PROTECT PUBLIC HOUSING RESIDENTS from Displacement and Their First Right To Purchase

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:

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

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Reduce Displacement | Preserve Affordable Housing
The Code of Federal Regulation (CFR 970.11) currently gives residents their rights to purchase:

**Step 1:** PHA must make the initial written notification (terms of disposition / sale) to residents.

**Step 2:** Resident Entities have 30 days to express their interest in writing after being provided the initial written notice from the PHA.

**Step 3:** Resident Entities submit a proposal which answers the terms of sale in a proposal which also speaks to a firm financial commitment for the project.

**Step 4:** PHA reviews the proposal and accepts or rejects it.

Although a federal law, this statute is grossly neglected. **Because of TOPA—DC will make History as the First!**

**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.
- **300** resident / tenant councils trained and organized
- **25** states are represented within our network

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