



Tyrone Garrett, Executive Director

Q&As*

Second Round RAD Resident Meeting

Ontario Road - Tuesday, September 24, 2020

**Questions and Answers have been paraphrased and summarized*

6PM MEETING

1. **Q: [Ms. L]: Will residents receive written paperwork from RAD? I have a three-bedroom, will I get paperwork that says I, [name redacted], can return to my three-bedroom unit? [Also expressed concern about maintenance issue.]**

A: [Andrea Powell, DCHA]: HUD provides a resident's right to return to the site, but we cannot guarantee it will be to the same unit. This is because HUD also requires DCHA to "right size" households.

A: [Jonathan Rogers, DCHA]: As Ms. Powell was saying, like HUD requires that a resident has a right to return to the property, they also require DCHA to right size households. This means we will work with you and look at your household composition to make sure you are in the properly sized unit for your family size. If you do not need to be right sized, DCHA will make our best effort to return residents to their same unit, but we cannot guarantee it. You do have the right to return to the property, but you will not necessarily be returning to the same unit. [DCHA is addressing the maintenance issues offline with the resident.]

2. **Q: [Ms. W]: Where will we be placed during the renovations?**

A: [Jonathan Rogers, DCHA]: DCHA is still developing the relocation plan and will be back in touch with you as we get additional details, right now we are looking at the following options: vacant units within the DCHA Public Housing portfolio, vacant units within MELVO or hotels. Further, DCHA will absolutely take care of the expenses and logistics of the temporary relocation both from and to the renovated unit. We will manage that process for you and will be back in touch with more information in the future.

3. **Q: [Ms. M]: Is this move going to be that close to Christmas? Also what do we do about mail during the relocation?**

A: [Jonathan Rogers, DCHA]: The exact timeline is something that we are still working through internally and with the General Contractor, and we will be back in touch with



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you as we have more info. That being said, the renovations will not occur this Christmas. Renovations will likely not take place until early 2021. Additionally, depending on phasing, your renovation could be as far as two years away.

A: [Katrina Jeter, DCHA]: As the relocation will only be for a few weeks, you can either put your mail on hold at the post office or check in at Ontario to pick up your mail.

- 4. Q: [Ms. H]: I am also concerned about mail. How do we check our mail if the lobby is being redone?**

A: [Katrina Jeter, DCHA]: I will see if the lobby will be repaired and if this will affect residents from potentially picking up their mail. I will assist residents with the mail process during the temporary relocations. Together, we can look at the potential timeline for forwarding and or holding of mail during the few weeks that you are relocated. If you choose to forward your mail or hold it with the post office, we will let you know at least 2-3 weeks prior to your moving date and 2-3 weeks in advance of your return to provide ample time to talk to the post office.

- 5. Q: [Ms. H]: At the meeting on September 10th, the presentation stated that new floors are included in the plan, but today they weren't mentioned. Are they still included?**

A: [Jonathan Rogers, DCHA]: Floors are included, as well as any structural issues will be included in the scope along with the unit renovations.

- 6. Q: [Ms. H]: When should we expect the survey call? Will DCHA pay for cable and internet transfer fees? Also what type of action will be taken by property management or the relocation team to ensure that the temporary units we are moving into are clean and safe?**

A: [Katrina Jeter, DCHA]: The survey call will come at least 30-60 days prior to your move to address any concerns or special circumstances you may have. DCHA will pay for any transfer fees for cable and internet. Regarding placement and assurances that your temporary unit is clean and prepared for move-in we have a check-list in place that must be completed before a resident can move into the temporary unit. This helps to ensure that the unit is up to proper standards.

- 7. Q: [Ms. D]: You expressed that the approximate time for construction is 18 months, and this includes bundling several projects together. How much time for each unit? For example, you said it would be no longer than three to four weeks for Ontario.**



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Also, have you determined how much notice you will give residents before they have to temporarily relocate?

A: [Alex Morris, DCHA]: We will be absolutely back out this year prior to the financing plan and will relate any of the information available; however, unfortunately, we do not know the details on exact timing at this point because we do not have a construction schedule yet. We anticipate the construction based on scope of work taking anywhere between 2 to 3 to 4 to 5 weeks. We will not have this pinned down until we have the construction plan. We will be working closely with the General Contractor to shrink the renovation time as much as possible. Also under no circumstances will the renovations take longer than 59 days.

8. Q: [Ms. D]: I am trying to understand the transaction structure, it sounds like you have a plan but there are a lot of unknowns right now. Also what is a RAD section 18 Blend? You said there are Section 8 vouchers but there are no vouchers available? Finally, when we return will the property no longer be Section 9 Public Housing?

A: [Jonathan Rogers, DCHA]: We are developing the plan, there are lots of things we do know, and there are lots of things we don't yet know. Regarding the partnership structure, this will be part of the next meeting. We will work between now and that next meeting to wrap up all of those details and present them to you.

A: [Andrea Powell, DCHA]: The RAD/Section 18 Blend is a HUD-approved tool that generates additional sources of revenue for projects. In these Blends, 25% of the units would be converted under a Section 18 disposition. Per HUD's RAD requirements, the inclusion of a Section 18 disposition does not diminish residents' rights described in the Resident Information Notice ("RIN") and will not affect residents differently compared to a conventional RAD conversion without a Section 18 disposition.

To answer your question about the vouchers, the RAD Project-Based voucher is tied to the unit itself. This means that the subsidy or the "voucher" stays with the unit and does not go with the resident. When you return to the property, Ontario will be covered by a Section 8 Project-Based contract for the whole building, meaning that the property converted from Section 9 Public Housing to Project-Based Section 8.