



District of Columbia Housing Authority
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Tyrone Garrett, Executive Director

Q&As*

Second Round RAD Resident Meeting

Villager - Wednesday, September 23, 2020

**Questions and Answers have been paraphrased and summarized*

3PM MEETING

1. Q: [Mr. D]: What is in it for the investing entities?

A: [Jonathan Rogers, DCHA]: The investor is able to purchase the tax credit that we are able to generate, and their tax burden is reduced. Also, many of these big banks are required by the federal government to partake in community investment. One way for banks to fulfil this, is by investing in tax credits such as these.

2. Q: [Mr. D]: I understand that DCHA is borrowing money for this project, is there a way DCHA could go into debt doing this and lose the property?

A: [Andrea Powell, DCHA]: When partnering with investors who utilize the Low-Income Housing Tax Credit (“LIHTC”) tax credits, there are all sorts of protections in place to ensure that the property remains affordable housing. These types of tax credit investor deals are pretty standard and have been successfully used to provide funding for affordable housing since 1987.

3. Q: [Mr. D]: If Wells Fargo is the 99% investor could they (or any other investor) change their mind?

A: [Andrea Powell, DCHA]: No, once we close with the investor they cannot change their minds. In this type of financial transaction, there are a variety of legal documents that lock that investor party into the deal.

A: [Jonathan Rogers, DCHA]: Going off of what Ms. Powell was saying, so long as we are meeting the HUD RAD requirements, we get to determine the full scope of the improvements when we enter into an agreement with the investor. DCHA is really in the driver’s seat for things involving resident’s day-to-day life.

4. Q: [Mr. W]: As far as temporary relocation, what properties would we be relocated to?



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A: [Jonathan Rogers, DCHA]: We haven't determined the final temporary relocation plan, but we will be working on that and will keep residents updated. Additionally, we plan on meeting with residents again later this year before we submit the financing plan to HUD. That being said, we are currently considering several options which include: vacant units within MELVO, vacant units within the DCHA public housing portfolio, or hotels.

5. Q: [Ms. B]: [Expressed safety concerns with being relocated to another DCHA property]. Once you complete the remodel, will the rent be the same?

A: [Jonathan Rogers, DCHA]: Your wellbeing is very important to us. Part of the purpose for the one-on-one survey is to understand your specific needs and preferences. We will make every effort to accommodate your interests and preferences. Regarding rent, it will remain the same calculation unless you are currently paying ceiling rent.

A: [Andrea Powell, DCHA]: Regarding ceiling rent, HUD requires that every person living in a converted RAD property pays 30% of their income. If someone is currently paying ceiling rent, your rent will be gradually increased over 5 years to meet 30%. We have successfully helped residents in this situation at the Colorado Columbia RAD properties.

6. Q: [Ms. B]: As far as Wells Fargo being the 99% Owner, is there a potential situation where they could decide we couldn't come back to the property? [Expressed concern that involving an outside investor could potentially result in loss of affordable housing.]

A: [Andrea Powell, DCHA]: No, that cannot happen. The RAD program is a special program designed by HUD which includes several resident protections and guarantees such as no rescreening and a right to return. We recognize your concerns and will continue to reassure you of the plan and this is the way HUD designed the program to work.

7. Q: [Ms. B]: I am in a one-bedroom unit now, is it guaranteed that I will return to that same one-bedroom unit?

A: [Dawn Boyd, DCHA]: The RAD programs guarantees right to return to the site, but not necessarily to the same unit. While returning to your exact unit is not guaranteed, we will make efforts to return you to your original unit if possible and if you are properly sized in that unit.