



RESIDENT MEETING



Please join DCHA and our development partners on **Tuesday, May 25 at 6:00 P.M.** for a resident meeting and update. This meeting will be held virtually using our WebEx meeting platform. Please join the meeting by clicking the link on your smartphone, computer, or laptop. You can also join by phone by dialing the number and access code.

For assistance or questions in advance of the meeting, please contact us at:

TransformationPlan@dchousing.org

or call (202) 996-8526. Please read the attached letter for more information.

- Tyrone Garrett,
Executive Director

TUESDAY
MAY 25, 2021
6:00 P.M.

VIA PHONE AND WEBEX

Call (202) 860-2110

Meeting Number: 160 204 6722

Password: melvo6pm

<https://tinyurl.com/Melvo6pm0525>

MEETING LINE OPENS AT 5:45 P.M.

DCHA is committed to providing equal access to this event for all participants & 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 a foreign language translator, please contact ADA/504/Language Access Department at (202) 535-2737 or ADA504@dchousing.org. Please allow at least 5 business days to make the necessary arrangements.

የውጭ ቋንቋ አስተርጓሚ የሚፈልጉ ከሆነ፣ አባክዎን የ ADA/504/ የቋንቋ ተደራሽነት መምሪያን በስልክ ቁጥር (202) 535-2737 ወይም በኢሜይል አድራሻ ADA504@dchousing.org ያነጋግሩ። አስፈላጊ ዝግጅቶችን ለማድረግ አባክዎን ቢያንስ 5 የስራ ቀናት ይስጡን።

Si necesita un traductor de idiomas extranjeros, comuníquese con ADA/504/Departamento de Acceso a Idiomas al (202) 535-2737 o ADA504@dchousing.org. Espere al menos 5 días hábiles para hacer los arreglos necesarios.

Si vous avez besoin d'un traducteur, veuillez contacter ADA/504/Département d'accès linguistique au (202) 535-2737 ou à l'adresse e-mail ADA504@dchousing.org. Veuillez prévoir au moins cinq jours ouvrables pour nous permettre de prendre les dispositions nécessaires.

如需外语翻译，请联系 ADA/504/语言服务部，电话 (202) 535-2737，邮箱 ADA504@dchousing.org。请预留至少 5 个工作日以作必要安排。

외국어 통역사가 필요하시다면 (202) 535-2737 으로 또는 ADA504@dchousing.org 으로 ADA/504/Language Access Department [언어 액세스 부서]에 연락주세요. 필요한 준비를 위해 영업일 기준 최소 5일이 소요됩니다.

Nếu quý vị cần biên dịch viên ngôn ngữ nước ngoài, vui lòng liên hệ với ADA/504/Bộ Phận Hỗ Trợ Ngôn Ngữ theo số (202) 535-2737 hoặc ADA504@dchousing.org. Vui lòng cho chúng tôi ít nhất 5 ngày làm việc để chúng tôi thực hiện những sắp xếp cần thiết.

DCHA Resident Meeting Instructions

Meetings are accessible by video conference or you may dial-into the meetings.

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

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

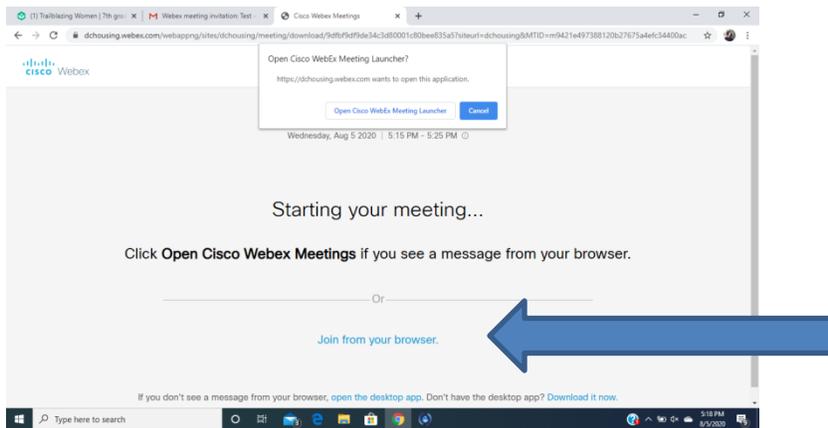


Joining by Laptop or Computer (need Wi-fi to access):

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

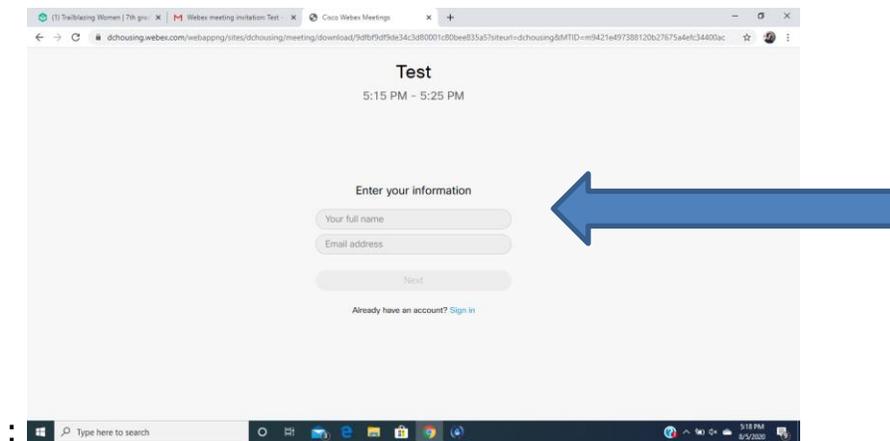
Step 2: The meeting will open in an internet browser with an option to Call or join via installed app

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

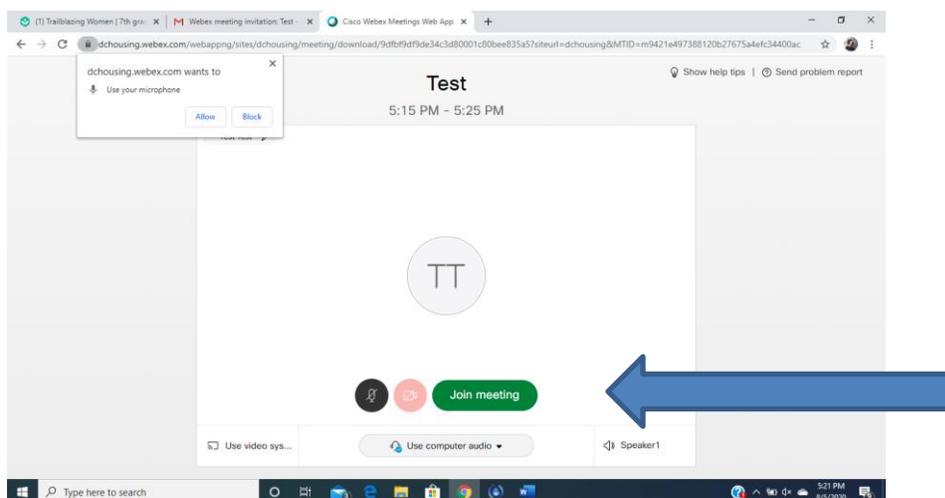


Step 4: Join from your browser

Step 5: Enter your name and email address



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



Step 7: Mute Yourself

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

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

dchousing.webex.com wants to
Use your microphone
Allow Block

Test

5:15 PM - 5:25 PM

TT

Join meeting

Use video Use computer audio Speaker1

Type here to search

5:21 PM 6/5/2020

MELVO – Resident Engagement Meeting | May 25, 2021



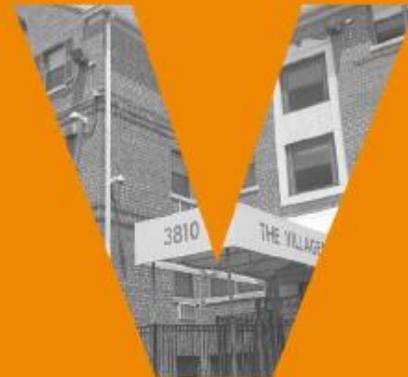
Montana Terrace



Elvans Road



Lincoln Road



The Villager



Ontario Road



D.C. HOUSING AUTHORITY

AGENDA- MELVO Resident Meeting



Project Update

- Project Status
- Timeline



Relocation Plan

- Timeline Update
- Service Outline



Next Steps

- Resident Meeting



PROJECT UPDATE- Status Report

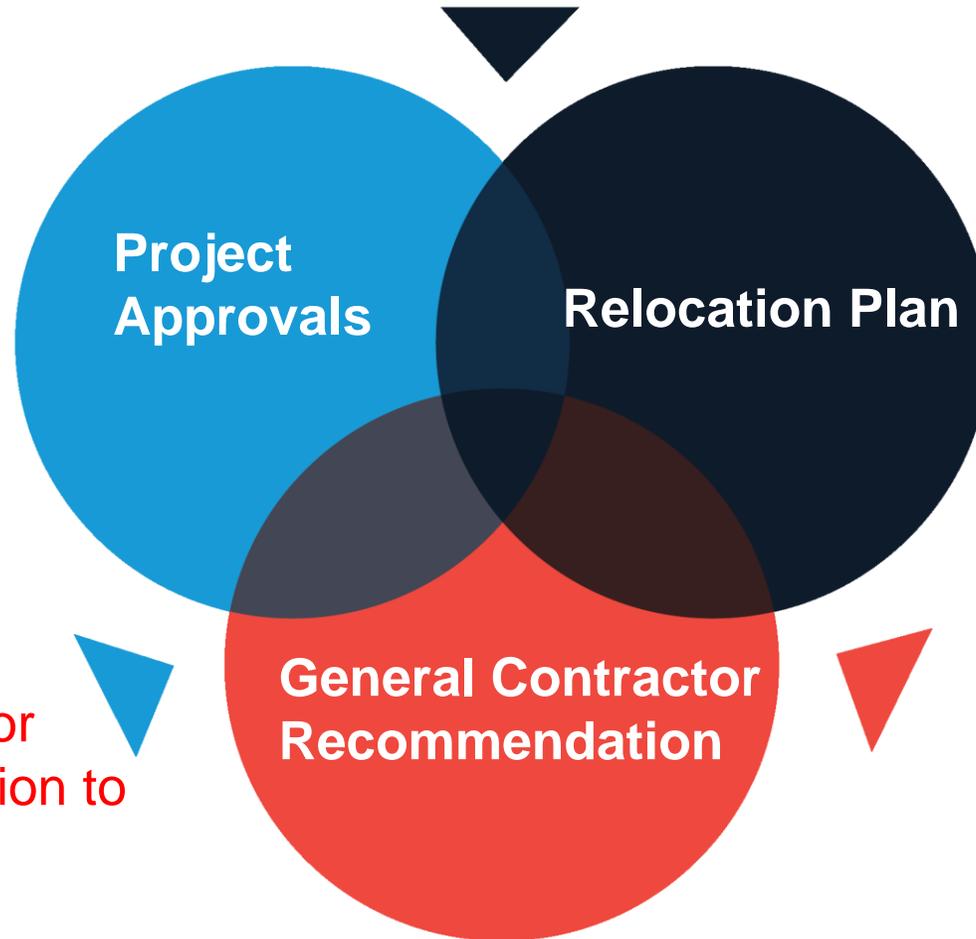
DCHA is working on selecting a general contractor for the renovation. We are also refining the relocation plan. The targeted start date for renovation is January 2022.

TASKS

- Preparing material for Board Meetings
- Finalizing MELVO Financing Plan

TASKS

- Vetting General Contractor
- Preparing Recommendation to BOC



TASKS

- Engaging with storage companies
- Identifying alternative relocation options
- Finalizing Relocation Budget



PROJECT UPDATE- Project Approvals



Financing

- Commitments/Letter of Intent (LOI)



(BOC) Board of Commissioners

- GC solicitation
- RAD Blend/Financing Plan



HUD Approval

- HUD Concept Call



PROJECT UPDATE- Predevelopment Timeline

MAY

Board of Committee Meeting (Dev/Mod)

- Seeking approval to present MELVO GC award to the BOC

JUNE

Board of Commissioner (BOC)

- Present MELVO General Contractor recommendation

JULY

HUD (concept call)

- Presenting MELVO to HUD for approval
- Financing Commitments/ Letter of Intent (LOI)

AUG.

Board of Committee Meeting (Dev/Mod)

- Seeking approval to present MELVO financing plan & RAD blend

SEPT.

Board of Commissioner (BOC)

- Presenting MELVO financing plan & Section 18

OCT.

Preparing to for financial closing

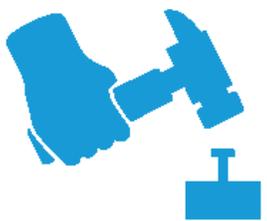


PROJECT UPDATE- Construction Timeline

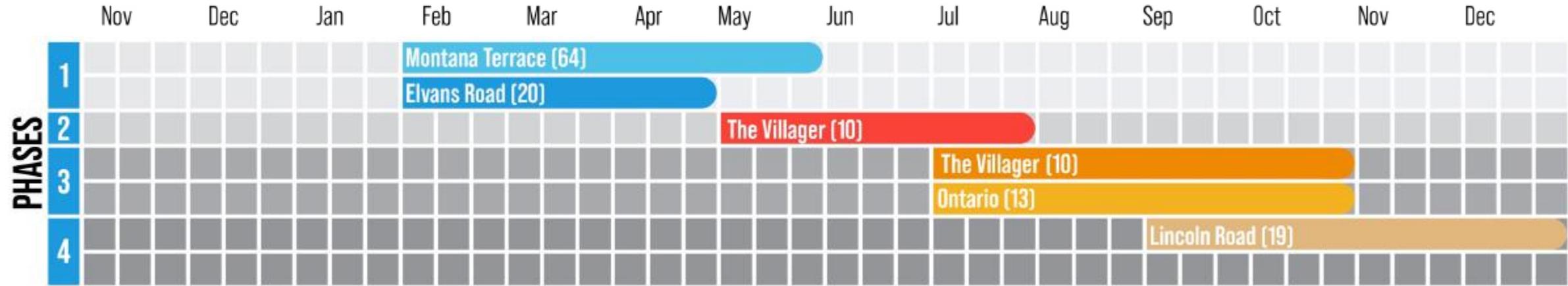
Targeted to start
December 2021



RELOCATION PLAN- *Timeline*



Targeted Construction Start
Date: January 2022



RELOCATION PLAN- DCHA Services

Office of Capital Programs (OCP)

- Conduct meetings and periodic information sessions to prepare residents for their relocation. This includes providing written information on moving assistance, benefits, rights, privileges and protections.
- Prepare and distribute written notices required under federal and local regulations.
- Work closely with architectural and construction teams to ensure moves are completed in accordance with schedule.

Relocation & Mobility Team

- Provide residents with packing materials to pack essential items for temporary relocation and arranging for storage upon request.
- Coordinate packing/unpacking assistance for special needs households upon request of such assistance.
- Schedule, notify, and coordinate resident moves to and from temporary relocation units or hotel rooms and coordinate with moving company.
- Facilitate transportation for residents to relocation unit or hotel room, as needed.

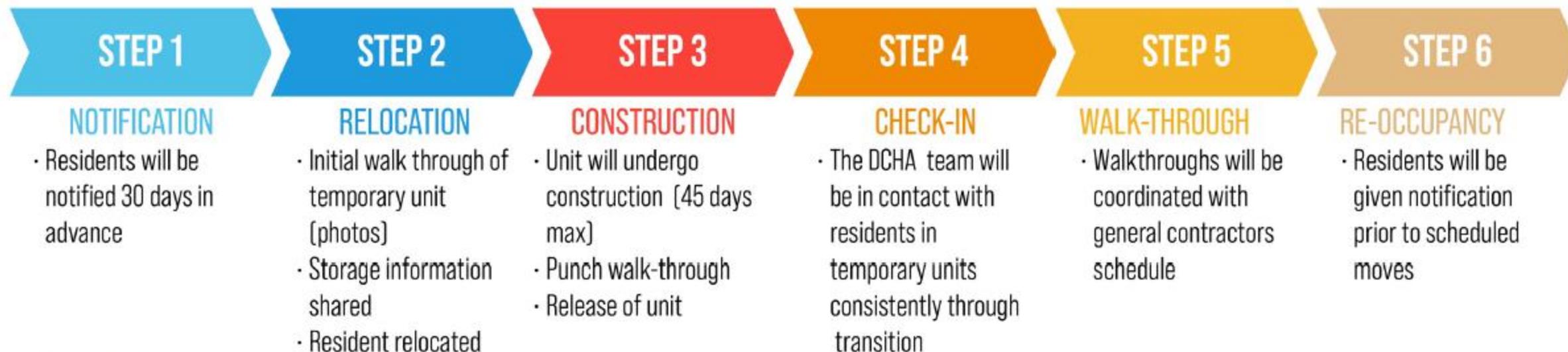
Property Management & Operations

- Assist in the set up and turnover of on-site relocation units, as necessary.
- Have residents sign agreement regarding responsibilities while occupying relocation unit/hotel room.



RELOCATION- Recap

Step By Step



DCHA has set a goal to relocate residents within one mile of the property.



NEXT STEPS

What to Expect:

- ❖ Residents will receive written answers to questions posed before and at this meeting, and notification of any additional meetings.
- ❖ DCHA staff will prepare for Board of Commissioner's meeting and final financing plan
- ❖ For relocation questions, please contact Katrina Jeter at kjeter@dchousing.org or 202-926-7004
- ❖ For RAD or Transformation Plan inquiries, email transformationplan@dchousing.org or call 202-996-8526
- ❖ For Montana Terr. property specific questions, please contact: Dionne Williams at DWILLIAM@dchousing.org or 202-716-8482
- ❖ For Elvans Rd Property Specific Questions, please contact: Lajuan Sligh at lsligh@dchousing.org or 202-997-7264
- ❖ For Lincoln Rd Property specific questions, please contact: Nakia Edelin at Nedelin@dchousing.org or 202-289-4611
- ❖ For Villager Rd property specific questions, please contact: Danielle Littlejohn at DLittlejohn@dchousing.org or 202-815-7340
- ❖ For Ontario Rd property specific questions, please contact: : Dorothy Glenn at dglenn@dchousing.org or 202-673-7503

We look forward to working with our residents on this important initiative.



D.C. HOUSING AUTHORITY



Tyrone Garrett, Executive Director

Q & A

Responses to questions received during the March 4 -5, 2021 MELVO Resident Meetings

Q: How long do you estimate residents of the Villager will be out of their units for the rehabilitation work?

A: DCHA has stipulated to the General Contractors bidding on the work that the amount of time for a resident to be out of their unit shall be not more than 59 days. DCHA will work with the selected Contractor to reduce this timeframe as much as possible once they have been selected and are under contract.

Q: What is the timeline for relocation? Will residents relocate to another public housing site or a hotel? Can we stay close to our neighborhood during relocation?

A: We estimate up to 59 days for relocation, but it could be a shorter duration of time, it depends upon the scope of work. We are still working through the relocation plan, but its will most-likely be a hotel or similar accommodation. DCHA is looking to relocate families within 1-mile of their existing apartment in order to minimize disruption.

Q: My son currently lives with me. He would like his own place. Can he get his own apartment from DCHA prior to the relocation process starting?

A: DCHA was not anticipating doing any bifurcation of families (splitting up into more than one apartment) as a result of this relocation process.

Q: Where can I go to receive my mail during the relocation process?

A: If you currently receive mail in an outside postal box at your property, you will be able to continue to pick it up there during the relocation period. If you receive mail at an interior postal box or at your door, you will have to file a temporary change-of-address card with the post office to receive your mail at your new location, or have the mail held at the post-office for pick-up.

Q: I am a resident of one of the MELVO properties and I am concerned about going to a hotel. Hotels are not clean and I am worried about COVID. Will there be another option for me?

A: Yes, DCHA will provide residents with multiple options when possible.

Q: I currently live in a 1BR apartment and I need a 2BR. Can I get a larger unit at one of the MELVO properties?

A: The relocation team will conduct family interviews to review each family's needs. Residents will go through "right sizing" prior to returning to renovated units to the appropriate unit size for their family.

Q: There are vacant units on the properties. Why can't we move to one of those instead of a hotel or another offsite location?

A: If possible our strategy is to provide onsite relocation first. If the property manager confirms vacancies on the property residents will have the option to relocation temporarily on the property.

Q: Which property will start relocation and rehab work first?

A: According to the schedules submitted by the General Contractors who responded, the first site to start relocation will most-likely be a portion of Montana Terrace.

Q: I live in a unit for persons with physical handicaps. Is the renovation work going to be the same for my unit as the rest of the units on the property?

A: Yes, with the exception that your unit will be fully outfitted per the Uniform Federal Accessibility Standards (like it should be now).

Q: I am a resident and I have heard different timelines discussed for the rehab work at my site: 18 months vs 2 months. Which is correct and how long will I be out of my unit?

A: The 18 month time period is the expected time to complete ALL work on all five sites within MELVO (Montana, Elvans, Lincoln, Villager and Ontario). The 2 months you have heard about (59 total days, actually) is the total amount of time any one family can be relocated out of their apartment. So, the longest time you will be relocated is 59 days, but the work may continue on another part of your site or at another building in the MELVO project after you relocate back to your renovated unit.

Q: I currently live in a 4BR apartment, and I now need only a 2 BR apartment. I would like to stay at my current site and not move to another complex. Is this possible?

A: All families impacted by this project will be contacted by a representative of DCHA's ROTC Relocation Team. At the time that you are contacted, you should let your designated outreach person know your preferences about where you would like to live and we will try to accommodate you as best we can, subject to availability).

Q: I had previously requested a transfer from Montana Terrace. Can I permanently transfer prior to the start of work?

A: You should speak with your property manager about the status of your transfer request.

Q: Do we have a choice about where we go?

A: You will have options to choose from. We will first consider vacancies on the property then hotels and other similar options within one mile of the property. DCHA will not relocate you without your approval. The mobility/relocation team will assess any special needs from data gathered from the 1:1 resident survey.

Q : Who will be the principal owner?

A: DCHA will have ownership under a LLC in order to received subsidy from RAD. We are still formulating the LLC structure. DCHA will maintain ownership of the leasehold interest through a HUD required DCHA controlled subsidiary and self-develop the properties. DCHA will control leasehold interest through a DCHA controlled subsidiary general partner.

Q : Who will manage the property?

A: DCHA will manage the property through a DCHA controlled subsidiary.

Q: Will DCHA be responsible for moving residents during the renovation?

A: Yes DCHA will be responsible for moving residents to/from temporary location and back to their residences.

Q : Will we be moved individually?

A : The move will be phased by buildings. If possible complete buildings will be moved together.

Q: Will we be notified when it's time to move?

A : Once the relocation is solidified we will alert residents at least 30 days in advance of their move date to provide enough time for proper planning.

Q: (Ontario) Can we move into available vacant units after the renovation.

A: Please consult with your property manager regarding transfers.

Q: Who is going to own my property once the RAD conversion is completed? Who is going to manage it?

A: DCHA will be setting up a legal ownership structure to own the MELVO properties after the RAD conversion. DCHA is required to do this by HUD rules. DCHA will be the sole owner of the new legal ownership entity (called a General Partner) and will continue to manage and maintain the property with DCHA staff after the conversion.

Q: Will we still be public housing residents after the RAD conversion?

A: No. You will be residents of a RAD/Project-Based Voucher building.

Q: I need a larger unit for my family than the one I am living in. Can I get a transfer to a larger unit at my same property?

A: All families impacted by this project will be contacted by a representative of DCHA's ROTC Relocation Team. At the time that you are contacted, you should let your designated outreach person know your preferences about where you would like to live and we will try to accommodate you as best we can, subject to availability.