

WASHINGTON SQUARE

RAD CONVERSION AND RENOVATIONS



February 10 , 2015

Tuesday, February 10, 2014 at 5:30pm

Agenda

- RAD Update & HOC Goals
- Team
- Renovation Schedule
- Relocation & Moving Assistance
- Resident Surveys
- General Scope of Work

RAD Update

On January 1, 2015 the Washington Square community converted from Public Housing to Project-Based Rental Assistance (PBRA) under the HUD Rental Assistance Demonstration (RAD) program.

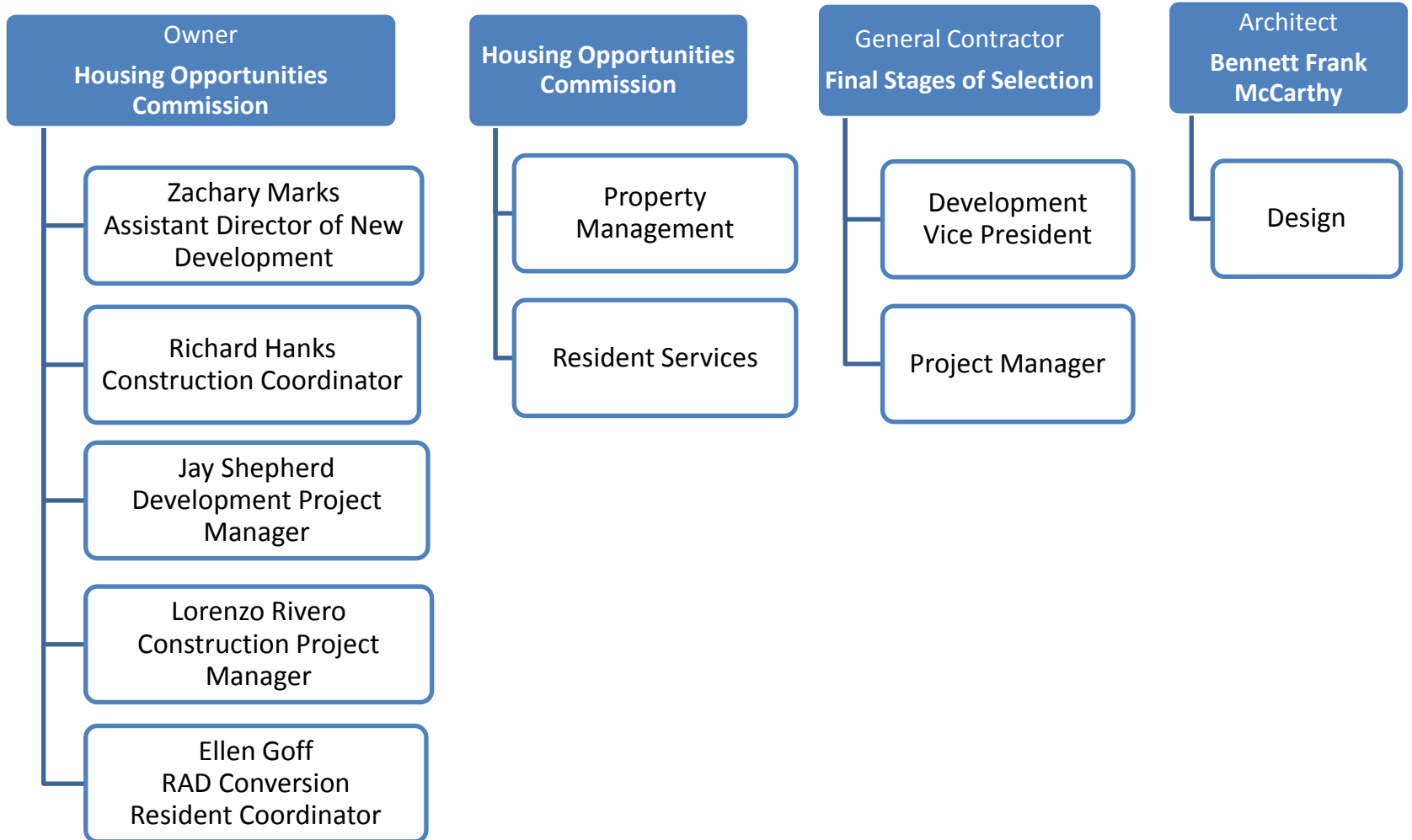
- Residents who chose to remain at Washington Square are now PBRA program participants.
- Residents who have chosen to move will be part of the RAD Project-Based Voucher (PBV) when they sign leases for their new units.
- All units at Washington Square will be renovated to HOC's new higher standard as part of the RAD program.
- The community room and HOC offices will also be renovated

HOC Goals

By converting to PBRA through the Rental Assistance Demonstration program (RAD), HOC can:

- Transform Washington Square into a vibrant, mixed-income, amenity rich community.
- Retain strong supportive services for residents.
- Create a consistent standard of high quality, well designed, energy efficient affordable housing.
- Upgrading to energy efficient heating, cooling, and lighting systems helps reduce monthly utility bills for everyone.

Team



Schedule

The renovation is designed to limit the burden on existing Washington Square residents. The goal is to move everyone once – into their newly renovated home.

- Renovations will be completed on vacant units first
- Anticipate 34 vacant units once transferring residents vacate
- Renovations will begin on or before April 1, 2015
- Contractor will work on batches of 10 to 15 units at a time
- Renovations on vacant units will take approximately 4 weeks
- Contractors have already begun to measure units to expedite ordering materials for all of the units
- Approved reasonable accommodation requirements will be addressed during construction
- Typical working hours: Monday – Friday 7:00am to 5:00pm

Relocation

Goal is to enable all residents to move to fully renovated units, minimize hardship associated with resident in-place renovations, and ensure relocation is completed with minimal stress and disruption

- Will provide all residents with written notification with a minimum of 30 days advance notice of any relocation
- Residents will be relocated to units that are appropriate for their current household composition
- May consider requests to relocate to units at another property in this program in another area of the County if there is availability
- HOC will be conducting surveys to ensure that we have all of the information needed to identify the appropriate unit for each household

Moving Assistance

- Moving materials and boxes will be provided approximately three weeks in advance of relocation
- Movers will assist with moving boxes and furniture to the new unit
- Residents can leave behind unwanted items for disposal

Destination Units

- HOC staff will review every household and use the following criteria to identify the most appropriate unit for each family:
 - Number of household members
 - Age, gender and relationship of family members
 - Approved reasonable accommodations
 - Survey results
- Residents permanently relocating to a renovated unit will be required to sign a new lease
- Residents will continue to be part of the Project-Based Rental Assistance program (PBRA)
- Residents will continue to pay 30% of their income toward rent and utilities

In-Place Renovations

- In-place renovations will take approximately 6 weeks
- May require temporary relocation to a hospitality suite or other temporary housing during all, or part, of the renovation process
- Residents temporarily relocating to another HOC unit during the renovation process will sign a temporary occupancy agreement
- Residents will continue to be part of the Project-Based Rental Assistance program (PBRA)
- Residents will continue to pay 30% of their income toward rent and utilities
- HOC will pay utilities at the unit during the construction process if the resident is in other temporary housing
- HOC will provide moving assistance to the temporary housing unit and for the return to the renovated unit as well as storage for personal items during the renovation

Resident Survey

- Requesting that every household complete a Resident Survey
- Information will be used to determine the best destination unit

1. Name and contact information

Name: _____

Phone Number: _____

Email Address: _____

2. Interpreter required? If so, specify language.

Resident Survey

3. Approved Reasonable Accommodations

Do you currently have an approved reasonable accommodation (For example: live-in aide, no carpeting, bathroom grab bars, etc.)? If so, please identify the accommodation:

4. Special Furniture or Medical Equipment

Do you have any special furniture or medical equipment that is required for temporary housing if needed? If yes, please describe:

Resident Survey

5. Permanent Relocation on the Property

If it is possible for you to permanently move into a renovated unit on the property would you be interested?

☐ Yes ☐ No

If yes, do you have a preference in which area of the property to which you would like to move? Please describe the location.

Resident Survey

6. Temporary Relocation to Another Property

It may be necessary for you to move temporarily while your unit is being renovated. Would you prefer to stay in this community during renovations?

☐ Yes ☐ No

If you are willing to **temporarily** move to a different HOC property during the renovation, which of the following communities would be better for you?

☐ Ken Gar (Kensington)

☐ Seneca Ridge (Germantown)

☐ Parkway Woods (Rockville)

☐ Towne Centre Place (Olney)

☐ Sandy Spring Meadow (Sandy Spring)

☐ Washington Square (Gaithersburg)

Resident Survey

7. Permanent Relocation to Another Property

If possible, are you willing to **permanently** move to a renovated unit at a different HOC property?

- ☐ Yes ☐ No

If so, which of the following communities would be better for you?

- | | |
|---|---|
| <input type="checkbox"/> Ken Gar (Kensington) | <input type="checkbox"/> Seneca Ridge (Germantown) |
| <input type="checkbox"/> Parkway Woods (Rockville) | <input type="checkbox"/> Towne Centre Place (Olney) |
| <input type="checkbox"/> Sandy Spring Meadow (Sandy Spring) | <input type="checkbox"/> Washington Square (Gaithersburg) |

Resident Survey

8. Other Helpful Information

Please provide any other information that would help us to identify a unit to best meet your needs:



Renovation Finishes - Examples

Current Kitchen



Post-Renovation*



*Photos from an HOC unit completed in the Scattered Site 669 Disposition



Renovation Finishes - Examples

More Examples Kitchen



Post-Renovation*



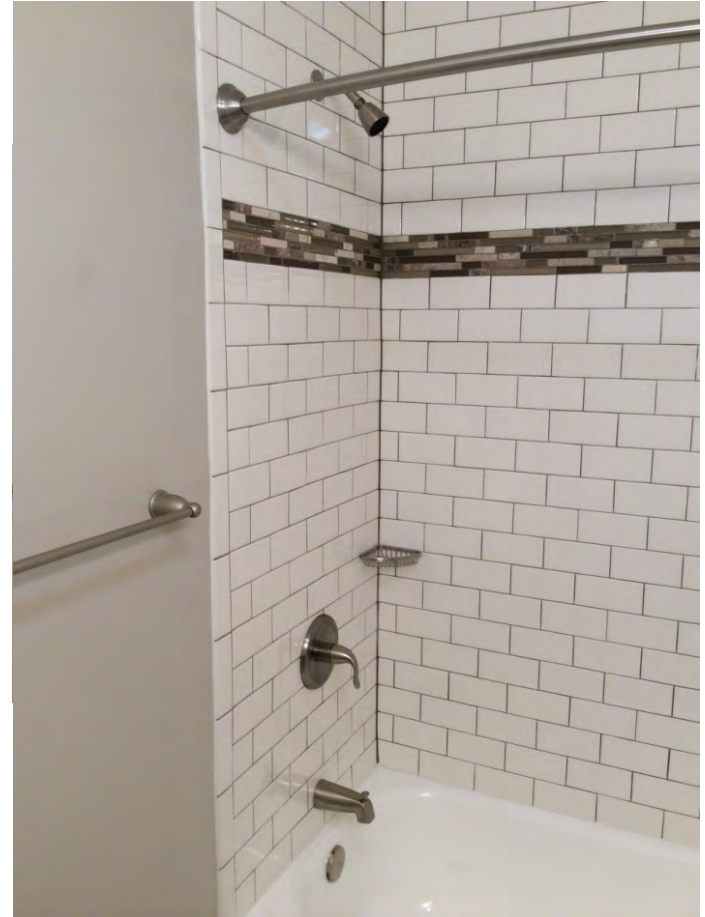
*Photos from an HOC unit completed in the Scattered Site 669 Disposition

Renovation Finishes - Examples

Current Tub/Shower



Post-Renovation



Renovation Finishes - Examples

Current Toilet and Sink



Post-Renovation



Renovation Finishes - Examples

Current Flooring

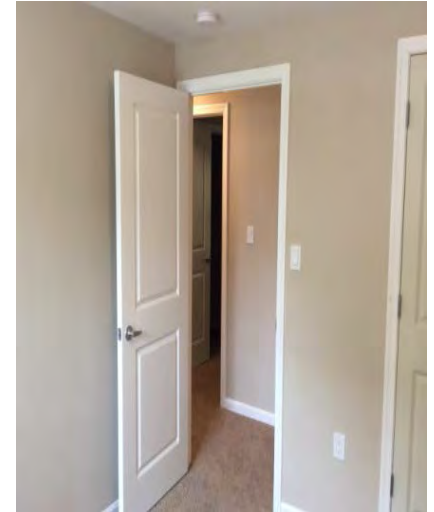


Post-Renovation



Renovation Finishes - Examples

Upgrades to HVAC, Laundry, Lighting, Closet Shelving and Doors



General Scope of Work

The upcoming work will include all or some of the items listed below, to be decided on a unit-by-unit basis by HOC:

Interior work, such as replacement of:

- Kitchens and bathrooms (appliances, cabinets, fixtures, finishes)
- Flooring
- Painting
- HVAC systems
- Electrical modifications
- Unit cleaning

Exterior work:

- Storm water runoff management
- Roofs, gutters and downspouts
- Sidewalks, stoops, fencing and concrete walks
- Landscaping
- Trash removal

HOC Offices and Community Center

Typical working hours:

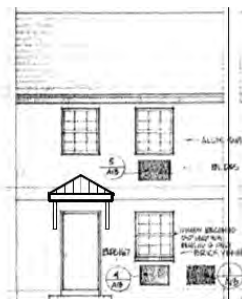
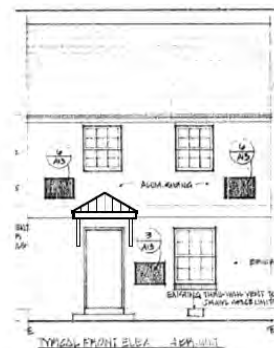
- Monday – Friday from 7:00 am to 5:00 pm (work on Saturdays should be expected)

Exterior Site Work

Current Conditions



Renovation Plan includes design for a new porticos over front porch.



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WASHINGTON SQUARE
8343 Fairhaven Drive
Gaithersburg, Maryland 20877
Project #1422

ped / Brackets
ation
1/8" = 1'-0"

Exterior Site Work

Current Conditions



Renovation Plan includes playground equipment and upgraded LED site lighting.



Q&A

- Questions?
- Next Meeting – Date TBA
- Resident Survey Completion
- Thank you