

Greenleaf Resident Meeting

8/23/23 – 6:00 PM (32 in attendance)

Greenleaf Senior Community Room

8/24/23 – 12:00 PM (3 in attendance)

Virtual Meeting

Aleksandr Suurna - DCHA

La Shawn Douglas – DCHA

Nona Eath - DCHA

John Michels - Pennrose

Fernando Bonilla-Verdesoto – Soto Architecture

Shannon Lestan – Recap Advisors

- **How much is this whole thing going to cost?**
 - As we are still in planning stages and once the architectural drawings are complete we will have a better estimate of the construction costs. Construction costs have been escalating so we will get a General Contractor provide us with a good estimate once we are further down the path.
- **How soon will this happen?**
 - We will probably close in the fall of next year (2024) and begin construction at that time. A lot depends on securing the financing. We will apply to DHCD and DC HFA (Housing Finance Agency) in October of 2023 and Summer of 2024, respectively, and will see if they approve our application. We will do the best we can do to start ASAP.
- **Do you have anything to do with the current renovations?**
 - No, the Development team does not have anything to do with the current renovations. Those are regular repairs being done as part of unit vacancy and turnover. The work that will take place after conversion is not the same scope. When we close, there will be much more extensive renovations being completed.
- **What's the difference between this RAD section 8 and the new Section 8.**
 - We are converting from Section 9 public housing subsidy to Section 8 subsidy. It is project-based Section 8.
- **With RAD we will be able to have improvements but without it we won't have improvements?**
 - That is correct. DCHA does not have enough money with public housing funds to do the amount of work that is needed to bring the property into good condition.
 - With RAD, everything will get renovated within 24 months.
- **What happens with the people who are behind on rent?**
 - You will have to pay your rent prior to conversion even though you have a right to return and we don't rescreen.
 - We will work with you to put the balance in a repayment agreement.
- **Will I be able to stay in the same units?**
 - We hope you can stay in the same unit, but it will be based on your needs.
 - We will try to accommodate your requests to return, but you may want to stay in the temporary unit that is already rehabbed.
 - Once we have the relocation plan and construction schedule mapped out, we will meet with you again.

- We will have relocation meetings and a relocation specialist who will meet with each household one-on-one to understand your needs.
- Dena Walker the president got up to speak.
 - **Where will you move people during construction?**
 - The idea is to not have people move out of the building unless they have health issues or other needs.
 - Those folks would voluntarily and temporarily move off site if needed into another public housing unit.
 - **Are there places for people to relocate to in the city or outside our community?**
 - It will have to be another public housing unit for 6 – 9 months.
 - **Are the residents aware that there will be a new property manager? It will be privately owned housing: make sure you explain all of the details to the residents.**
 - Pennrose will be the property manager after conversion but DCHA will still be involved and they will have to abide by our standards.
 - **What are your standards?**
 - If the management team underperforms, we can interfere.
 - The HUD requirements won't change. Standards and practices should be the same. Still responsible to HUD.
 - **Things will change dramatically.**
- **There are people working on apartment renovations now and they are not doing a good job.**
 - Any maintenance questions folks will need to see the property manager after the meeting –
- **What happens for those that have to move and don't have the money?**
 - DCHA/Pennrose will pay all the relocation costs and will assist with relocation.
- President of Greenleaf midrise spoke.
 - **After the conversion the utilities won't be included.**
 - We don't know if utilities will be included in the rent, but you will continue to pay 30% of your adjusted income towards rent and utilities.
- **Can we have a laundry room on every floor?**
 - Noted – will look into it.
- **What about the lead and the mildew?**
 - The idea of RAD is to be able to fix all of these issues.
- **If the RAD has been performed at other properties and was it successful?**
 - This is DCHA's most recent renovation RAD.
 - We can provide information on other successful RAD projects. (Mathews Memorial, Colorado/Columbia)
- **Is it still going to be a Senior Building?**
 - Yes
- **We are concerned about people in wheelchairs getting out during a fire.**
 - The entire property will be fully accessible.
 - We will have an accessibility specialist on our team to make sure we are meeting all of the requirements.
- **What will happen to the plans if DCHA goes into receivership?**
 - The plans will still move forward, but we don't anticipate this happening.
- We want the right to return in writing.
- We want the Q&A in writing.

Design Session Comments and Questions:

- We need more than one laundry room.
- Don't you think y'all should move us somewhere while you are doing all of this?
 - Nothing structurally wrong with the building. Our team has done this type of relocation many times.
- Need an Amazon key box drop off.
- Why don't you use the empty units in the building – renovate vacant units first and then move in.
 - That is our plan.
- Please distribute the design package.
- Are you going to exterminate before moving?
 - Yes, before and after.
- Why can't get washers and dryers in units?
 - We will look into it but not a lot of space.
- There will be an option to have the bathroom not in the bedroom.
- More closet space.
- There will be a variety of tubs and showers.
- Can we have a rooftop lounge?
 - Not too many bullets come on the roof.
There is a solar requirement and green roof requirement that may take up all of the space on the roof.
- We will keep the balconies.
 - Yes, they will be cleaned.
- Will we be able to control our own heat?
 - We have done a hybrid version so residents can control the temperature within a range.
- The building will remain 100% subsidized – no market rate units.
- Flat rent will go away after the conversion.
- What happens if the developer runs out of money during construction?
 - The budget will be vetted by multiple team members, lenders, and investors.
 - Contractor will price every stage of plans.
 - Innova Services will check all the pricing.
- There is dirt coming out of the vents.
- We might knock down the wall in the community room, bring in more light.
- Thumbs up on Community kitchen
- Thumbs up on small theatre rooms
- What if you lost loved ones and you are a single person in one bedroom?
 - You have to get right-sized.