



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

Tyrone Garrett, Executive Director

To: Residents of Montana Terrace
From: DCHA
Re: 2nd RAD Meeting, Tuesday, September 22, 2020, 3pm

We look forward to having you take part in our 2nd RAD meeting
on **Tuesday, September 22, 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/dchaMT3pm>

Password: rQfRdf7eF54

By phone: **202-860-2110**, Access Code: 172 910 9393#

Additional meeting information can be viewed at:

www.dcha.us/montana

For Property Specific Questions, please contact: Dionne Williams
at DWILLIAM@dchousing.org or **202-716-8482**

DCHA Resident Meeting Instructions

Montana Terrace meeting will take place at 3pm on Tuesday, September 22nd.

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 : **172 910 9393#**

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

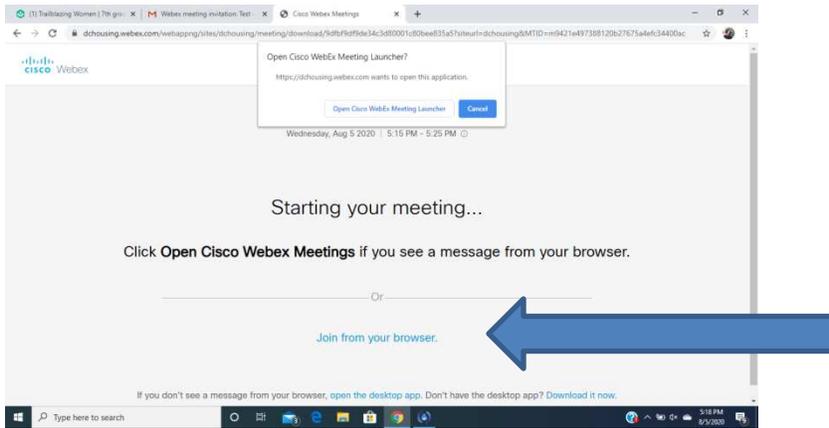


Joining by Laptop or Computer (need Wi-fi to access):

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

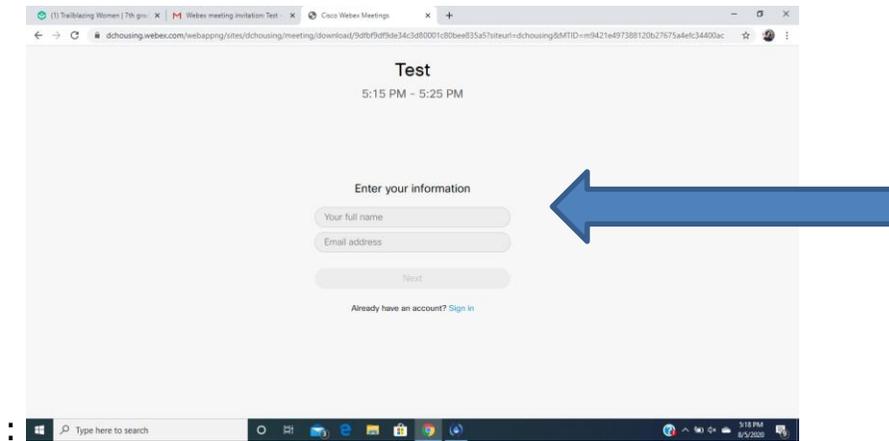
Step 2: The meeting will open in an internet browser with an option to Call or join via installed app

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

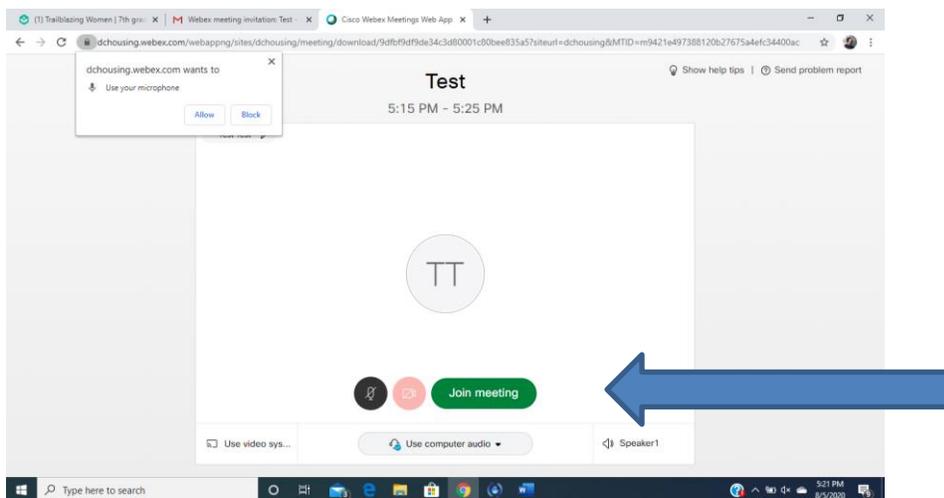


Step 4: Join from your browser

Step 5: Enter your name and email address



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



Step 7: Mute Yourself

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

dchousing.webex.com/webappng/sites/dchousing/meeting/download/9dbf9fd9d34c3df0001c80bee835a57iteurf=dchousing&MTID=rr9421e497388120b276754efc34400ac

dchousing.webex.com wants to Use your microphone

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

Montana Terrace - Tuesday, September 8, 2020

**Questions and Answers have been paraphrased and summarized*

3PM MEETING

1. **Q: [Ms. C]: [Asked personal question regarding transfers].**

A: [Dionne Williams, DCHA]: [Ms. Williams is addressing resident's question offline]

2. **Q: [Ms. S]: Can you give me Ms. Scott's number?**

A: [Dionne Williams, DCHA]: Yes, it is (202) 816-0042.

3. **Q: [Ms. C]: Will our rent increase after the RAD conversion?**

A: [Jonathan Rogers, DCHA]: Your rent, as part of RAD program requirements, will remain as 30% of your income, so there will be no change to your rent unless you are already paying ceiling rent. [DCHA encourages residents who are unsure if they are paying ceiling rent to ask Property Management to refer to Michelle McCrae in ECOD to confirm.]

4. **Q: [Ms. M]: Will we be able to return to our current units once renovation is done?**

A: [Jonathan Rogers, DCHA]: Under RAD you have the right to return to the site. As required by HUD, there may be an exercise of "right-sizing", [meaning that HUD requires that PHAs house each family in an appropriate sized unit based on the family composition.] DCHA plans to return you to a unit that is appropriately sized for your family composition. This is something we will keep you updated on as we get closer to renovations.

A: [Andrea Powell, DCHA]: As we proceed through the RAD conversion process, we will work closely with you and the property managers to look at size of family composition and size of available units. We will work with you to return to the site.



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A: [Semadra Watson, DCHA]: If you are curious that you may need to be “right-sized” upon return to Montana Terrace after the renovations, please reach out to myself or Ms. Williams and we will answer any questions about “right-sizing”.

5. Q: [Ms. B]: When we are relocated [during the renovation] will it be to other Public Housing sites?

A: [Jonathan Rogers, DCHA]: We are still in the process of developing the relocation plan. As of right now, the temporary relocations will either be within Montana Terrace, within one of the other MELVO properties, or to another DCHA property or a hotel. We are currently developing a detailed relocation plan and will provide updates as soon as possible.

6. Q: [Ms. S]: On page 14, can you explain the 4% low income tax credits?

A: [Jonathan Rogers, DCHA]: At a very high level, what DCHA is allowed to do is generate low income tax credits through the DC Housing Finance Agency (“DCHFA”). These tax credits provide a tax break for investors, who then in turn provide funds to us who can then take that investment and use it as a funding source to help with project costs. A reason an investor, such as Wells Fargo, would invest is because they receive tax breaks for investing. So they get the tax break and we get the funding for affordable housing, so it is a win-win for both parties.

7. Q: [Ms. H]: Can you explain the HAP contract? Under RAD, can residents purchase the townhomes if they want to?

A: [Andrea Powell, DCHA]: The long term project-based HAP contract is for a minimum of 15 years with a renewal requirement. Jonathan just referred to the tax credits, which include a requirement for extended use to remain affordable for at least 30 years. To further protect residents and ensure affordable housing remains available, HUD also requires that the project be controlled by a Housing Authority, a non-profit or other public entity. Regarding homeownership, the HUD RAD program is purely a conversion from Section 9 Public Housing to a Project-Based Section 8 subsidy; it is not a program for homeownership. It is a program for rental.

8. Q: [Ms. E]: When it comes to [temporary] relocation, can you have a say or turn down the property you are being relocated to? [Expressed that due to personal and family reasons that moving to certain places may be a large burden].

A: [Andrea Powell, DCHA]: We will work with you to understand your household’s needs so we can try to best accommodate you during your temporary relocation. As



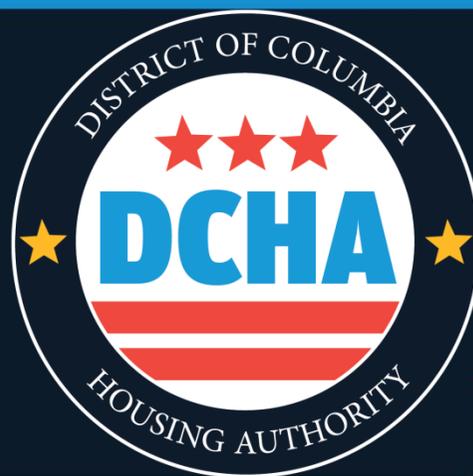
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Jonathan explained, it's a fairly short-term relocation, and we want to be cooperative. That being said, we don't have unlimited choices. Of course, we want to work with you to find a good fit, but ultimately what we really want to do is get you back to the site, so the sooner we can find a temporary place, the sooner we can complete renovations and can return you. Unlike some of our projects where we are tearing down and rebuilding, this renovation will be much shorter in duration, at about 3 to 4 weeks, so this is sort of a different relocation process. [Ms. Powell and Ms. Williams assured the resident that DCHA hears her concerns and special accommodations and that the Mobility Team will work with her and other residents through this process.]



Rental Assistance Demonstration (RAD) Resident Meeting – Montana Terrace

Tuesday, September 22, 2020
3pm

Today's Agenda

- Why RAD?
- RAD Facts
- 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

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. Rental Assistance Demonstration (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:

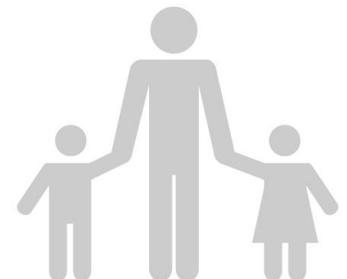
- **Fund major building improvements (20-year viability)**
- **Stabilize federal funding for the future**

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

- 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



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
TOTAL UNITS	64	20	19	20	13	136



Montana



Elvans



Villager



Lincoln

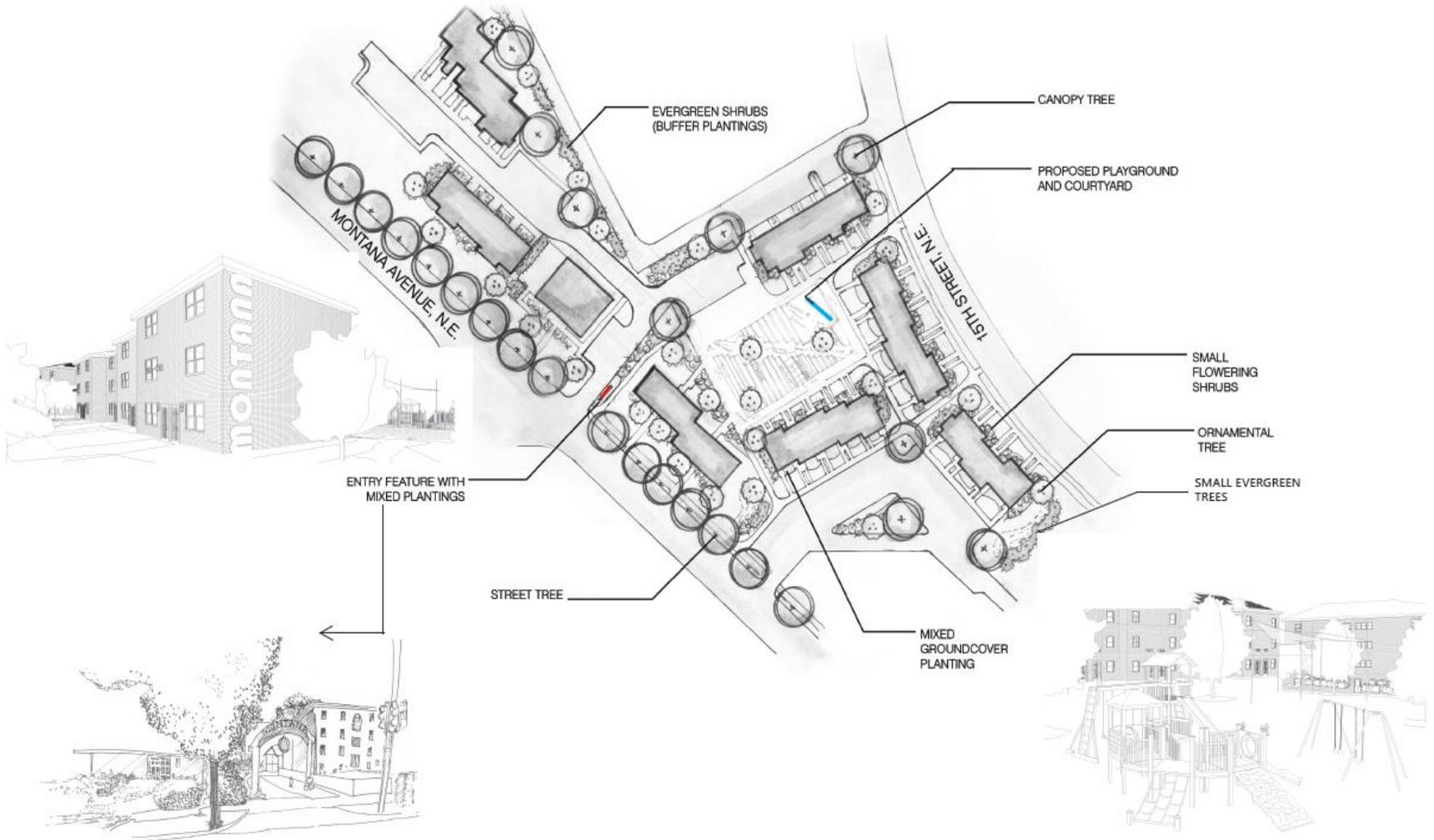


Ontario

MELVO Completed Milestones

- 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

Montana Terrace Scope of Improvements



Scope of Improvements

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

Proposed Improvements



APARTMENT KITCHEN PERSPECTIVE 1

1A



TOWNHOUSE KITCHEN PERSPECTIVE 1B

1B

MELVO Proposed Funding

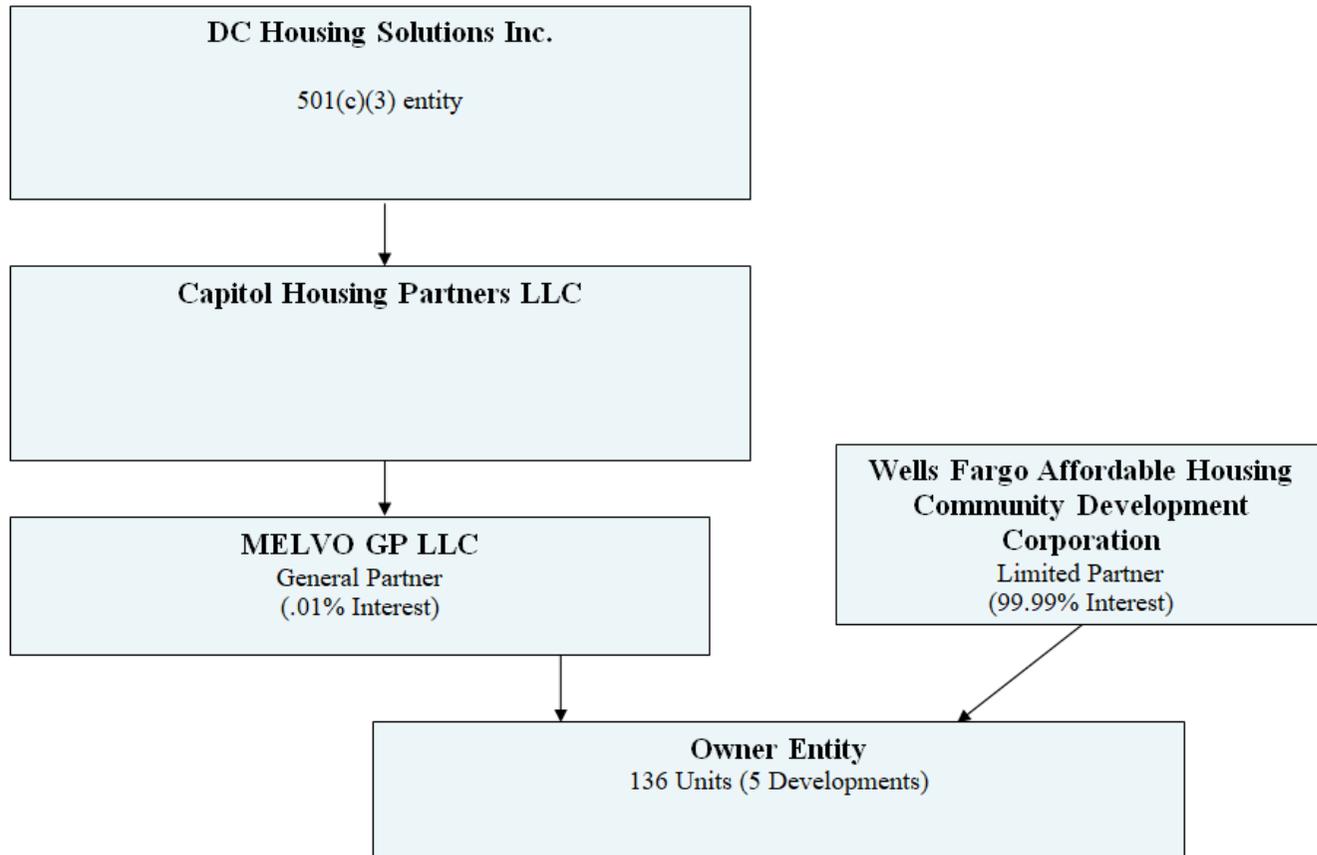
- RAD/Section 18 Blend
 - HUD-approved tool that generates additional sources of revenue for projects (HUD RAD guidance in PIH Notice 2019- 23 and PIH Notice 2019-09)
 - 25 percent of the units would be converted under a Section 18 disposition
 - Per HUD RAD requirements, the inclusion of a Section 18 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 Funding

- 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 Transaction Structure

- Self development through a special purpose entity



Project Timeline

- **Today: 2nd September resident meeting**
 - *Prior meeting held on 09/08/2020*
- 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 necessary

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

- 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.

1

2

3

4

5

6

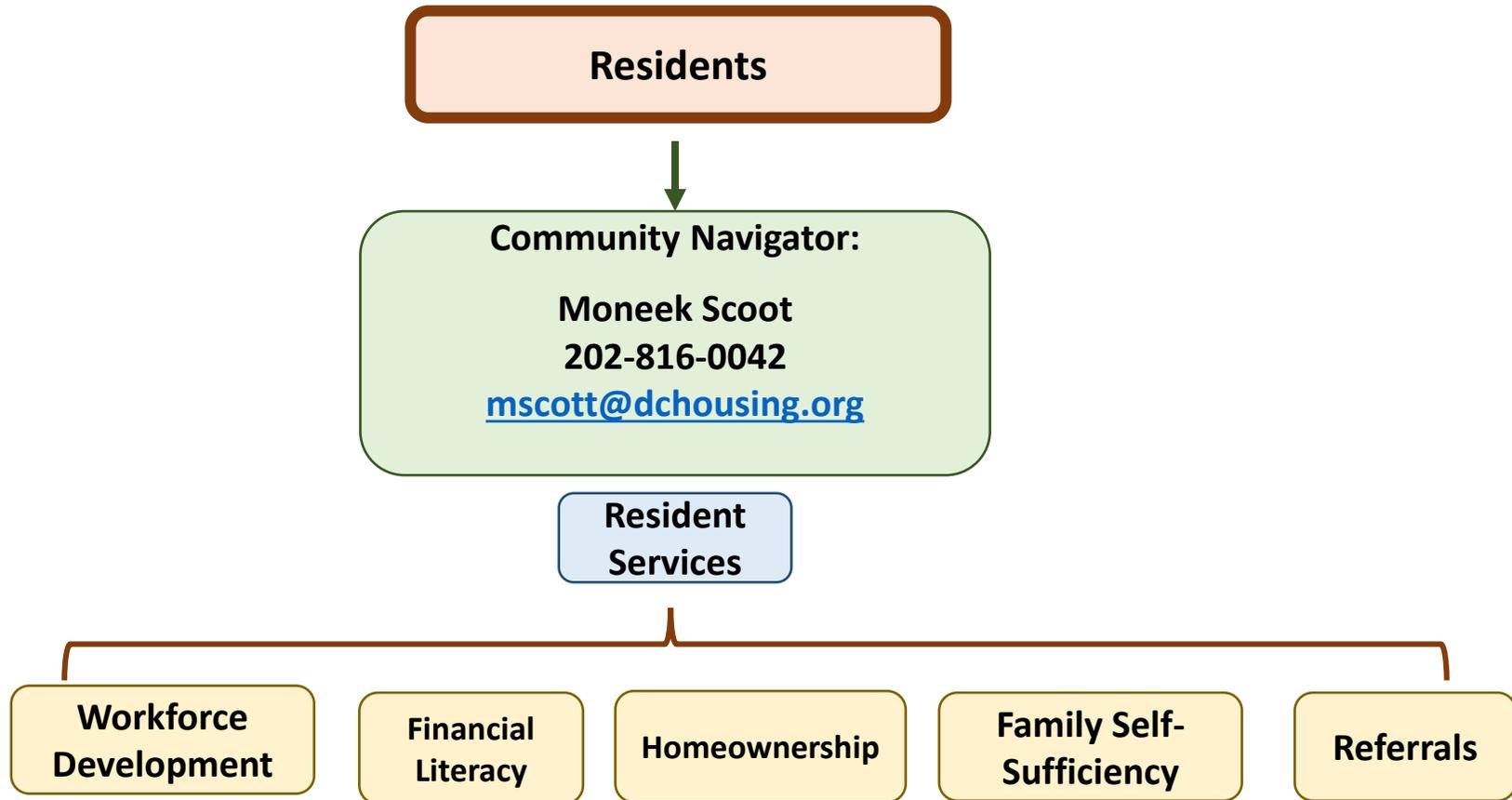
✓ DCHA's Relocation Team works in partnership with residents about future development and relocation plans which includes informing residents on phasing and scheduled move dates.

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



Upcoming RAD Resident Engagement

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

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



- ❖ Residents will receive written answers to questions posed before and at this meeting, and notification of any additional meetings.
- ❖ For Property Specific Questions, please contact: Dionne Williams at DWILLIAM@dchousing.org or 202-716-8482
- ❖ 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.





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Tyrone Garrett, Executive Director

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 1st 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 2nd meeting date.

Meeting questions and comments can be sent to: 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 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 . 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 (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:

{0035695 -}

- 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.