



District of Columbia Housing Authority DRAFT 20-Year Transformation Plan Frequently Asked Questions

Question	Response
<p>1. How can we be part of making decisions for what happens here?</p>	<p>DCHA customers, community organizations, and other interested parties are already a part of the decision-making process. We encourage continued meeting attendance and the sharing of ideas and concerns.</p> <p>To ensure that you receive ongoing communications about transformation activities, information, meetings etc., you should:</p> <ul style="list-style-type: none"> • Visit the DCHA landing page at www.dcha.us • Provide your contact information, share ideas and ask questions via e-mail to TransformationPlan@dchousing.org
<p>2. Given the poor housing conditions here, will you wipe arrears and stop taking people to court for non-payment of rent?</p>	<p>DCHA will not wipe arrears, but will meet with resident to make arrangements for repayment, which is necessary to be qualified for a relocation voucher.</p>
<p>3. Is it possible to stay living on the property during renovation?</p>	<p>Each affected property requires different rehabilitation or redevelopment plans. It will vary from property to property, but in most cases relocation will be necessary in order for you and your family to live in safe conditions while the construction activities proceed.</p>
<p>4. Will residents have the first right to get jobs that are created by the redevelopment? Will there be a requirement to hire residents?</p>	<p>As always, DCHA contractors will be required to meet Section 3 requirements. Section 3 requires that DCHA contractors give residents first preference for all new hires related to DCHA projects. Residents interested in working with contractors through Section 3 or who are looking for other employment opportunities are encouraged to contact the Southwest Family Enhancement and Career Center/EnVision Center at 202-645-5023 to set up an appointment with the intake specialist.</p>



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<p>5. How long will I be out of my place?</p>	<p>Each property has different needs. This will vary from property to property. In some cases, such as the properties where DCHA intends to use recently-allocated District money to perform repairs (Judiciary House, LeDroit Senior Apartments, Langston Addition, and Kelly Miller Townhomes), we envision being able to perform the required work with relocations of less than 60 days’ duration. In the case of or other extremely-urgent properties, relocation will be of a longer duration (years).</p>
<p>6. If I have a townhouse, will I be able to return to a townhouse?</p>	<p>Qualified residents will be able to return to their property in a unit that meets the recommended size for their family.</p>
<p>7. Will there be the same number, or more, affordable units after the redevelopment (including units that are currently vacant)? Will there also be market rate units?</p>	<p>There will be the same number of affordable units—and hopefully we will find a way to provide more affordable units—depending on the redevelopment and financing plans. Most likely there will be market-rate housing built to support the development of the affordable units.</p>
<p>8. Will there be the same number (or more) of large bedroom townhouses and apartments (three+ bedrooms)?</p>	<p>Bedroom sizes will be based on community need and opportunity for sensible site planning.</p>
<p>9. If I want a voucher, can I get one?</p>	<p>Vouchers will only be available at certain properties for qualified residents. DCHA is encouraging residents to work on their credit now, for example, to be in a better position to use their voucher in the private rental market.</p>
<p>10. Have you identified family-size units for us during renovation? Where?</p>	<p>DCHA is currently identifying units throughout D.C. for its customers. DCHA will assist the residents’ search through our Relocation Mobility Team.</p>
<p>11. Have you identified units for people with disabilities during renovation? Where?</p>	<p>DCHA is currently identifying units throughout D.C. for its customers. DCHA will assist the residents’ search through our Relocation Mobility Team.</p>



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<p>12. Are there family-sized units for voucher holders? Where?</p>	<p>Family-sized units are available to voucher holders throughout D.C. DCHA will assist the residents’ search through our Relocation Mobility Team.</p>
<p>13. Are there units for people with disabilities who get a voucher? Where?</p>	<p>Units for people with disabilities are available to voucher holders throughout D.C. DCHA will assist the residents’ search through our Relocation Mobility Team.</p>
<p>14. If I need a bigger unit because my family has grown, will I be able to get one?</p>	<p>As families grow or shrink, heads of households can let their DCHA housing representative know to adjust the subsidy. In public housing, a move to an appropriate-sized unit would happen when one becomes available. Using a voucher, the head of household would find the right sized unit in the private rental market. DCHA will assist the residents’ search for voucher units through our Relocation Mobility Team.</p>
<p>15. How can we become homeowners if we want to?</p>	<p>Homeownership programs are currently available to HCVP customers. Often HCVP customers join the Family Self-Sufficiency program to help get them in a position to apply for the HCVP Homeownership Assistance Program. Other customers have good credit, a qualifying income, and other factors that allow them to join HOAP and use their voucher towards the mortgage. Public housing customers will soon have a program similar to the FSS program to assist them in achieving their goals. If public housing customers believe they are in good financial health and can support a mortgage, DCHA’s homeownership team can assist them, however they will not receive DCHA subsidy towards a mortgage.</p>

Additional responses to Transformation Plan questions will be posted on a weekly basis.