



Greater Dayton Premier Management

Enhancing Neighborhoods · Strengthening Communities · Changing Lives

400 Wayne Ave. Dayton, OH 45410 | Office: 937-910-7600 | Fax: 937-222-3554 | Email: admin@gdpm.org

EXECUTIVE OFFICE

Jennifer N. Heapy	Chief Executive Officer
Elaine Letton	Sr. Vice-President of Programs
Kiya Patrick	Vice-President of Strategic Planning
Lisa McCarty	Chief Financial Officer

GDPM Development Plans Impacting Your Property

GDPM is planning to submit a section 18 disposition application to HUD and convert your property from public housing to the Section 8 Project Based Voucher (PBV) program. You will not be considered a displaced person upon conversion as **you will be able to remain in your current unit**. You will receive housing assistance through the GDPM PBV Program instead of through public housing. The conversion is anticipated to occur in the fall of 2019.

Disposition Sites



Watervilet



Hilgefords



Governors Square



Red Bluffs

Disposition Application

Residents will have the opportunity to view the application in full upon its completion on our website or at our office. Please notify Michael Melko (contact info below) or the office secretary and the application will be made available.

QUESTIONS ABOUT THE CONVERSION?

Michael Melko | Planning and Development Assistant | mmelko@dmha.org | 937.910.7646

Continue reading for additional detail on conversion to project based vouchers and answers to frequently asked questions.



Conversion to Project Based Vouchers Additional Resident Information Notice

What is Conversion?

GDPM is committed to ensuring that GDPM residents have access to quality affordable housing. As our properties age, they require more improvements. However, Congress has not provided enough funding for public housing authorities (PHAs) like GDPM to keep up with the needed repairs of their public housing units. As a result, PHAs have had to make tough choices between things like repairing roofs and replacing plumbing—or worse, demolishing public housing.

For GDPM, this means converting from the Public Housing program to the Project Based Voucher program. Rental Assistance Demonstration (RAD), disposition conversions, and voluntary conversions (VCAs) are the primary methods GDPM is utilizing to convert its entire portfolio. While carefully choosing which method to use is important for GDPM from a budgetary perspective, all three methods essentially result in the same benefits to existing tenants, with little to no drawbacks.

Your property will be converting to the Project Based Voucher program via a disposition application to HUD.

How Does a Conversion Work?

In a disposition conversion, units move to a Section 8 project-based voucher platform with a long-term contract that, by law, must be renewed. This ensures that the units remain permanently affordable to low-income households. This shift will make it easier for PHAs to access additional funding needed to make improvements to their properties.

Residents continue to pay 30% of their income towards the rent and they maintain the same basic rights as they possess in the public housing program.

WHY Conversion?

Housing authorities are choosing conversion because with conversions, housing authorities are able to perform substantial rehabilitation or even new construction of its aging public housing stock. However, your properties are still in decent condition and as such we are expecting no significant rehabilitation to be completed at this time.

To the extent feasible, GDPM will try to complete any needed rehabilitation work with residents in place and with minimal impact on the residents. If substantial rehabilitation is preformed and residents have to move because of the extent of the work, GDPM will be required to provide relocation assistance and all residents have the right to return to the unit once rehabilitation is completed.



GDPM, RAD and Disposition

As part of its initial RAD planning process, GDPM met with the residents of buildings identified as potential RAD sites. After meeting with the residents of the properties listed below, as well as others through 2016 and 2017,, GDPM intended to submit RAD applications in order to preserve its spot to participate in the RAD program. By submitting an application, GDPM is not committing to participate in the program. It is only the first step in determining whether it would be beneficial for GDPM to convert some or all of its public housing properties to the RAD program.

You’ve received this notice because the site where you reside has been identified as a possible RAD conversion site. These sites include (by street name):

- | | |
|-------------------|--------------------|
| Grand | Wentworth |
| Telford | Modena limestone |
| Shroyer | Quitman |
| Fredrick | 137 Imperial |
| Lori Sue | 149 Imperial |
| Gettysburg | Fitch Hawthorn |
| Hawthorne Village | Hoch |
| Winters | Willow |
| Superba | Red Bluff |
| Watervilet | Washington Village |
| Revere | Governors Square |
| Argella | Malden-Hollencamp |
| Triangle View | Short Helena |

As part of this process, GDPM determined that conversion for your property to the PBV program via disposition would be more convenient and cost effective as compared to conversion through RAD.

Project Based Voucher Program

GDPM intends to convert to the HUD Project Based Voucher (PBV) Program. The Project Based Voucher program is administered by GDPM and is very similar to your current public housing program. GDPM will still own and manage the properties. GDPM may convert to the PBV program either through RAD, or may convert under another HUD program called voluntary conversion or disposition. Regardless of which program GDPM uses to convert to the PBV Program, all residents will be afforded RAD resident protections.

FREQUENTLY ASK QUESTIONS

Question: Will a conversion to PBV affect my housing assistance?

Answer: You will not lose your housing assistance and you will not be rescreened because of a conversion to PBV. Even though a RAD property can use private money to make big repairs, it will still receive money from HUD. With this subsidy from HUD, GDPM will manage its RAD properties through the PBV programs. RAD requires that converted properties be owned or controlled by a public or nonprofit entity.

Question: Will a conversion to PBV affect my rent?

Answer: If your building or development is converted to PBV, your rent contribution will most likely be the same as it was under public housing—generally no more than 30% of your household's adjusted gross income. Since the project-based Section 8 programs



Greater Dayton Premier Management

Enhancing Neighborhoods · Strengthening Communities · Changing Lives

400 Wayne Ave. Dayton, OH 45410 | Office: 937-910-7600 | Fax: 937-222-3554 | Email: admin@gdpm.org

EXECUTIVE	OFFICE
Jennifer N. Heapy	Chief Executive Officer
Elaine Letton	Sr. Vice-President of Programs
Kiya Patrick	Vice-President of Strategic Planning
Lisa McCarty	Chief Financial Officer

also set resident rents at 30% of adjusted income, most residents will not have rent increases as a result of a RAD conversion.

Question: How can residents be involved in the conversion process?

Answer: Before GDPM can submit a disposition application, HUD requires it to notify all residents in a development proposed for conversion about their plans and to solicit feedback. Upon application completion and prior to or after submittal, residents can view the disposition application at the main office, on our website or by email. Please contact Michael Melko, mmelko@dmha.org, 937-910-7646, for an email copy. GDPM is required to submit your comments and its response to HUD as part of the disposition application.

Question: When can a PHA start the disposition and conversion process?

Answer: After notifying residents as outlined above, PHAs can apply to HUD to convert assistance under disposition.

Question: Will I have to move if my building or home is being rehabbed?

Answer: Most needed repairs made as part of conversion are likely to be small and you will be able to stay in your home during construction. Temporary relocation due to significant rehabilitation is not currently expected.

Question: What are GDPM’s plans for my building?

Answer: Through conversion, GDPM hopes to update or replace major building systems and other building components that are beyond useful life. In all, the change you see may be minimal.

Question: When will GDPM Covert my property?

Answer: Conversion is planned for fall of 2019.

Question: Is disposition a way of getting rid of affordable housing?

Answer: Technically, yes. Disposition is one of the few methods commonly used by housing authorities to remove obsolete buildings from its public housing portfolio. However, in your case GDPM is using disposition to “sell” the property back to GDPM so that we may manage your property under the Section 8 PBV program. GDPM’s policy closely mirrors RAD policy and therefore no relocation will be required, thus retaining both affordable.

Question: Can you transfer to another Housing Authority?

Answer: Currently, GDPM does not have an agreement with another housing authority to allow interagency public housing resident transfers. However, you are permitted to apply for housing programs at different housing authorities as long as the housing authority is accepting applications. If after conversion, you remain a GDPM PBV resident at your community for 12 months, you will have a choice-mobility option. You will be able to request to be placed on the GDPM HCV Waitlist (even if the waitlist is closed). After being selected from the HCV



Greater Dayton Premier Management

Enhancing Neighborhoods · Strengthening Communities · Changing Lives

400 Wayne Ave. Dayton, OH 45410 | Office: 937-910-7600 | Fax: 937-222-3554 | Email: admin@gdpm.org

EXECUTIVE	OFFICE
Jennifer N. Heapy	Chief Executive Officer
Elaine Letton	Sr. Vice-President of Programs
Kiya Patrick	Vice-President of Strategic Planning
Lisa McCarty	Chief Financial Officer

waitlist, you may have an option to ‘port’ or transfer to another housing authority with your voucher. Once you exercise your right to participate in the choice-mobility

program, an HCV specialist will work with you to determine your needs and will explain portability in more detail.