



# PROTECT PUBLIC HOUSING RESIDENTS

Displacement and Their First Right To Purchase *from*



## WHAT IS ROPPAH?

The Residents Opportunity to Purchase Public and Affordable Housing also known as ROPPAH is a merger between DC's local Tenant Opportunities to Purchase Act (TOPA) and Public Housing Federal Regulatory Obligations.

ROPPAH was created to **Protect Public Housing Residents from Displacement and Their First Rights to Purchase** from being taken away.

### AIM:

Actualize public housing federal and local first rights to purchase public housing during the District of Columbia Housing Authority's (DCHA) major redevelopment efforts.

### OBJECTIVES:

- Develop a Bona Fide process which protects public housing residents under the existing TOPA laws.
- Support **capacity building efforts** for resident / tenant councils



## THE SCOPE

ROPPAH has been developed to cover the scope and merger of both federal and local laws



### Federal Obligation:

Current Federal Regs: 24 CFR 970 and 42 U.S. Code §1437. Gives residents the right to purchase in cases of proposed disposition / demolition of public housing.



### Local Law (TOPA):

Current Local Reg scope: § 42-3404.02 states for purposes of the demolition the owner shall give tenant an opportunity to purchase .



## WHO BENEFITS?



### Public Housing Residents

- Reduce displacement for low-income tenants
- Increase Homeownership Opportunities
- Resident Owned / Section 3 Businesses



### Non-Profit Developers

- Long Term Affordability through LIHTC Exemption
- Preservation of Affordable Housing



### District of Columbia

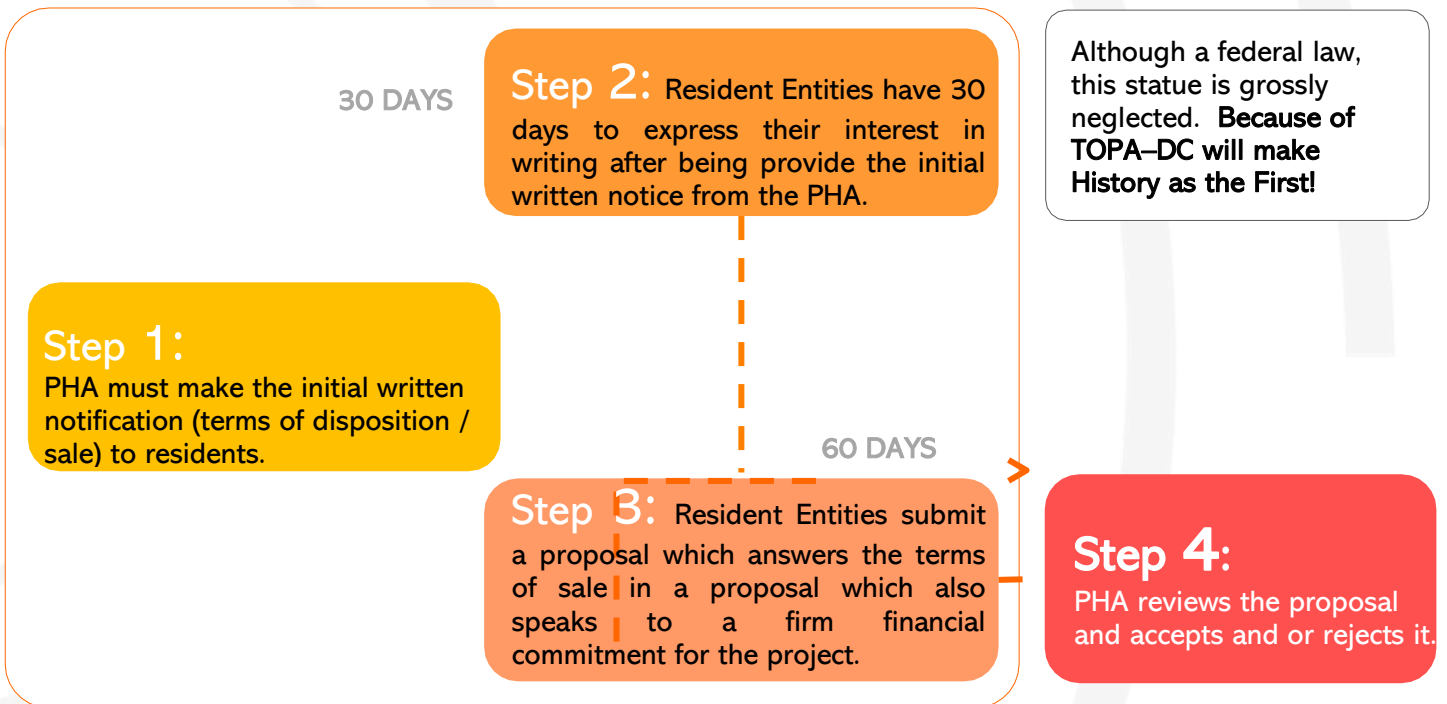
- National Leader in Tenants Rights
- Retain DC Institutional Knowledge
- Establish a National Model
- Increase local Tax Base
- Reduce Section 8 Waiting List
- Upcycle Affordable Housing Subsidies





## FEDERAL PROCESS AND PHASES

The Code of Federal Regulation (CFR 970.11) currently gives residents their rights to purchase:



### DHCD has granted DCHA a “Soft Exemption” (No Need for 2 TOPA Processes):

- Both DCHA and HUD has failed to enforce their own federal statutes, thus making them irresponsible in the protection of tenants’ rights
- Local laws are established to fortify and strengthen—NOT exempt federal law
- DCHA is the largest affordable housing landlord in the District of Columbia
- HUD’s new Rental Assistance Demonstration (RAD) allows private investment into public housing



## ABOUT CAN I LIVE

Founded in 2003, Can I Live, Inc (CIL) has been a grass roots affordable housing advocate. Organized in 2012 as a national public housing tenants association we are dedicated to **advancing progressive affordable housing policy, economic inclusion and personal responsibility** for public housing residents.

In 2018, **CIL was awarded \$738,000** through the HUD Resident Opportunity and Self Sufficiency (ROSS) Service Coordinators Grant to work with **7 DCHA communities (Woodland, Langston, Barry Farms, Park Morton, Richardson Dwellings, Elvan’s Road and Potomac Gardens).**

Our newest communities **Garfield Terrace Senior and Family** also known as the **Garfield Collaborative** submitted their expression of interest to be recognized to **purchase under ROPPAH.**

### WE BRING OPPORTUNITY HOME!

**#1** in providing public housing leadership and tenant council capacity building training.

**1st** public housing national association to ever do business with the federal government

**300** resident / tenant councils trained and organized

**25** states are represented within our network

