

HOPE VI Questions & Answers

1. Is there a plan for who gets relocated when? If so, may we see it? - Yes, there is a relocation plan that outlines the phases for relocation. This plan has been distributed at the relocation meetings. It was also made available at the Relocation Sub-committee meetings and a copy is available to anyone at the Capper Carrollsburg on the Hill Community Development Corporation office located at 1000 5th Street or by calling the office telephone number at 544-2970.

2. When can I expect to return to the new Community? - Residents may expect to return starting with the completion of the initial phases of residential construction and occupancy in Fall 2005 and Winter 2006. Re-occupancy will continue until the scheduled completion of redevelopment in 2008.

3. Am I supposed to receive case management services and when are they supposed to begin? - Yes, case management services are available to everyone in the Arthur Capper/ Carrollsburg community. The Capper Carrollsburg on the Hill Community Development Corporation has contracted with a case management agency to provide these services. The case management service provider (AEM) and staff were introduced to the CSSP Sub-Committee members and to the residents that will be relocated in the first phase. Case management for the residents in the first phase will begin in May, 2003.

4. What is the purpose of the Case Management Services and supports and what will they consist of? - The purpose of the case management services and support is to provide those social services and other supportive services that are needed by the residents to prepare them to return to the new community. The supportive services that will be provided will be identified after the completion of the assessments by the case manager.

5. Do Housing Choice Vouchers work the same way as Section 8 vouchers? What, if any are the differences between the two? - The new section 8 program is renamed "The Housing Choice Voucher Program." Therefore, Section 8 Vouchers are currently being issued as "Housing Choice Vouchers." They are very much the same.

6. If I get a Housing Choice Voucher, how long will it last? Will it last until I can return to the new community? Will DCHA pay the security deposit on a rental apartment that I get with a Housing Choice Voucher? - Housing Choice Voucher Program privileges continue as long as the funding is received from HUD and as long as the family qualifies. DCHA will pay the security deposit on an apartment. Residents should contact the site Relocation Office, located at 201 K Street, SE. The telephone number is (202)863-1880.

7. Will the rent remain at the same level the entire time that I am staying in a rented unit before returning to Capper/Carrollsburg? - Rent is income based and will be determined according to family household income at re-certification or when there is a change (increase/decrease) in income and an Interim report is filed. Residents can also elect to pay a flat rent annually.

8. Who will stay in touch with me while my family and I are waiting to return to the New Community? If I need to contact someone, whom do I call? If I move out of the area, will there still be someone with whom I can stay in contact? - Your case manager will be in touch with you during the entire process. The goal is to provide you all the support and services that prepare your family for return to the new community.

9. If I decide to live in another public housing property while waiting to return to the New Community, what are my options? - If you have chosen the option to be relocated to another public housing unit, DCHA will offer you at least two comparable public housing units, which are vacant at the time you need to move. If you do not accept either unit, you will be issued a mandatory transfer notice.

10. Who will pay for moving costs when I move to another residence? - DCHA will pay for your move. You have a choice of the following relocation benefits:

Reimbursement for Actual Reasonable Moving and Related Expenses to include:

1. Transportation of the affected resident and personal property; packing, crating, uncrating and packing of personal property; Storing of personal property; Disconnecting, dismantling, removing reassembling and reinstalling relocated household appliances and other personal property as long as they have been installed with the approval of the DCHA and are done so in compliance with the lease; Reinstallation of telephone and cable service; Insurance for the replacement value of the property in connection with the move and necessary storage; The replacement value of property lost, stolen or damaged in the process of moving (not through the fault or negligence of the displaced person) where insurance covering such loss, theft or damage is not reasonably available; Credit checks, application fee; Deposit costs; and Other moving related expenses the DCHA deem reasonable, or Fixed Moving Expense and Dislocation Allowance: The allowance is based on the schedule of allowances published by the Federal Highway Administration. The resident will receive the allowance upon verification by DCHA that the move has been made, unless it will create a hardship for the resident. If so, the DCHA may arrange for advanced payment of the fixed moving expense. The rates in effect currently are as follows: 3 rooms - \$550; 4rooms - \$650; 5 rooms - \$750; 6 rooms - \$850; and 7 rooms- \$950.

Or

The DCHA will undertake the move itself, using a moving company at no cost to the resident. In such case, the resident is entitled to a moving expense and dislocation allowance of \$50. If residents prefer to pack their own personal possessions, they will be provided packing boxes and tape for the move. If the resident needs assistance in packing, they should contact the DCHA.

What if the amount is not enough? - The Relocation Specialist will meet with each resident to assist them in choosing one of the above options.

What should I do? - You will be contacted by the relocation specialist to set up a meeting to assess your needs or you can contact her at 202-863-1880.

11. Can I depend on the rent on a leased apartment not to rising while I stay there before returning to the New Community? - Leased apartments within public housing, the rent is income based and will be determined according to family household income at time of recertification or when there is a change (increase/decrease) in income and an interim report is filed. Residents can also elect to pay a flat rent annually. Privately leased apartments are governed by the lease agreement terms that set the rent. In most instances the lease is for one year.

12. Who decides where I will move to if I decide I want to continue living in public housing while waiting to return to the New Community? - If you have chosen the option to be relocated to another public housing unit, DCHA will offer you at least two comparable public housing units, which are vacant at the time you need to move. If you do not accept either unit, you will be issued a mandatory transfer notice.

13. How do I qualify to return to the New Community? - Draft Re-entry criteria have been written and are soon to be distributed to all resident families. There will be some basic requirements that residents will have to fulfill. They include but are not limited to the following: (1) residents must be in compliance with their lease, whether public housing, HCVP, or private rental; (2) they must pay their rent on time, they cannot owe any damages for property; (3) they must pass a criminal background check; they must pass a credit check; and they must also participate in the Self-Sufficiency program. The provision of case management services will assist residents in meeting these provisions.

14. What will the new rent requirements be in the New Community? What will be the difference between the rents at Capper Carrollsburg and at the New Community? Will it be a fixed rate or adjustable? - For public housing residents living in the new community, households will pay no more than 30% of their household income.

15. Who is in charge of relocation of the residents? - Relocation services are being provided at the Relocation Office located at 201 K Street, SE. The Relocation Assistant is there daily from 9:00 a.m. – 5:00 p.m. The office number 202-863-1880.