

# ***Rental Assistance Demonstration (RAD) – Langston Terrace***

Thursday, September 17, 2020

# Rental Assistance Demonstration (RAD)

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## Agenda

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



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

# Recap from August Meeting

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

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

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

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



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

RAD is a HUD program that allows DCHA to:

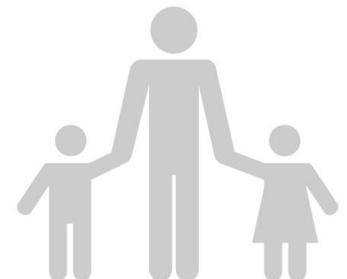
- **Fund major building improvements**
- **Stabilize federal funding for the future**

*WITH...*

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

\*Unless someone is paying flat or ceiling rent

\*Additional HUD guidance [here](#)



# RAD Facts

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



# HOW.....does RAD work?

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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



# WHAT...will DCHA do with RAD?



## Scope-of-work can include:

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

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

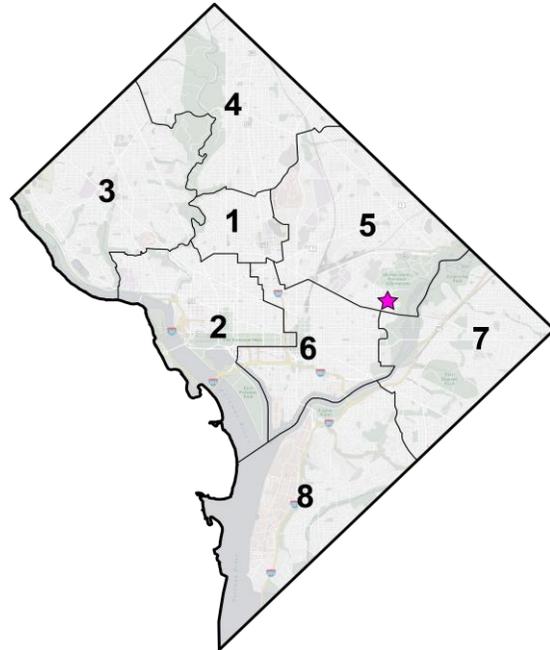


# WHAT...will DCHA do with RAD?

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



# Langston Terrace and Addition



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

## Langston Addition



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

## Langston Terrace



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



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

# Langston Addition

Slated for Completion: February 2022



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



**Community Meetings: 2**

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



**Total residents: 72**

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



**Status:**

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



**Currently**

**Total units: 34**

- 3 Bedroom: 27
- 4 Bedroom: 7

Total vacant units: 5



**Post  
Renovation**

**Total units: 34**

- 3 Bedroom: 27
- 4 Bedroom: 7



**Rehabilitation & Maintenance**

Capital Investment: \$4.4M

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

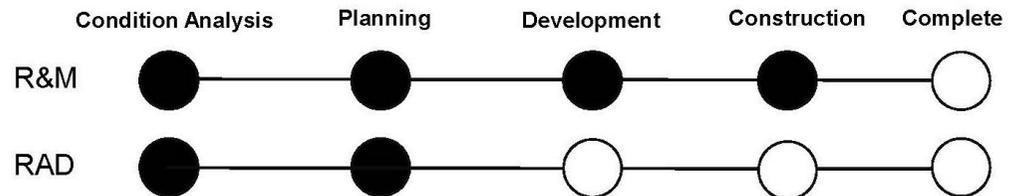
Other Capital Investment

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



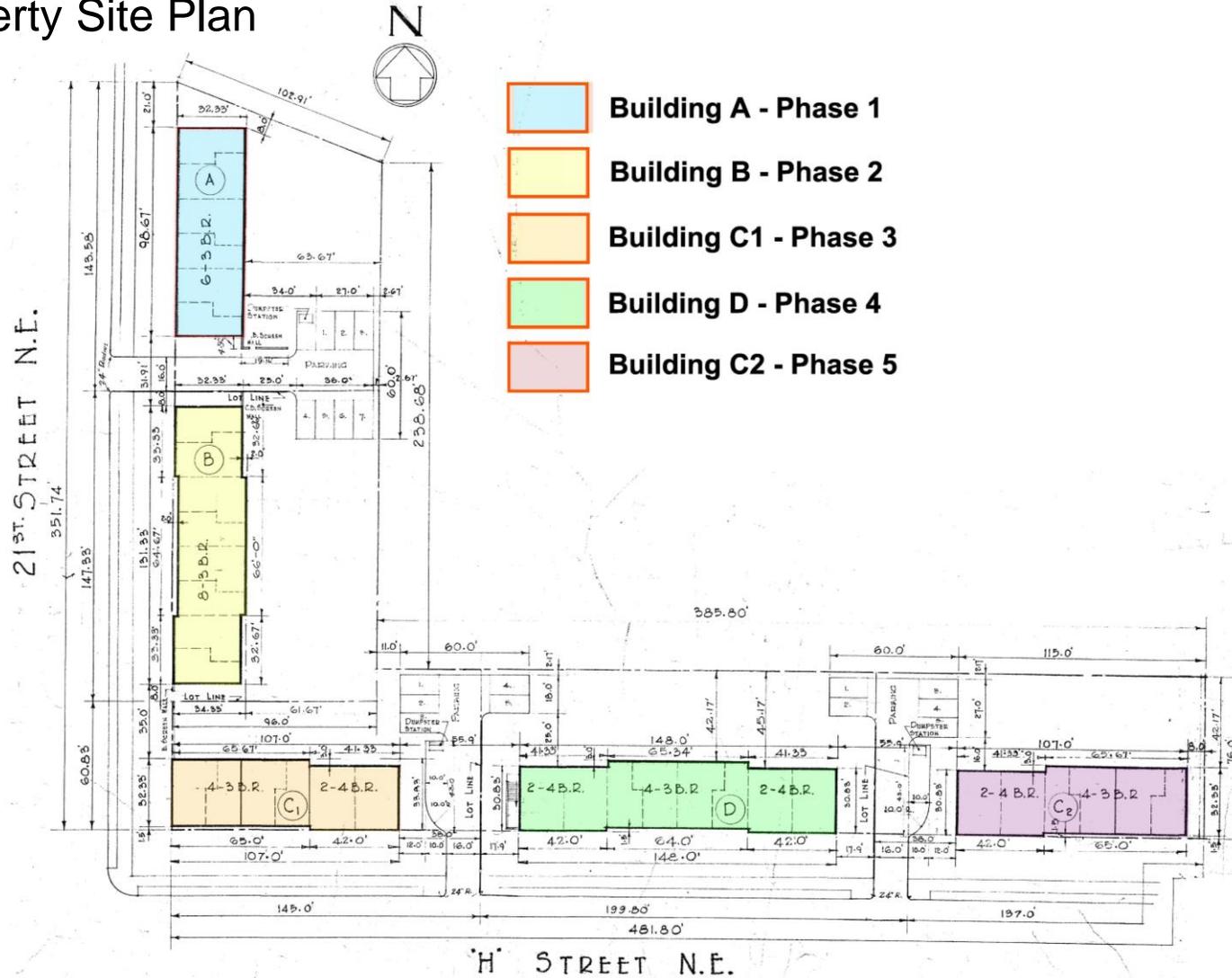
**Phases: 2**

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



# Langston Addition

## Property Site Plan



# Langston Terrace

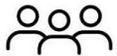


**Ward: 5 | ANC 5D**  
 Address: 2101 G Street NE  
 Washington, DC 20002



**Community Meetings: 2**

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



**Total residents: 243**

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



**Currently**

**Total units: 274**

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

Total vacant units: 78



**Post  
Renovation**

**Total units: 274**

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



## Rehabilitation & Maintenance

Capital Investment: None to date  
 Other Capital Investment:

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



## Phases: 3

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

Build First: TBD

RAD: Yes, to be done with Langston Additions

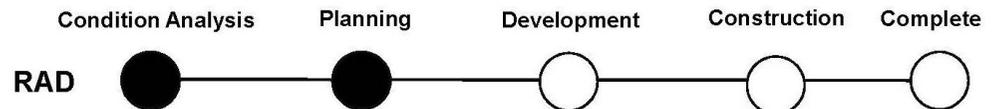
Section 18: No

HPRB: Designated Historic, requires approvals



## Status:

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



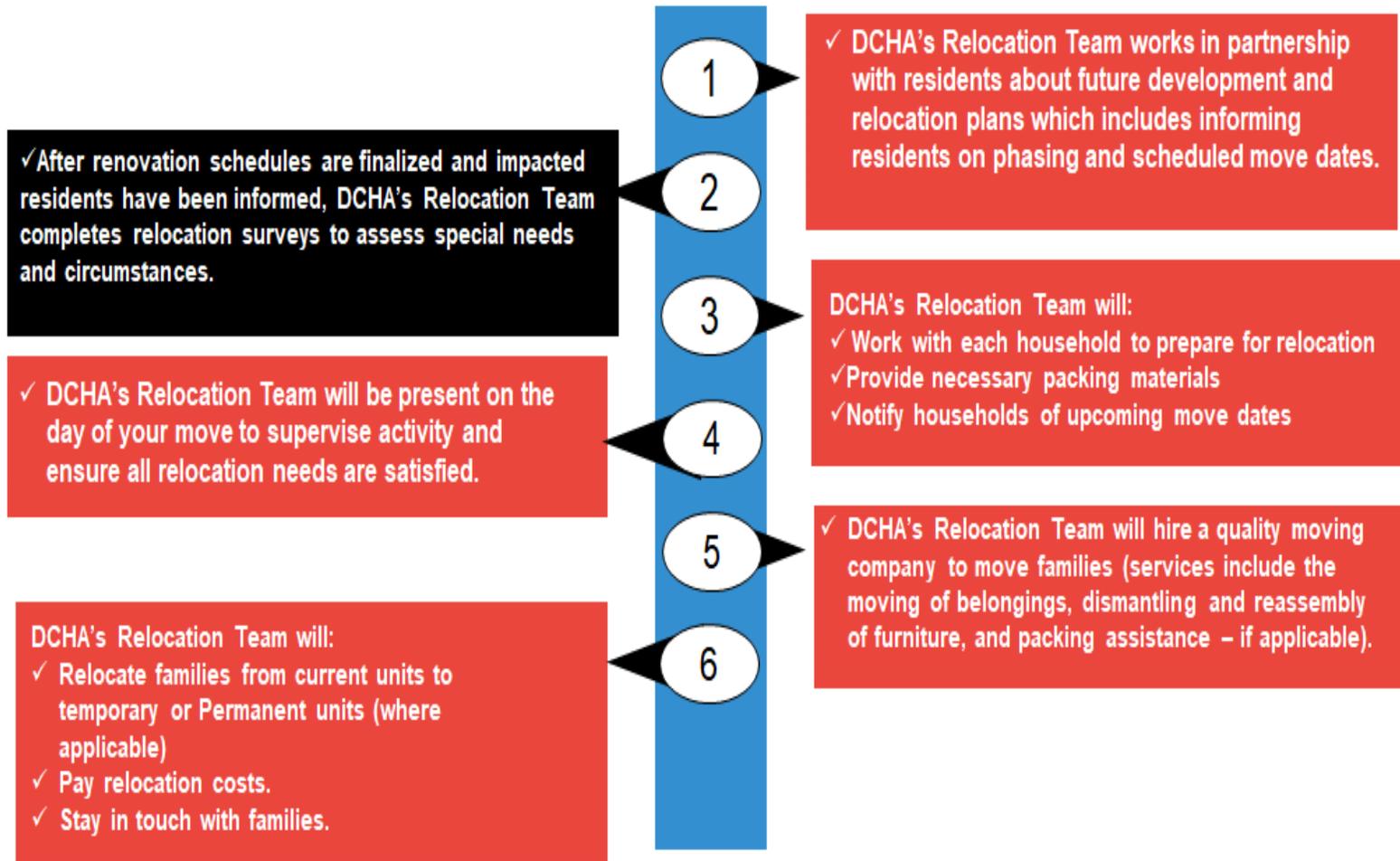
# WHAT...are my rights as a resident?

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

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

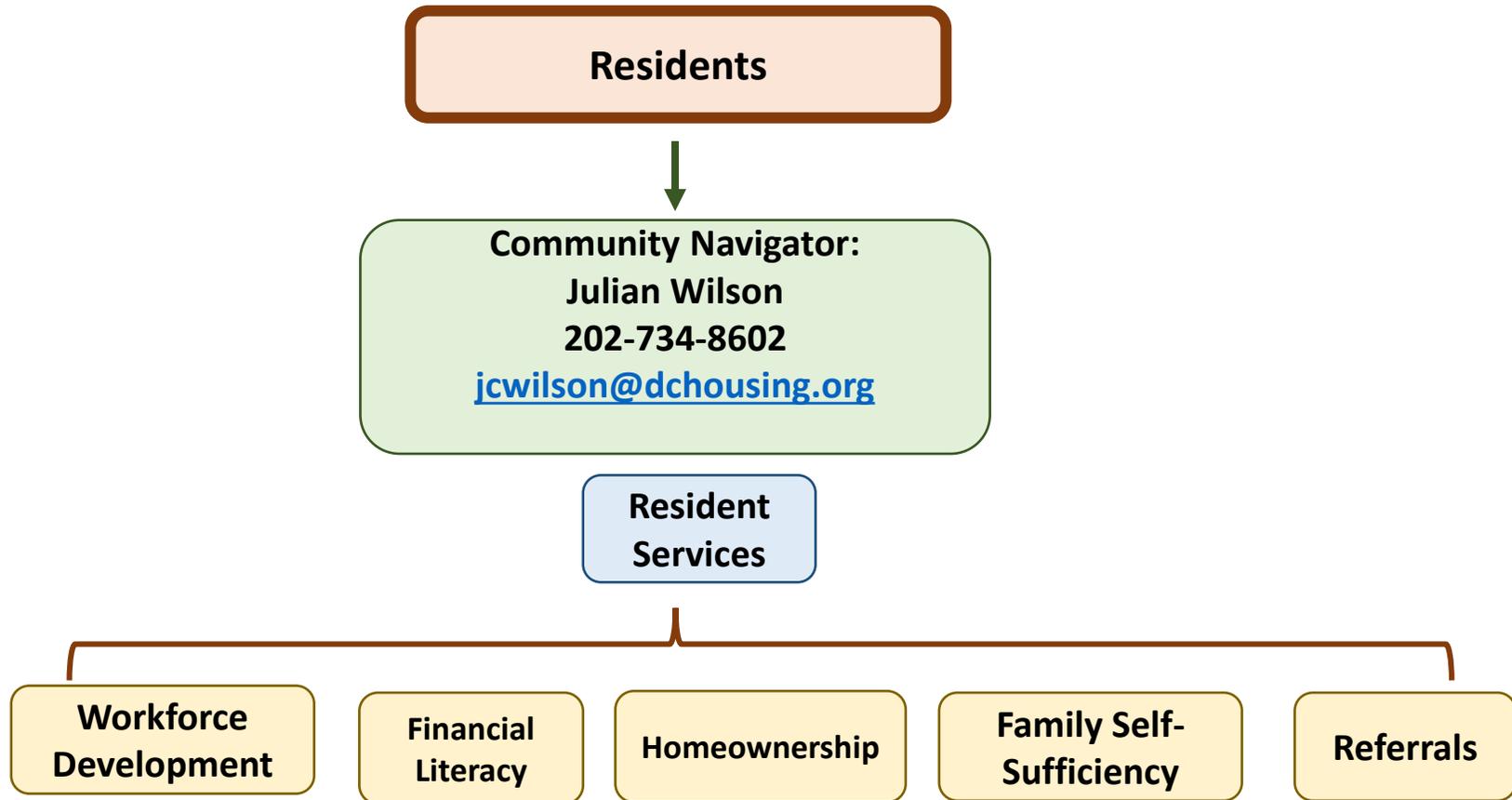


# Relocation Process



# Office of Resident Services

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# RAD Resident Engagement

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## **Prior to submitting application to HUD:**

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

## **DCHA must secure board approval to submit RAD application to HUD**

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

## **Additional meetings:**

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

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

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

# COVID-19: HUD Guidance on RAD

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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
- ❖ Visit [www.dcha.us/langston](http://www.dcha.us/langston) to view meeting materials and recording
- ❖ For Property Specific Questions, please contact Elbert Dixon: [edixon@dchousing.org](mailto:edixon@dchousing.org) or 202-724-8506
- ❖ 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.*

