



District of Columbia Housing Authority

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

(202) 535-1000

Tyrone Garrett, Executive Director

Q&As*

First Round RAD Resident Meeting

Judiciary House Apartments Wednesday, July 22, 2020

**Answers have been paraphrased and summarized*

2PM MEETING

1. Q: [Ms. M.]: When will work begin? Will I need to prepare to move soon?

A: [Mr. Alex Morris, DCHA]: Work has already begun on the roof and the garage. The residents in the first phase of unit work have already been notified that they are in Phase 1 of the project and the relocation process has begun for these individuals. Construction will begin sometime in August. Only units with numbers that end in 07, 08, and 09 are included in Phase 1. Residents who are living in the Phase 1 units have already been notified of the upcoming work and moves are taking place. The unit you asked about is not included in this phase, and relocation for you will not happen for at least the next year. The work on each unit will take approximately six (6) months and will be performed in phases of between 20 and 30 units per phase. The phases will be grouped in vertical tiers of units so that DCHA can address vertical plumbing, electrical and ductwork.

2. Q: [Ms. K.]: The Phase 1 move proved to be an issue for many of the residents. Residents moved into incomplete units without stoves or refrigerators or rods in the closets. How can you ensure that the next phase of moves will be better?

A: [Ms. Dawn Boyd, DCHA]: All units that residents will be temporarily or permanently moving into in the 2nd phase of unit repairs will be prepared prior to the move-ins and all appliances will be installed prior to the actual relocation. A DCHA punch list team will tour every unit prior to a resident move. Upon move-in, residents will be given a comment card to list any deficiencies that they see on the pre-move walk-through. DCHA staff will accompany the resident on the walk-through to ensure that the deficiency is noted and corrected prior to their move-in date.

A: [Mr. Jose Sousa, DCHA]: Our teams will be sure to address this matter and ensure that subsequent moves meet the standards that residents should expect.

3. Q: [Ms. J.]: What is the mission for the Judiciary RAD transformation?



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A: [Mr. Alex Morris, DCHA]: Transitioning the property from public housing subsidy Section 9 to Project-Based Voucher subsidy Section 8 provides a more stable funding source so we can put the building in a good state of repair and ensure it is maintained and updated. We want to ensure that each resident has a safe and livable residence and we want to ensure we have the necessary funding to keep it that way.

4. Q: [Ms. J.]: What funding programs is Judiciary currently benefitting from? What programs or sources of funding are already in place?

A: [Mr. Alex Morris, DCHA]: In order to fund the renovations which are currently underway, the Council of the District of Columbia allocated \$39.8 million in funds to DCHA in the past 2 years. Approximately half of those dollars are being used for the roof, garage, balconies, new windows and unit repairs to over 100 units within the building.

5. Q: [Ms. J.]: Who is monitoring the use of these funds for the Judiciary House project? [Specifically mentioned the garage and expressed concern that the construction crews are delaying the completion in order to get more money.]

A: [Mr. Alex Morris, DCHA]: DCHA's Office of Capital Programs oversees the contractor. We have DCHA inspection crews out at the job site every day. The garage will be finished by August, and the roof should be completed in the next few weeks as well. The garage project will have taken about five months to complete, which is not unusual for a project of this type and magnitude.

6. Q: [Ms. J.]: How will the RAD Transformation at Judiciary benefit the residents?

A: [Mr. Alex Morris, DCHA]: RAD will allow us to access recurring funds which we can use to continue to upgrade and maintain the building and ensure that the building is kept in a state of good repair. The Section 8 project-based voucher funding stream that is made available through a RAD conversion of public housing has been historically more-stable year-to-year than public housing operating and capital funds because it allows DCHA to seek out additional loans or other funding, as well as private investors, to support the operation of the property and any future repair and modernization needs. This stability in funding will allow DCHA to plan for future capital investments more strategically, and will allow for a more stable and robust funding pool for capital investments as needed and preventive maintenance on the building's systems and equipment.

7. Q: [Ms. J.]: What will be the old effects versus the new? What is different [between the public housing and RAD project based voucher]?



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A: [Mr. Alex Morris, DCHA]: Aside from the renovations and improvements to the property, the primary difference for residents is if you are currently paying a flat or ceiling rent, then your rent would be adjusted over a few years. If you are already paying 30% of your income, then it would not change. The conversion of the building from Section 9 public housing to Section 8 will allow for DCHA to make continued improvements to the building in the future as well as fund the ongoing operational costs.

8. Q: [Ms. J.]: What are the short-term and long-term goals of this project?

A: [Mr. Alex Morris, DCHA]: The short-term goal is to continue to spend the money allocated by the District to continue to make repairs to the balconies, roof, garage, windows, and unit renovations as we proceed through the HUD RAD application process. During this time we must mail RINs to every resident and hold at least two resident meetings before seeking approval from DCHA's Board of Commissioners. After approval, we will submit our application to HUD. It can take up to two years to convert a building using RAD. The long-term plan is to assemble outside investment sources and ultimately convert the property to a RAD project based contract using HUD's RAD program. Additionally we want to continue to engage with residents to determine the types of additional improvements that everyone would like to see.

9. Q: [Ms. J.]: For clarification, you mentioned that you must go through Board approval, is this DCHA Board or Resident Board?

A: [Mr. Alex Morris, DCHA]: This is approval by DCHA's Board of Commissioners by a vote on a Resolution approving DCHA's RAD application to HUD.

10. Q: [Ms. J.]: What if the residents disagree with the Section 8 program? Do we have a say? [Ms. J. also expressed concern with the RAD transformation because it opens the door for other buyers to come in and purchase the property, which she stated is not what the residents want. She further stated confusion as to why DCHA is "accumulating" funds when we already get money from HUD.]

A: [Mr. Jose Sousa, DCHA]: Residents will have opportunities to voice their opinions and ask questions at resident meetings, as well as at DCHA Board of Commissioners meetings. DCHA is committed to engaging with residents and addressing their questions and concerns throughout the RAD conversion process.

[Additional clarification: As noted in the RIN, DCHA may seek additional outside financing to stabilize the property. The RIN states in the "General Description of Conversion Transaction" on page 7 that "As part of the RAD Conversion transaction, DCHA anticipates undertaking this RAD conversion transaction as a self-development



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project (through a special purpose entity), and plans to seek 4% tax credits and bonds to finance certain of the improvements as well as stabilize the property.”

In such case, the property would be transferred to a limited liability company or limited partnership. DCHA anticipates it will be the general partner of the new entity and would also continue to manage the property. DCHA will continue to keep the residents informed as financing plans are developed. Such information also will need to be provided to HUD as part of the RAD conversion process. In the event that no additional financing is sought, the property would be transferred to an entity controlled by DCHA. DCHA’s conversion of Colorado Apartments and Columbia Road to RAD in 2018 is an example of a conversion to RAD with no additional outside financing. In the case of the Colorado Columbia RAD conversion, the property is owned by Colorado Columbia LLC, which is controlled by DCHA. The RAD units at Columbia and Colorado continue to be managed day to day by DCHA’s PMO division. The RAD project based HAP contract is between DCHA and the Colorado Columbia LLC. For the RAD conversion, DCHA had to create a separate corporate entity to own the property because DCHA cannot enter into a HAP contract with itself.

As noted in question 4 above, in order to fund the renovations which are currently underway, the Council of the District of Columbia allocated \$39.8 million in funds to DCHA in the past 2 years. Approximately half of those dollars are being used for the roof, garage, balconies, new windows and unit repairs to over 100 units within the building. The funds from the Council of the District of Columbia are only sufficient to complete renovations on about half of the units receiving in-unit repairs at Judiciary House.

RAD allows DCHA to unlock additional funding sources which in turn allows DCHA to fund the rest of the Judiciary House project, as well as ensure that ongoing costs are taken care of in the future. The current ACC and capital funds funding that we have from HUD is not sufficient long term.

11. Q: [Ms. J.]: What is the deadline for implementing the dollars from HUD? What is the deadline to get this RAD money?

A: [Mr. Alex Morris, DCHA]: The conversion from ACC to project based HAP under RAD does not come with additional funds from HUD for making improvements. Instead, RAD project based voucher conversion allows DCHA to seek additional loans and solicit funds from private investors. By moving away from fully relying on government funding to seeking outside money sources, DCHA will have access to a more stable flow of dollars to make necessary improvements. DCHA will be working diligently to move



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through the conversion process with HUD and keep residents informed and engaged along the way.

12. Q: [Mr. W.]: My mom lives in unit #####, and she is visually impaired. Is she scheduled for Phase 1 or 2?

A: [Mr. Alex Morris, DCHA]: Her unit is not included in Phase 1 or two of this project, instead it will be included in a later phase.

13. Q: [Ms. J.]: What funds does DCHA have for cable and internet services?

A: [Mr. Alex Morris, DCHA]: There is a plan to cover utilities. For future relocation phases, DCHA is going to budget as a project cost to cover all utility transfer fees. If a resident incurred utility transfer fees as part of the Phase 1 move, we urge you to submit these charges to Mr. Anthony Poles and he will forward them to DCHA Office of Capital Programs for reimbursement to the resident. You can contact Mr. Poles at apoles@dchousing.org or 202- 724 -8619.

14. Q: [Ms. F.]: After RAD is complete and you apply for a voucher, can you stay at Judiciary House while you search for new housing?

A: [Ms. T.]: The RAD program is a conversion from public housing Section 9 to a Project Based Section 8 contract for the building. As a part of the RAD conversion from public housing to Section 8 there are no tenant based vouchers. In the case of PBV ("Project Based Voucher") RAD conversion, after conversion, and one year after the resident signs the RAD lease, then a resident can apply for a mobility voucher that is subject to availability. If you come up for a voucher at this point (one year after the RAD conversion), then you may remain in your current residence for the allotted search time while you search for your new residence on the open market. If you do not find a unit on the open market, you can choose to remain in your unit. For clarification, when we refer to "project based voucher" this is a voucher for the building, there are no individual vouchers for the tenant at the time of conversion.

6PM MEETING

1. Q: [Mr. T.]: What if a resident does not want to move forward [with RAD or Judiciary]?

A: [Ms. Andrea Powell, DCHA]: Once HUD approves the RAD conversion DCHA will work with residents to sign a new RAD lease. If at that point someone is not interested, we will work with our teams to find you an alternative unit within DCHA's public



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housing portfolio. However, this would not occur until HUD approves the RAD conversion transition, which is still down the road.

- 2. Q: [Ms. Celeste Bryant, WIN]: When moving residents, are you ensuring that the units they are moving into are move-in ready?**

A: [Ms. Dawn Boyd, DCHA]: As we strive for perfection, we do understand through trial and error from our Phase 1 moves that we must ensure in later phases that we are providing residents with a successful transition with limited disruption or dissatisfaction. To ensure this, a DCHA punch list team will tour every unit prior to a resident move. Upon move-in, residents will be given a comment card to list any deficiencies that they see on the pre-move walk-through. DCHA staff will accompany the resident on the walk-through to ensure that the deficiency is noted and corrected prior to their move-in date. I am confident in the property management team to ensure that future moves are to residents' satisfaction. We are dedicated to providing our residents with the best experience possible and to continue to communicate effectively. We are committed that the units will be ready for the next phase.

- 3. Q: [Ms. M.]: What do we need to do to prepare for our move?**

A: [Ms. Jeter, DCHA]: There are several things residents can do to prepare for their move, such as downsizing and decluttering. I will meet with each unit that is being affected by each phase several weeks before they are scheduled for their move. We will work with individuals to determine what services, such as DCHA-provided moving assistance, they need to make their transition to the new unit as smooth as possible.

- 4. Q: [Ms. M.]: I have quite a few doctors' appointments, and I am not home during the day, do I need to wait at home to hear if I am part of a phase?**

A: [Ms. Jeter, DCHA]: You do not need to wait; we will notify residents well in advance if they are part of the next phase.

- 5. Q: [Ms. M.]: How will we be notified about the next meeting?**

A: [Mr. Alex Morris, DCHA]: You will be receiving notice in the mail.

- 6. Q: [Ms. Ryane Nickens, WIN]: Have the conditions been rectified for those units that were not properly prepared [in Phase 1]?**



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A: [Ms. Dawn Boyd, DCHA]: Inspections will commence immediately on all Phase 1 units to verify that there are no outstanding issues. I have spoken with Mr. Poles and Inspections and will continue these conversations.

- 7. Q: [Sarah Hassmer-National Women’s Law Center]: Just to confirm from this afternoon, if a resident gets a voucher and cannot find a place to use it outside of Judiciary House, they can remain at Judiciary House, correct?**

A: [Ms. Andrea Powell, DCHA]: The RAD program is a conversion from ACC public housing Section 9 to a project based Section 8 contract for the building. As a part of the RAD conversion from public housing to project based Section 8 there are no tenant based vouchers. For clarification, when we use the term “Project Based Voucher” this is a project based voucher for the building, there are no individual vouchers for the tenant at the time of conversion.

In the case of PBV RAD conversion, after conversion, and one year after the resident signs the RAD lease, then a resident can apply for a mobility voucher that is subject to availability. If you come up for a voucher at this point, then you may remain in your current residence for the allotted search time while you search for your new residence on the open market. If you do not find a new unit on the open market, you may remain in your unit. The moves required for renovation will most likely be in-building moves within Judiciary House. If there is a need for someone to move outside of Judiciary House, we will work with the individual to find an alternative public housing unit within the DCHA public housing portfolio.

A: [Mr. Alex Morris, DCHA]: It is our intention at this point to move individuals within the building while their units are being repaired. Most individuals will move back into their original unit, however, due to existing unit vacancies in the building, the opportunity will be provided for some residents to move from their current “pre-renovation” unit directly into a newly remodeled unit with only a single move.