



# GDPM DEVELOPMENT UPDATES



Dear Resident,

I am writing to update you on the progress of GDPM’s Rental Assistance Demonstration (RAD) Conversion. Since you are an AMP 1 resident living in a Scattered Site, this notice directly impacts you.

GDPM has submitted a request to HUD to transfer the assistance from 44 AMP I Scattered Sites to the upcoming new construction family development known as Brandt Meadows.

Since your household resides in one of the AMP I units, you will be given the opportunity to relocate to the Brandt Meadows development once construction is completed.

The AMP I Scattered Sites include the following properties:

- |                 |               |            |               |
|-----------------|---------------|------------|---------------|
| 108 East Norman | 205 Hudson    | 111 Cherry | 241 Niagara   |
| 311 Redwood     | 404-410 Bruce | 426 Holt   | 3504 Theodore |

Construction is expected to begin in late 2018. After construction is completed, GDPM will relocate you to Brandt Meadows if you so choose. GDPM will pay all moving expenses and reconnection fees. We will have a relocation specialist who can answer all of your questions and help provide any needed advisory services.

Additionally, GDPM will hold a meeting for the scattered sites residents on **August 29, 2018** at **2:00 p.m.** in our **Central Office** located at **400 Wayne Avenue, Dayton, Ohio**. We hope you can attend the meeting so we can share these exciting development plans with you and answer any of your questions.

<i>Inside this Issue:</i>	
<i>Why RAD</i>	2
<i>Relocation</i>	2
<i>You’re Invited   Resident Brandt Meadows Meeting</i>	2
<i>Brandt Meadows</i>	3
<i>Brandt Meadows Map</i>	4
<i>Contact GDPM</i>	4

This newsletter contains additional useful information about the RAD program and Brandt Meadows.

Respectfully yours,

Chief Executive Officer  
Greater Dayton Premier Management



## Why?

The AMP I Scattered Sites were built between 1945 and 1963 with the average building age of 59 years. A recent RAD Physical Needs Assessment identified \$1.35M in needed repairs. However, the most recent Montgomery County Auditor valuation resulted in a combined property value of only \$925,700.

The surrounding neighborhood where the Scattered Sites units are located is blighted with multiple abandoned multi-family sites and a vacancy rate of thirty percent.

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## Relocation

You will be assigned a relocation specialist who will keep in contact with you and keep you updated in GDPM's RAD conversion.

After construction completion, the tenants of occupied units will be transferred to the newly constructed units of the same bedroom size. A resident who prefers not to relocate to Brandt Meadows, may transfer to another public housing site.

GDPM will contract with a moving company and pay all expenses related to the relocation including, packing supplies, the moving truck and the cost of labor to assist with packing, if needed.

[GDPM RAD Hotline](#) | [Email Address](#) | [Webpage](#)  
*See detailed information on Page 4*

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# You Are Invited!!

***GDPM will be having an informational Resident RAD Meeting about the AMP 1 Scattered Sites and Brandt Meadows.***

***Please join us on:***

***August 29, 2018 at 2:00 p.m.***

***GDPM Central Office***

***400 Wayne Avenue, Dayton, Ohio 45410***



## ***Brandt Meadows - A New Family RAD Development***

Brandt Meadows will be a new construction family development located in Dayton, Ohio. The development will consist of fifty-five (55) units and will be located in the Mad River School District.

Brandt Meadows is approximately four miles away from the Scattered Sites development. It will be located on a 14 acre parcel with a park-like setting. Brandt Meadows will offer amenities that the Scattered Sites households do not currently enjoy including a playground, community building, walking path, and on-site management.



The units will include a number of universal design features including first floor bedrooms and bathrooms that will allow tenants to age in place. Unit amenities include garbage disposals, wood laminate floors, central air conditioning, washer/dryer hook-ups, a pantry and private patios.

Brandt Meadows is in close proximity to public transportation, a fire station, other community services, and major area employers. Shopping opportunities include: Dollar Tree, Kroger, and multiple restaurants. While GDPM will still own the property, GDPM has partnered with CountyCorp and Oberer Companies. Oberer Companies will be the property manager. Most importantly, you, as a scattered site resident, automatically qualify to relocate to the new development. You will not be rescreened and GDPM will pay the costs related to your move.



ENHANCING NEIGHBORHOODS.  
STRENGTHENING COMMUNITIES  
**CHANGING LIVES**

**RAD**

***Transforming and Revitalizing  
Public Housing***

**CountyCorp**




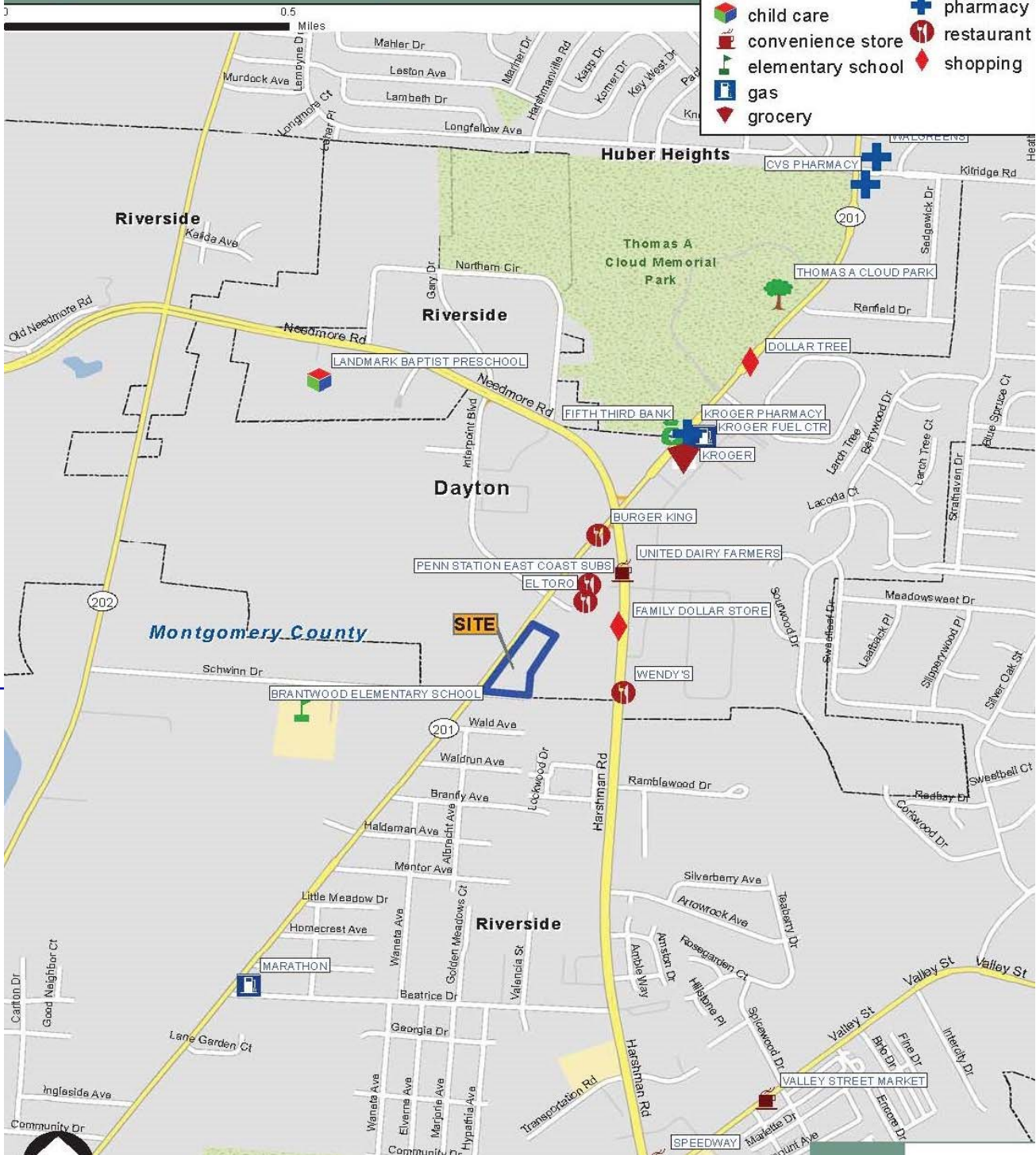
**OBERER**  
C O M P A N I E S

# Brandt Meadows Neighborhood Map

## Dayton, OH Neighborhood Community Services

### Legend

-  Project Site
-  bank
-  child care
-  convenience store
-  elementary school
-  gas
-  grocery
-  park
-  pharmacy
-  restaurant
-  shopping



**GDPM RAD Webpage**  
[www.dmha.org/rad](http://www.dmha.org/rad)

*If you have questions or concerns, please contact us at:*

**[RAD@gdpm.org](mailto:RAD@gdpm.org)**  
**937-910-5444**



# Greater Dayton Premier Management

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**RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD)**  
*\*updated\**  
**RESIDENT INFORMATION NOTICE (RIN)**

August 17, 2018

Dear Resident:

You are invited to a resident meeting to talk about upcoming development plans concerning the AMP 1 Scattered Sites Rental Assistance Demonstration conversion. The conversion of your unit includes the transfer of the assistance from your unit to a to-be-constructed development, Brandt Meadows. As a result, you will be eligible to move to the new development! The units will convert from the public housing program to Section 8 rental assistance under the Rental Assistance Demonstration (RAD). Please attend the meeting so that we can share our current plans with you and answer any of your questions. The meeting information is below:

**August 29, 2018 at 2:00 P.M.**

**Location: GDPM's Central Offices: 400 Wayne, Avenue Dayton, Ohio**

RAD is a voluntary program run by the U.S. Department of Housing and Urban Development (HUD). Under RAD, HUD will change the way it provides rental assistance to the property from public housing to a long-term Section 8 assistance contract. The Section 8 program will make it easier for GDPM to access money to repair and improve our properties, now and in the future. This letter describes your rights under RAD and explains how a RAD conversion might affect you. Whether we participate in RAD or not, you will still get rental assistance.

### **Right to Information**

With this letter, we have included the Development Newsletter which contains a description of our current plans for the property. At the meeting, we will describe the RAD program and our current ideas in more detail. You have the right to hear about major changes in the plans for the project, and we will invite you to additional meetings if key features of the plans change. You also have a right to organize and to form a resident organization to serve as your voice and to help you become well informed about the RAD plans.

### **Right to Rental Assistance**

Our decision to participate in RAD does not affect your rental assistance eligibility. You are not subject to new eligibility screening. If we satisfy all HUD requirements and the property is placed under a Section 8 Housing Assistance Payment (HAP) contract, you have a right to ongoing rental assistance as long as you comply with the requirements of your lease. In most cases, your rent will not change with the conversion from public housing to Section 8. In the rare event that your rent calculation would change (most commonly, when you are paying a “ceiling rent”), the increase would be phased in over time.

### **Right to Relocate to the New Development**

You have a right to return to an assisted unit once any construction work is done. Here, the assistance from your current unit is transferring to the new Brandt Meadows Development. Therefore, you will have the right to relocate to the new units after construction completion. Additionally, please be advised GDPM intends to sell the building where your current unit is located.

You have the right to relocate to Brandt Meadows unless **you choose** to move to another public housing unit. If you believe the plans prevent you from exercising your right to return/relocate to the new development, you have the right to object to the plans.

### **Right to Relocation Assistance**

**You DO NOT need to move now!**

When you relocate to Brandt Meadows, you are entitled to certain relocation protections under the RAD Rules, including, in all cases, advance written notice and detailed information about the move. The other specific relocation protections may include advisory services, paying your moving costs, reimbursements for reconnection fees and providing packing supplies.

In some cases, you have additional rights under other Federal laws, such as the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, often referred to as the “Uniform Relocation Act.” If the Uniform Relocation Act applies, we must give you a “General Information Notice” which is also referred to as a “GIN.” You should have already been provided a copy of the GIN. To make sure we are complying with the Uniform Relocation Act, we are including another copy of the GIN with this letter. The GIN describes rights you have, but may also describe situations that do not apply to you.

**IF YOU WANT TO PRESERVE YOUR RELOCATION RIGHTS, DO NOT MOVE OUT!  
WAIT UNTIL YOU GET A NOTICE OF RELOCATION FROM GDPM!**

### **Don't Put Your Rights at Risk!**

You are always welcome to move based on your household's needs and personal goals. However, if the RAD effort will require relocation and you choose to move from the property on your own without waiting for instructions from us, you may lose your eligibility for relocation payments and assistance.

The RAD conversion, and any relocation associated with it, must be implemented consistent with Fair Housing and Civil Rights requirements. If you need a reasonable accommodation due to a disability, or have other questions about the RAD conversion, please contact your property manager who will assist you.

We are holding the upcoming Resident Meeting to share our current ideas and will keep you informed about major changes to these ideas as we develop our plans.

We hope this letter gives you useful information about your rights. We are also including with this letter an updated Development Newsletter. We encourage you to come to the Resident Meeting to learn more about the RAD conversion and your upcoming move to Brandt Meadows.

*If you have any questions or concerns, please contact us:*

[RAD@gdpm.org](mailto:RAD@gdpm.org)

937-910-5444

**GDPM RAD WEBPAGE**

[www.dmha.org/rad](http://www.dmha.org/rad)



# Greater Dayton Premier Management

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## Rental Assistance Demonstration (RAD) General Information Notice

**May 12, 2016**

Dear Resident:

The property you currently occupy is being proposed for participation in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. If the proposed RAD project receives HUD approval, GDPM will conduct an analysis of your development in order to determine the extent, if any, of construction work that will be needed.

Construction may include rehabilitation or demolition. If rehabilitation is needed, you may have to be relocated from your unit during the construction. If you are relocated, you **have a right to return** to your development after construction is complete. If your property is proposed for demolition, GDPM will be required to build or purchase a unit to replace your current unit and you will have the right to move to the newly purchased or constructed development. We will provide further details as plans develop.

**This notice does not mean that you need to leave the property. This is not a notice of eligibility for relocation assistance.**

The purpose of this notice is to inform you of your potential rights under the RAD program and federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA).

As a resident of a property participating in RAD, you may have to temporarily relocate from your unit during construction. You have the right to return to the development and to lease and occupy a unit in the converted development when rehabilitation is complete. GDPM will provide relocation assistance, including moving assistance and an offer to move to a comparable unit, in order to minimize your displacement. At the end of construction, GDPM will provide moving assistance for you to return to the development.

ADMINISTRATIVE | ADMISSIONS

[administration@gdpm.org](mailto:administration@gdpm.org)

Main (937) 910-7500 • Fax (937) 222-3990

400 Wayne Avenue, Dayton, Ohio 45410

[www.gdpm.org](http://www.gdpm.org)

HOUSING CHOICE VOUCHER

[hcvprogram@gdpm.org](mailto:hcvprogram@gdpm.org)

Main (937) 910-5400 • Fax (937) 910-5303





If you are temporarily relocated and your temporary relocation lasts longer than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance will be in addition to any assistance you may receive in connection with temporary relocation. If you opt for permanent relocation, you may become eligible for relocation assistance and payments under the URA, including:

- Relocation advisory services that include referrals to replacement properties, help in filing claims and other necessary assistance to help you successfully relocate;
- At least 90 days' advance written notice of the date you will be required to move;
- Payment for moving expenses; and
- Payments to enable you to rent a similar replacement home.

**NOTE:** Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined in 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are United States citizen or national, or an immigrant lawfully present in the United States.

If you are required to relocate from the property in the future, you will be informed in writing. GDPM will inform you of what assistance and payments you are eligible for and how you will receive these payments. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel your eligibility for assistance is not properly considered, you will have the right to appeal.

You should continue to pay your rent and meet any other requirements specified in your lease. If you choose to move, or if you are evicted, prior to receiving a formal notice of relocation eligibility, you may become ineligible to receive relocation assistance. It is very important for you to contact us before making any moving plans.

You will be contacted soon so that we can provide you with more information about the proposed RAD project. If the project is approved, we will make every effort to accommodate your needs. This letter is very important and should be retained.

If you have any questions or concerns, please contact Angela Stearns, GDPM Compliance Officer, at 937-910-7625 or [astearns@gdpm.org](mailto:astearns@gdpm.org).

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