



Disposition and Resident Relocation Frequently Asked Questions (FAQ)

Why Disposition?

Gettysburg, Winters, Hoch, Willow and Superba Ct. are each properties that meet HUD's obsolescence threshold. This means each have capital needs in excess of 57.14% of their TDC or what it would cost to rebuild the each unit on the market per HUD's regulations today.

Why Not Rehabilitate or Rebuild On The Current Sites?

Due to the resources required to rehab/rebuild and the smaller nature of these sites, GDPM believes it would be cost ineffective to spread our resources among these sites given the wider RAD development plan within which these dispositions are taking place.

When Will Disposition Happen?

The entire process to apply for disposition and receive approval can take up to two years**. Once approval is received, GDPM will start the relocation process. Following relocation, the properties will be sold on the market. It is estimated that relocation would start in 2020.

Will I Have To Find A Place To Live And Pay For The Move On My Own?

GDPM understands the stress that can be created with relocation. The relocation process works best when there is a team approach, and for this reason, we will work closely with all impacted residents. Each resident will be assigned a relocation specialist. GDPM will pay all costs associated with the move including the moving services, moving supplies (boxes, tape, etc.) and utility reconnection fees.

How Long Do I Have To Find A New Place To Live?

A 90 day notice will be issued once prior to the expected displacement date and the tenant will be provided a list of available GDPM units from which to choose

Will I have to pay for utility service after my move?

It depends on where you are relocated. GDPM pays for the utility services of some of its public housing units.

If you are relocated to a unit that does not have utilities included as part of your rent, you will be entitled to a utility allowance. The utility allowance will not pay your entire utility bill but will cover a portion of it depending on your usage. If you believe you are unable to get the utility service in your name, you have time to resolve the issue. If you're unable to resolve the issue, let your relocation specialist know as soon as you receive formal notice indicating you will be relocated.

Will my Monthly Rent Increase?

Your monthly rent should not increase, regardless of the GDPM owned property you select; your rent will still be calculated based upon 30% of your income.

What will happen to my present security deposit?

If you move to another GDPM community, the security deposit will also be transferred.

What if you do not accept the unit GDPM offers as a replacement unit?

HUD requires that each family displaced by disposition be offered comparable housing in an area that is generally not less desirable than the location of the displaced family/person. GDPM will work with you to choose a suitable comparable unit. However, you will be required to move by a certain date. If you do not move, GDPM may initiate eviction proceedings. Remember, if you do not agree with GDPM's offer of a comparable unit, you may appeal.



Greater Dayton Premier Management

Enhancing Neighborhoods · Strengthening Communities · Changing Lives

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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

Will I be eligible for relocation assistance even if I'm under eviction?

If you receive a judgment or are evicted for a lease violation, you would not be eligible for relocation assistance. It is best to resolve any issues you have with management or pending legal actions prior to the beginning of the relocation process.

Will I be provided with a unit with the same number of bedrooms as I have now?

It depends. Your replacement unit will be sized to meet your family needs. If the apartment you have now meets your family size needs, you will be provided an apartment with the same number of bedrooms. If you need an additional bedroom or have an extra bedroom, you will be "right sized" in the new community with a larger or smaller apartment as needed.

How and when will I be notified that I have to move?

You will receive advanced notice of any required relocation. Additionally, you will be working very closely with a relocation specialist who will keep you informed of your moving date. The 90-Day Notice will let you know the absolute day you must move.

What if I need an accessible unit?

If you need an accessible unit, please inform your relocation specialist. GDPM owns a variety of accessible units. If a GDPM accessible unit is not available, GDPM will assist you in finding an accessible Section 8 HCV unit.

QUESTIONS OR CONCERNS?

Please call Michael Melko at 937-910-7646, mmelko@dmha.org or write below and deliver to the upstairs receptionist at the main office (for Michael Melko):

Email or Phone:



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March 11, 2019

Resident Name
Resident Address

Subject: *GDPM Sale of _____ address_____*

Dear Resident:

GDPM recently hired a third party assessor to determine the amount of rehabilitation needed at the property where you reside. As a result, GDPM determined the property is physically obsolete and has decided to sell the property. But, **YOU ARE NOT REQUIRED TO MOVE NOW**. Prior to listing the property for sale, GDPM must receive HUD approval. This process typically takes several months. Prior to selling the property, GDPM will be required to find replacement units for all the impacted residents and GDPM will provide relocation assistance.

GDPM will be holding a resident meeting on March 15th, 2019 at 3:00 pm at 400 Wayne Avenue. I invite you to attend the meeting where we will discuss the next steps, the disposition process and relocation assistance. I've enclosed a GDPM flyer that discusses GDPM's relocation process.

After the resident meeting, GDPM will submit an application to HUD requesting approval to sell the property. If HUD approves the request, GDPM will be required to provide you with at least 90 days advanced notice of the date in which you will be required to move. GDPM will have a relocation specialist that will meet with you to discuss your desired location and any special needs you and your family may have. The earliest we anticipate any relocation occurring is in 2020.

GDPM strives to minimize any impact relocation has on its tenants. And, we will keep you informed at each step of the process. When it comes time to relocate, GDPM will share with you its vacancy list that identifies all available units within GDPM's public housing portfolio. You will be permitted to select an appropriately sized unit from the list. GDPM will provide moving assistance and reimburse you for any reconnection fees for utilities. GDPM will also assist you with packing, if needed, and will provide moving supplies.

This will be the first of several communications you will receive from GDPM concerning the sale and relocation. If you are unable to attend the meeting or if you have additional questions, please contact Michael Melko at 910-7646 or MMelko@dmha.org.

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Disposition Resident Meeting Agenda

1. WHAT IS DISPOSITION?

- a. Disposition is a HUD process by which PHAs apply to remove parts of or whole developments from their annual contributions contract (ACC) with HUD, effectively removing them from their portfolio in most cases.

2. WHY DISPOSITION?

- a. GDPM worked with a third party assessor to determine the physical needs of each property in its portfolio. Each of the properties GDPM is currently attempting to dispose of meet the obsolescence thresholds established by HUD per GDPM's and the third-party's assessment.
- b. Why not redevelop under RAD? Due to the needs, scope and complexity of our aggressive RAD redevelopment plans as well as limited redevelopment resources, GDPM is prioritizing other developments over the properties proposed for disposition.

3. WHAT'S NEXT?

- a. This is only the first step in relatively long process that takes around a year, if not more. GDPM must conduct a third party physical needs assessment to determine obsolescence (this is completed). Next, GDPM is required to include resident comments in our disposition application to HUD. If HUD concurs with the obsolescence assessment and approves the disposition application, GDPM will be able to begin relocating residents. Only after all residents have been relocated may GDPM sell the properties on the open real-estate market.

4. RESIDENT RIGHTS & RELOCATION

- a. HUD specifically requires that, "A PHA must offer each family displaced by demolition or disposition comparable housing that meets housing quality standards (HQS) and is located in an area that is generally not less desirable than the location of the displaced persons. The housing must be offered on a nondiscriminatory basis..."
- b. GDPM will issue a 90 day notice prior to relocation and residents will begin working with a relocation specialist to determine needs and preferences. GDPM maintains the right engage in eviction proceedings should residents refuse to move to an available unit by the date listed on the 90 day notice. Residents maintain grievance rights and may appeal their relocation decision through GDPM's normal process.
- c. Residents that wish to move to a development without available units will be placed at the top of the waitlist for those units.

4. RESIDENT RIGHTS & RELOCATION (Continued)

- d. GDPM will pay for all actual and reasonable moving expenses, including utility reconnection fees and will transfer any existing deposits.
- e. HCV vouchers are a possible tool that HUD may or may not distribute as a means of relocation.