provided via email or by using the dial-in numbers listed below.**

<u>Property</u>	<u>Meeting Dates/Times</u>	<u>Dial-in Number/Web-Ex Link for 1<sup>st</sup> Resident Meetings</u>
Montana Terrace	Tuesday, September 8, 2020 at 3:00 PM Tuesday, September 22, 2020 at 3:00 PM	1-415-655-0001 US Toll Access code: 160 987 7024
Elvans Road	Monday, September 14, 2020 at 3:00 PM	1-415-655-0001 US Toll Access code: 160 104 5721

	Tuesday, September 29, 2020 at 3:00 PM	
Lincoln Road	Thursday, September 10, 2020 at 2:00PM Thursday, September 24, 2020 at 6:00PM	1-415-655-0001 US Toll Access code: 160 758 6101
The Villager	Wednesday, September 9, 2020 at 6:00PM Wednesday, September 23, 2020 at 2:00PM	1-415-655-0001 US Toll Access code: 160 392 0574
Ontario Road	Thursday, September 10, 2020 at 6:00PM Thursday, September 24, 2020 at 2:00PM	1-415-655-0001 US Toll Access code: 160 973 0388

**Note: Dial –in Numbers and WebEx links are for the first meeting at each property. Additional WebEx information will be provided prior to the 2<sup>nd</sup> meeting date.**

**Meeting questions and comments can be sent to: [TransformationPlan@dchousing.org](mailto:TransformationPlan@dchousing.org) or left via voicemail at 202-996-8526.**

RAD is a voluntary program run by the U.S. Department of Housing and Urban Development (HUD). Under RAD, HUD will change the way it provides rental assistance to the property from Section 9 public housing to a long-term, project-based Section 8 assistance contract. The project-based Section 8 program would make it easier for us to access money to repair and improve the property, either now or in the future.

**This letter describes your rights under RAD and explains how a RAD conversion might affect you.**

**It is important for you to know that when we convert the properties through RAD you will still get rental assistance.**

**Your Right to Information**

The upcoming meetings follow previous resident meetings held in 2015 and 2018 on the project. At the upcoming meetings, we will describe the RAD program and our current plans for the properties. These upcoming meetings are required prior to holding the RAD

Concept Call with HUD. We will have at least one additional meeting prior to submitting the RAD Financing Plan to HUD and will provide additional notice before Closing. You have the right to hear about major changes in the plans for the project, and we will invite you to additional virtual or in-person meetings if key features of the plans change. You also have a right to organize and to form a resident organization to serve as your voice and to help you become well informed about the RAD plans.

### **Your Right to Rental Assistance**

Participation in RAD does not affect your rental assistance eligibility. This means that your rental subsidy will not go away under this RAD conversion. Additionally, you are not subject to new eligibility screening. If we satisfy all HUD requirements and the property is placed under a project-based Section 8 Housing Assistance Payment (HAP) contract, you have a right to ongoing rental assistance as long as you comply with the requirements of your lease. In most cases, your rent will not change with the conversion from public housing to project-based Section 8. In the event that your rent calculation would change (most commonly, when you are paying a “flat rent” or “ceiling rent”), the increase would be phased in over time.

### **Your Right to Return**

You have a right to return to an assisted unit once the construction work is done. However, we may need to move you during construction and your post-construction home may be a different unit than your current home.

You get to return to a RAD project-based Section 8 unit unless **you choose** to move somewhere else. If you believe the plans prevent you from exercising your right to return, you have the right to object to the plans. RAD program rules require us to make sure that anyone who wants to return can do so.

### **Your Right to Relocation Assistance**

In some situations, we may need to relocate you from your unit temporarily in order to complete repairs or do construction. Since the planning process for the RAD conversion is ongoing, we don't yet know whether you will need to move.

If temporary relocation is required, you are entitled to certain relocation protections under the RAD rules, including, in all cases, advance written notice and detailed information about the move. The other specific relocation protections depend upon the situation, but may include advisory services, moving assistance, payments and other assistance. If required, temporary relocations are not expected to exceed two (2) months.

In some cases, you may have additional rights under other Federal laws, such as the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, often referred to as the “Uniform Relocation Act.” If the Uniform Relocation Act applies, we must give you a “General Information Notice” which is also referred to as a “GIN.” This General Information Notice, or GIN, if applicable, will be distributed to you and your fellow neighbors in the future. The GIN describes rights you have, but may also describe situations that don’t apply to you.

### **Don’t Put Your Rights at Risk!**

You are always welcome to move based on your household’s needs and personal goals. However, if the RAD effort will require relocation and you choose to move from the property on your own without waiting for instructions from us, you may lose your eligibility for relocation payments and assistance. **If you want to preserve your relocation rights, please wait until you receive a notice of relocation from DCHA along with your moving instructions.**

The RAD conversion, and any relocation associated with it, must be implemented consistent with fair housing and civil rights requirements.

DCHA is committed to providing equal access to this event for all residents with disabilities. If you need a reasonable accommodation or sign language interpreter service, please contact ADA/504/Language Department at **202-535-2737** or [ADA504@dchousing.org](mailto: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 ADA/504/Language Department at **202-535-2737** or [ADA504@dchousing.org](mailto:ADA504@dchousing.org) . Please allow at least 5 business days to make the necessary arrangements.

If you need to appeal a decision made by us, or if you think your rights aren’t being protected, you may contact the DC Field Office of the Department of Housing and Urban Development (HUD) at District of Columbia Field Office:

820 First Street NE, Suite 300  
Washington, D.C. 20002-4205

Phone: (202) 275-9200  
Email: [DC\\_Webmanager@hud.gov](mailto:DC_Webmanager@hud.gov) (Customer Service)  
Fax: (202) 275-6385  
TTY: (202) 275-6388

The current plans for the RAD conversion may change as the project advances. We are holding resident meetings to share our current ideas and will keep you informed about major changes to these ideas as we develop our plans. You should also share with us any information you have on repairs that need to be made, since you know the property best. We will share that information with the teams who are helping us figure out what work needs to be done at the property.

We hope this letter has given you an overview about your rights. We are also including with this letter a list of frequently asked questions and answers (“Attachment 2”) to help you better understand the RAD program. We encourage you to attend the virtual resident meetings to learn more about how the RAD conversion could impact you.

Sincerely,



Alexander Morris  
Chief of Planning, Design and Construction,  
Office of Capital Programs

Attachments: Attachment #1 - Current Plans for the Properties  
Attachment #2 - Frequently Asked Questions and Answers  
Meeting Flyer  
Choice Mobility Fact Sheet

## Attachment #1 Current Plans for the Property

As part of the RAD conversion of Montana Terrace, Elvans Road, Lincoln Road, The Villager, and Ontario Road, collectively called the MELVO Project, DCHA plans to make significant improvements to the buildings and surrounding property to bring the properties into a state of good repair.

Note: The anticipated scope of improvements for each property reflects an independent professional's analysis of what needs to be repaired at each property. As DCHA advances this project, plans are subject to change to incorporate the following: your opinions; the cost to maintain the property for the long-term; and the financing we may be able to obtain.

### Anticipated Scope of Improvements

Below is a description of planned improvements at each property.

#### Montana Terrace

Interior improvements:

- Wall repair
- Painting
- New LED lighting
- New flooring
- New HVAC systems
- New hot water heaters
- Cleaning of air ducts

Exterior improvements:

- Improved landscaping
- Additional site lighting
- Façade cleaning
- New roofs
- New windows

## Elvans Road

### Interior improvements:

- Wall repair
- Painting
- New LED lighting
- New flooring
- New HVAC systems
- New hot water heaters
- Cleaning of air ducts

### Exterior improvements:

- Improved landscaping
- Additional site lighting
- Façade cleaning
- New roofs
- New windows

## Lincoln Road

### Interior improvements:

- Wall repair
- Painting
- New HVAC systems
- In-unit Washer/Dryer installation
- Electrical box replacement

### Exterior improvements:

- Improved landscaping
- Additional site lighting
- New windows
- New canopy

## The Villager

### Interior improvements:

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- Wall repair
- Painting
- New A/C units
- New radiator controls
- Electrical box replacement

Exterior improvements:

- Additional site lighting
- New windows
- New mailboxes
- New roof
- Solar panel installation
- New canopy
- Improved landscaping

### Ontario

Interior improvements:

- Wall repair
- Painting
- Cleaning of air ducts

Exterior improvements:

- Additional site lighting
- New windows
- New canopy

## **General Description of Conversion Transaction**

As provided in the HUD RAD guidance in PIH Notice 2019- 23 and PIH Notice 2019-09, DCHA may also use the RAD/Section 18 blend as part of the RAD conversion and financing in order to accomplish the renovations. Under the HUD RAD Section 18 blend, 25 percent of the units would be converted under a Section 18 disposition as a part of the RAD transaction. The HUD RAD/Section 18 blend

disposition is a HUD-approved tool that generates additional sources of revenue for projects that support the planned renovations at the properties. Per HUD RAD requirements, the inclusion of a Section 18 disposition does not diminish residents' rights described in the Resident Information Notice (RIN) and will not affect residents differently compared to a conventional RAD conversion without a Section 18 disposition. DCHA anticipates pursuing RAD/Section 18 blend along with tax credits to advance the MELVO project. DCHA will continue to update the residents as the conversion progresses.

## **Attachment #2 Frequently Asked Questions about RAD Conversions**

### **Will a RAD conversion affect my housing assistance?**

You will not lose your housing assistance and you will not be subject to eligibility re-screening as a result of the RAD conversion. You can remain in your unit regardless of your current income. However, your Public Housing Authority (PHA), the District of Columbia Housing Authority (DCHA), will continue to follow its annual and interim re-examination processes, including re-examination of your income to adjust your rent. These requirements will be in your lease.

In a RAD conversion, your housing assistance will change from being Section 9 public housing assistance to being project-based Section 8 housing assistance under either the Project Based Voucher (PBV) program or the Project Based Rental Assistance (PBRA) program. The PHA chooses whether to convert the unit to PBV or PBRA.

### **Will a RAD conversion affect my rent?**

Most residents will not have a rent increase as a result of a RAD conversion. If your rent is based-upon 30% of your adjusted income, your rent will not increase as a result of RAD. However, if you are paying a flat rent in public housing, you will most likely have to pay more in rent over time. If your rent changes by more than 10% and requires you to pay more than \$25 per month in additional rent, your new rent will be phased in. However, if the increase in your rent is less than 10% or \$25 per month, the change in rent will be effective immediately.

### **How can I participate in the RAD planning process?**

The upcoming meetings follow previous resident meetings held in 2015 and 2018 on the project. At the upcoming meetings, we will describe the RAD program and our current plans for the properties. These upcoming meetings are required by HUD prior to submitting the RAD Concept Call. We will have at least one additional meeting prior to submitting the RAD Financing Plan to HUD and will provide additional notice before Closing. These meetings are an opportunity for the PHA to

keep you informed and for you to provide comments about the PHA's RAD conversion plans.

In addition to these resident meetings, your Resident Advisory Board (RAB) (the City-Wide Advisory Board) will also be consulted and have an opportunity to make recommendations on your PHA's RAD conversion plans during the PHA Plan public hearing process, if applicable.

### **What if I need accommodations to participate?**

Your PHA must make materials available in accessible formats for persons with disabilities and must make meetings accessible for persons with disabilities.

Your PHA must also provide language assistance to persons with limited English proficiency so that you can understand materials, participate in meetings, and provide comments on the proposed RAD conversion. This may include providing written translation of the PHA's written materials and providing oral interpreters at meetings.

### **Will I have to move if my home or building is rehabbed?**

If the repairs planned at your property are small, you will most likely be able to stay in your home during renovation. If the repairs planned at your property are more extensive, you will most likely need to be relocated during rehabilitation. Even if you are required to move during the construction, you have a right to return to a RAD-assisted unit after construction is completed.

If relocation will last longer than 12 months, you benefit from additional protections as a "displaced person" under the Uniform Relocation Act. In this situation, you will be able to choose between the permanent relocation assistance that you are eligible for under the Uniform Relocation Act and the temporary relocation assistance (including the right to return) that you are eligible for under RAD. This is your choice and the PHA must work with you so you have the information you need to make this choice.

### **What changes will I see in my lease renewal process?**

At the time of the RAD conversion, you will need to sign a new lease. Unless there is good cause for eviction based on your actions, your new lease will continue to renew. Under both the PBV and PBRA programs, a property owner who tries to

end your lease must give you notice and grievance rights similar to the rights you have under public housing and the owner must follow state and local eviction laws.

### **Will RAD affect my rights and participation as a resident in the development?**

RAD keeps many of the resident rights available under public housing such as the ability to request an informal hearing and the timeliness of termination notification. You also have a right to organize, and resident organizations will continue to receive up to \$25 per occupied unit each year.

### **Will RAD increase my ability to choose where I live?**

In most cases, you will have greater choice in where to live through the RAD “choice mobility option.” This option is available under PBV after living in a RAD property for one (1) year and under PBRA after living in a RAD property for two (2) years. After the required time living in the RAD property after conversion, you may request a Housing Choice Voucher (HCV) and will have priority on the HCV waiting list when an HCV is available. (Please see the Choice Mobility Fact Sheet attached in this document)

### **Will I still be able to participate in self-sufficiency programs?**

The public housing Family-Self-Sufficiency Program (PH FSS) helps families obtain and maintain living wage employment (income that covers a family’s basic needs) by connecting residents to services. If you are a current participant in an FSS program, you will still be able to participate in FSS after the RAD conversion.

If your development converts to PBV, you will be automatically moved from the public housing FSS to the Housing Choice Voucher FSS program if your PHA has a Housing Choice Voucher FSS program. The rules for both public housing and Housing Choice Voucher FSS programs are very similar.

If your development converts to PBRA, you may continue your participation in FSS until your current contract of participation ends. New participants may enroll only if the owner voluntarily establishes an FSS program at the site.

The Resident Opportunities and Self Sufficiency-Service Coordinators Program (ROSS-SC) program provides public housing residents with coordinators to connect them to supportive services and empowerment activities.

If you are a current participant in the ROSS-SC, you can continue to participate in ROSS-SC until program funding is used up. Once the grant funds are spent, your PHA cannot apply for a new grant for a RAD property.

**What if I need more information?**

For more information, go to the RAD website, [www.hud.gov/rad](http://www.hud.gov/rad).