



## 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

#### 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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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].