



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

LeDroit & Kelly Miller Thursday, July 30, 2020

**Answers have been paraphrased and summarized*

2PM MEETING

1. Q: [Ms. H]: Who are the owners of the building once it converts to RAD?

A: [Andrea Powell, DCHA]: Our first RAD conversion, Colorado and Columbia, occurred in 2018. As part of that conversion, DCHA had to create a separate corporate entity as we cannot enter into a HAP contract with ourselves. Thus, we created this separate corporate entity, Columbia and Colorado LLC, that owns both of the properties. Columbia and Colorado LLC is fully owned by DCHA.

[Further Information On Ownership: 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.]

2. Q: [Ms. H]: The RAD materials said there is a guaranteed right to return, is this the right to return to the same unit or just return to the property?

A: [Alex Morris, DCHA]: Regarding return to the unit, the intention is to return everyone to their original apartment, however, there are currently 8 vacant units at LeDroit, as we work our way through the remodel, these units will be available in a later phase. These units will be fully renovated and have all of the amenities provided in all of



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the other fully renovated units in each phase. This limited number of currently vacant units will allow a limited number of individuals the opportunity to make just one move. If someone chose this option, then they would not be returning to their original unit and they would be moving once into one of these formerly vacant units. It is important to note that these units allowing a single move will not be available in Phase 1.

[Further Information on Right to Return: The right to return means that if someone is a resident at the site that is currently public housing, you have a right to continue to remain as a resident after the conversion to Project Based Section 8. Farther down the road, at the end of the process, residents will sign a new RAD lease. You will continue with same rights, but will sign a new lease with very similar terms. If you are a resident today, and you remain a resident at the conversion, you will have the right to return.]

3. **Q: [Ms. H]: A lot of people do not understand that for PBV vouchers, you have to be in the unit for one year before applying for a voucher, and for PBRV, you have to be in the unit for two years. Can you explain this?**

A: [Andrea Powell, DCHA]: The RAD Section 8 conversion involves project based vouchers. [Project based vouchers are tied to the unit and cannot be taken out on the open market.] However, once we go through the HUD process [which can be lengthy] we will notify you that the property has converted. A year after conversion is complete, we will let you know that you are eligible to request a mobility voucher [which can be taken out on the open market], but these are subject to availability. At this phase, we are talking about moving and getting work done in advance of a HUD RAD approval. As I just mentioned, the HUD approval will happen later down the road; at that point you will be asked to sign a new lease. This will be when the one year timeframe begins.

Q: [Ms. T]: If you want to transfer out of the building that is being converted, do you have to wait 6 months before requesting this transfer? [Asking because her unit would not convert for at least 6 months.]

A: [Andrea Powell, DCHA]: You would proceed with the normal transfer process. This is separate from the RAD process. The normal transfer process depends on how many people are waiting for units to become available within the public housing portfolio.

A: [Brandy Lynch, DCHA]: I am not sure at this point where you are on the list, but as soon as you come up for a transfer, we will notify you.

4. **Q: [Mr. R]: What if you do not want to move, and want to stay in your apartment?**



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A: [Alex Morris, DCHA]: We will need to temporarily move you during the renovation as the construction will be extensive. It would not be safe for a resident to remain in their apartment while we do the construction as we will be replacing kitchens and bathrooms, flooring, electrical and plumbing. Residents will be temporarily (or in some cases if they choose to move into a newly-renovated, currently vacant unit), permanently relocated to another unit within the building. Moving assistance will be provided by DCHA.

5. Q: [Ms. S.]: I live in one of the 4th street walk-ups, how soon will you get to my building? [Is this part of the RAD conversion?]

A: [Alex Morris, DCHA]: The walk-ups are part of a different portion of the project; they are not part of the RAD conversion. That being said, we will have a separate round of meetings to discuss your project. We have not determined the scope of work or schedule for addressing your building yet, but we can assure you that we will not be doing anything significant at this point, but will meet with residents in those units again at a later date.

6. Q: [Ms. T]: I live in the Kelly Miller Townhomes; will they be working on the Townhomes any time soon? [Ms. Tompkins explained that they already came to paint her townhome and she was very happy with the results].

A: [Alex Morris, DCHA]: We have replaced the roofs and painted 32 of the 40 units in all five of the Kelly Miller Townhome buildings. We temporarily stopped painting due to COVID-19, but will resume that as soon as it is safe to do so. Other than that, there will be no additional work done on the Kelly Miller Townhomes at this point.

7. Q: [Ms. R.]: What does conversion from “Public Housing” to “Section 8” mean? Is public Section 8 the same as Section 8 voucher? What are the next steps for the Kelly Miller Townhomes?

A: [Alex Morris, DCHA]: We are looking to convert LeDroit Senior and Kelly Miller Townhomes to Project Based Section 8, from what they currently operate under, which is Section 9 Public Housing. We are doing this conversion because the funding is more stable under Section 8 than under Section 9 Public Housing. Public Housing funding has steadily decreased over the past two decades. In order for DCHA to make improvements, we need reliable funding, which is why we need to convert to RAD Project Based Section 8. We plan to convert the buildings, maintain ownership through a wholly-owned corporate entity, and continue to manage, all while keeping the same rules and policies in place. Residents will continue to pay the same amount in rent if you pay 30% of your income. The only difference for residents will be if they are already paying a flat or ceiling rent. In this scenario, your rent under RAD may go up over the next few years



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following conversion. The vouchers associated with a Section 8 RAD conversion are project based, which means that the subsidy stays with the property, not the person. This means you cannot take the project based voucher with you; instead, it is attached to the unit. For the Kelly Miller Townhomes, there is not much more work to be done before the conversion. At some point in the RAD conversion process you will sign a new lease. However, getting to this point could take several years.

A: [Andrea Powell, DCHA]: As you indicated, the RAD conversion is project based conversion, not a tenant based conversion. However, after the conversion to RAD is complete, and after the resident has lived in the unit for a year, if it is a Project Based Voucher (“PBV”) conversion, or two years if it is a Project Based Rental Voucher (“PBRV”) conversion, that tenant may request a mobility voucher which is tenant based. However, these vouchers are not guaranteed and are subject to availability.

8. Q: [Ms. L]: As far as signing the new lease, do we have to go through the recertification process again?

A: [Andrea Powell, DCHA]: You will continue to recertify as you normally would with DCHA’s Property Management Operations (“PMO”) division. Depending on when you recertify, you will not have to do a separate recertification when you sign your new lease. One of the benefits of RAD is that residents do not have to recertify in order to sign their new lease and no rescreening.

9. Q: [Mr. M]: Will there be structural changes made to the units? I have a divider between my living room and kitchen and I would like to keep it. Also, who do we refer pest concerns to? Will we be able to tour a finished unit to see how it looks before we move in?

A: [Alex Morris, DCHA]: We are not planning on any major structural changes at this time. The remodel will include new kitchen, bath, heating and cooling (etc.). All pest concerns will still go through your property manager during RAD conversion. We have discussed having a model unit for residents to tour to see the upgrades and may revisit this option.

10. Q: [Ms. C]: I live in a walk-up, are these buildings going to be completely renovated to the point that we would have to move off of the property?

A: [Alex Morris, DCHA]: Our plans for the walk-ups are more complicated, so we don’t have a full plan ready for that at the moment. Once we determine our plan, we will have a new round of meetings in the future to discuss redevelopment.



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11. Q: [Ms. Y.]: [Personal Question]: I was told I would be moving into a different unit, but then my unit was given to someone else.

A: [Cheromia Hightower, DCHA]: [This resident is being assisted with her request off-line of the RAD Resident Meeting Call as this is a personal issue outside the scope of RAD].

12. Q: [Ms. A]: [Personal Question regarding the serious nature of her roach issue in her unit]

A: [Cheromia Hightower, DCHA]: [The resident is being assisted by Ms. Hightower who scheduled an exterminator appointment. Issue resolved off-line].

13. Q: [Ms. M]: [Personal Question regarding gaps in utility closet which allow rats to enter unit. Her issue with pests has been resolved, but was concerned for neighbors who were still having rat issues.]

A: [Cheromia Hightower, DCHA]: [The resident is being assisted by Ms. Hightower].

14. Q: [Ms. E]: [Personal Question regarding receiving approval for a voucher].

A: [Katrina Jeter, DCHA]: [The resident is being assisted by Ms. Jeter]

15. Q: [Ms. L]: What units are considered to be “walk-ups”? And will you be renovating these units?

A: [Alex Morris, DCHA]: We consider apartment buildings with a common staircase to be “walk-ups”. The townhomes all have individual porches. We realize that these units need significant work and will be determining a plan for addressing these buildings in the near future. We will plan a meeting at a later date to discuss that separate project.

16. Q: [Sandra Leftwich]: For the credit program, will this look at my credit over the length of time I have been a resident in the Public Housing Program?

A: [Ronald Fisher, DCHA]: The Rent Reporting and Credit Program doesn't go back, it only looks at your credit going forward from the time you join the program. For example, let's say your fiancé enrolls next month, then their credit would be recorded for the months following. As long as they pay their rent on time, positive trade-lines are established.



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17. Q: [Ms. P]: Will the credit programs still be beneficial if we already owe back rent? If we currently owe back rent, how can we take advantage of these [financial] programs?

A: [Ronald Fisher, DCHA]: We have thought this situation through. While the credit building program may not be your best option at this point because of the back rent owed, we partner with a number of credit counseling agencies and financial coaches that could help guide you. We want to work with you to make sure back rent is paid and any issues resolved. Please contact me offline and we can discuss further.

Ronald Fisher

Family Self-Sufficiency (FSS) Manager, Office of Resident Services

Direct: (202) 495-8943

Email: rfisher@dchousing.org

18. Q: [Ms. M]: [Asked a personal question regarding a missing screen door.]

A: [Cheromia Hightower, DCHA]: [Ms. Hightower is addressing this concern with resident offline.]

19. Q: [Mr. K]: My concern is about accessibility for residents who do not have access to telephones to reach you [to ask questions about RAD]. I don't have the ability to go online to these [RAD Resident Meetings]. What are the plans to reach out to residents who have limited access or may not be able to join these [remote] meetings? Why can't we just meet in person for these meetings?

A: [LaShawn Douglas, DCHA]: In preparation for this meeting, we have provided paper copies of the meeting materials and other information regarding the RAD transformation. We encourage residents to reach out to their property manager to let them know if you cannot join the meeting or are having difficulty accessing the meeting or materials. We will work with property management and residents to determine ways in which everyone will have access.

A: [Jose Sousa, DCHA]: I appreciate the question, at this point in time due to COVID-19, it not conducive to conduct large-scale meetings. We would not be able to do this meeting on site with this amount of people. We do not want anyone to get sick because of



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exposure. As Ms. Douglas mentioned, we provided the paper copies of this presentation to each and every unit. We can set up a one-on-one meeting on an individualized basis.

A: [Alex Morris, DCHA]: Like Mr. Sousa stated, under normal circumstances, we would be conducting these meetings in person. During this Public Health Emergency, our primary concern is to protect everyone's health. This is why we are holding these meetings remotely. Due to the serious nature of COVID-19, we have to put resident safety at the forefront. If someone has a special need that prevents them from being able to join the meeting, we will work with that person one-on-one to arrange an individual meeting/call.

20. Q: [Mr. K]: After the RAD conversion does this mean HUD is passing the baton to DCHA or are you collaborating on this project as far as rental demonstration? I don't quite understanding the transformation, where does the funding come from?

A: [Alex Morris, DCHA]: While HUD does not require a PHA to undergo a certain conversion; they do strongly encourage PHAs to make use of the RAD program. Converting to RAD will put us on the path to be able to seek more stable year-to-year funding from HUD, and will also allow us to tap other sources of funding to make repairs to the buildings, such as low-income housing tax credits (LIHTC), and mortgage financing. . Converting to RAD converts the subsidy from Section 9 Public Housing to Project Based Section 8. It is important to note that RAD conversion is "revenue-neutral" and so it does not mean that DCHA will receive MORE money directly from HUD, but Section 8 funding has been more consistent from year-to-year and conversion will allow DCHA to tap into the other sources of funds listed above. These two factors will allow DCHA to plan for keeping the properties in a state of good repair long into the future.

21. Q: [Ms. Z]: Is the project based voucher portable?

A: [Alex Morris, DCHA]: The voucher associated with Section 8 is a project based voucher, this means it is attached to the unit and not to the person. Project based vouchers are not portable for this reason. As Ms. Powell mentioned earlier during the Q&A [see Question 3 and Question 7], After the conversion to RAD is complete, and after the resident has lived in the unit for a year, if it is a Project Based Voucher ("PBV") conversion, or two years if it is a Project Based Rental Voucher ("PBRV") conversion, that tenant may request a mobility voucher which is tenant based. However, these vouchers are not guaranteed and are subject to availability. If you request one of these mobility vouchers in the future and if they are available, you would then be able to work with the Housing Choice Voucher Program to discuss the possibility to port out. Again, the mobility voucher process is rather far down the road at this point in the RAD conversion.



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22. Q: [Mr. S]: [Asked personal question about his lease.]

A: [Cheromia Hightower, DCHA]: [Ms. Hightower is addressing this concern with resident offline.]

23. Q: [Ms. C]: [Asked personal question about transfer.]

A: [Cheromia Hightower, DCHA]: [Ms. Hightower is addressing this concern with resident offline.]

24. Q: [Ms. T]: I live in the walk-ups, how long will this work take? I may come back for the evening session, are new topics being discussed then?

A: [Alex Morris, DCHA]: The work on the walk-ups will likely be a longer-term redevelopment project. At this point we don't know what this will look like, but will be holding meetings with residents in the future once we determine the plan. The evening session will be the same, but we will also address questions from residents that may touch on different topics.

6PM MEETING

1. Q: [Mr. D]: How long will it take for the movers to come and move us? I live in unit ###. Will the same people move me back as well? Will DCHA be taking care of the moving?

A: [Alex Morris, DCHA]: Renovation on your unit is at least a year away. As we get closer, the Mobility team will contact you to work with you to prepare for your move.

A: [Katrina Jeter, DCHA]: We will reach out to you at least 3-5 months in advance of your move and will provide reminders in the weeks leading up to your move. DCHA will provide movers to assist in the moves to and from your unit.

2. Q: [Mr. H]: I live in unit ###. I have a disability, who do I talk to about this in advance of my move?

A: [Alex Morris, DCHA]: Talk to Ms. Jeter about your specific concerns and issues regarding the move. However, renovation of your unit number is not for at least a year away.



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A: [Deborah Jackson, DCHA]: When we get to your unit, we will contact you individually and ask about your individual questions, concerns and needs and any accommodations you will need. We want to place you in a unit that accommodates your specific needs. If you have immediate needs, special requests or accommodations, take these straight to your property manager.

3. Q: [Ms. G]: My mother lives in unit ###, is her renovation later next year?

A: [Alex Morris, DCHA]: It will be about a year before your mother's unit is renovated.

4. Q: [Ms. H]: I have a number of questions. What is the right to return? What is the definition of permanent residency for right to return? Under Section 8, will there be new private owners of the property

A: [Andrea Powell, DCHA]: The right to return means that if someone is a resident at the site that is currently public housing, you have a right to continue to remain as a resident after the conversion to Project Based Section 8. Farther down the road, at the end of the process, residents will sign a new RAD lease. You will continue with same rights, but will sign a new lease with very similar terms. If you are a resident today, and you remain a resident at the conversion, you will have the right to return. Regarding the ownership question, the conversion to Section 8 does not result in having truly private owners. [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.]

5. Q: [Ms. H]: One of my questions involves employees working on the development sites. Will developers make a sincere effort to hire residents? I know they started outsourcing with call center representatives when there are so many public housing residents in need of jobs.



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A: [Jose Sousa, DCHA]: We had to move to a third party operator for the call center at the beginning of the public health emergency but all calls taking place during normal business hours are being answered by DCHA Call Center employees. As with several of DCHA's redevelopment initiatives, we will work to ensure that Section 3 goals are being met and exceeded.

6. Q: [Ms. C]: What happens if you have a rent balance when the property converts to RAD? Will we be eligible for residency?

A: [Andrea Powell, DCHA]: We will work with folks to work through those balances; no one will be turned away from living in the converted RAD property because of a balance. However, folks have obligations under their current leases, and we encourage you to reach out to your property manager to work through addressing your rent balance. Between now and the conversion, people need to comply with their leases by paying rent.

7. Q: [Ms. C]: My question is regarding the Rent to Own Program and the credit program. Are these programs just for the Head of Household ("HOH"), or are they available to other family members, such as those 18-years and older and those with disabilities?

A: [Ronald Fisher, DCHA]: As far as the credit reporting program that I mentioned, that is primarily for HOH. For that program, as long as you are paying rent based off of any income (employed or unemployed) you can participate. Your second question regarding other people in the household, we do offer some programs such as the workforce program is for anyone who is captured on the family composition. Individuals on the family composition are more than welcome to participate in these services. Some of the services are geared towards HOH, but the Rent to Own Program is geared towards any DCHA adult resident on the composition. Think of it as a holistic approach with the whole family. You may go in and receive credit coaching, and you may have a son or daughter join in on a financial literacy program or workforce program.

8. Q: [Mr. H]: Can I keep using my same address if I am temporarily relocated?

A: [Alex Morris, DCHA]: When we do the renovations, we will have to move you out of your unit, but it is our intention to return everyone who wants to move back to their original apartment. There may be a workaround with a rider so a resident can keep their current address during relocation. DCHA will look into this and provide guidance to residents as to how this would work.

As we renovate units that are currently vacant in the building, there is an option to move directly from your apartment to a brand new unit so that you can move only once. In a



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case like this, you would have to have a permanent change of address, but you would only have to move once.

A: [Andrea Powell, DCHA]: We may be able to create a lease addendum. This means that the new lease would be effective at the same unit. We will talk through this internally and get back to you.

9. Q: [Mr. M]: I am a senior, what kind of assistance will I be receiving for this move?

A: [Katrina Jeter, DCHA]: DCHA will be providing packing assistance and movers will do all of the work. Before your move we will keep you well informed as it gets closer to your moving date. While we are doing the renovation we have to temporarily move you out but we will be there every step of the way. We will make that process is smooth and hassle free for you.

A: [Alex Morris, DCHA]: Regarding timing, the packing and moving takes approximately two weeks and the renovations to the units should take about 6 months.

10. Q: [Mr. P]: [Asked a personal question about getting a gate installed].

A: [Cheromia Hightower, DCHA]: [Ms. Hightower is working with this resident on this issue offline].

11. Q: [Ms. C]: [Asked a personal question about relocation.]

A: [Cheromia Hightower, DCHA]: [Ms. Hightower is working with this resident on this issue offline.].

12. Q: [Ms. J]: When are they moving everyone? I live in the senior building.

A: [Alex Morris, DCHA]: It will be at least a year from now before we move you for your renovation. Ms. Jeter and her team will contact you in advance of any move you will need to make.

13. Q: [Ms. T]: [Asked a personal question about inspections.]

A: [Cheromia Hightower, DCHA]: [Ms. Hightower is working with this resident on this issue offline.]



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14. Q: [Ms. T]: Why are you having all of the residents at this meeting even though the RAD project doesn't affect all of the residents? Are people who live on V Street moving?

A: [Alex Morris, DCHA]: We are not moving people at V Street at this point; we are moving people at the Senior Building. Regarding the combined meetings, we thought it was better to invite everyone, to make sure everyone got the information, even though your condition is different, we wanted to make sure everyone is included.

15. Q: [Mr. M]: I live in Kelly Miller, if and when do we have to move? I live in unit ### on V Street in one of the walk-ups.

A: [Alex Morris, DCHA]: We will have another round of meetings for folks living in walk-ups; at this time, we plan to have meeting in the fall or winter regarding these units.

16. Q: [Mr. M]: I heard something about vouchers, who can get vouchers? Do mobility vouchers mean you can live anywhere in the city?

A: [Alex Morris, DCHA]: The RAD conversion involves Project Based Vouchers, which are tied to the units not to the resident. [After the conversion to RAD is complete, and after the resident has lived in the unit for a year, if it is a Project Based Voucher ("PBV") conversion, or two years if it is a Project Based Rental Voucher ("PBRV") conversion, that tenant may request a mobility voucher which is tenant based. However, these vouchers are not guaranteed and are subject to availability. If you request one of these mobility vouchers in the future and if they are available, and you receive one, you would work with the Housing Choice Voucher Program to discuss moving within the city or around the country. There are rules about whether another state can accept a voucher. If someone were to have a tenant based voucher, we would work with the other jurisdiction. If you want to stay in the District, you can move within the District.]

17. Q: [Ms. H]: [Asked in Chat] Will another governing body govern [the property after the conversion to] Project Based Section 8? Will DCHA still manage the property?

A: [Ms. Powell]: The way we dealt with the Colorado and Columbia RAD conversion, and the way we anticipate dealing with this project is that the RAD will still be controlled and managed by DCHA. 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



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18. Q: [Ms. H]: [Asked in Chat] Do RAD Properties fall under Rent to Own Programs?

A: [Alex Morris, DCHA]: No. Our Family Self-Sufficiency Program can help expand on how home ownership programs within DCHA are structured.