Relocation Priorities & Principles

Telford Shroyer Example

The Telford Shroyer development is a good example of GDPM's priorities and principles. 1907 Shroyer is a recently modernized development and thus most residents will be able to remain in place during rehab. 2018 Shroyer residents pointed out that Telford units are smaller than their units and thus GDPM will relocate these residents back to 2018 Shroyer upon rehab completion. To simplify phasing, Telford residents were offered the option to either move into rehabilitated Telford units next door or the option to voluntarily relocate, to the Telford Corona development; most have elected to voluntarily relocate.

Anticipated Resident Communications

Agendas and flyers available on our RAD webpage.

- Hand Delivery or Certified Mail of all notices.

- At least 30 days notice prior to relocation, 90 days where possible and 90 days is required where relocation lasts more than a year.

- Where relocation is not required, a notice shall be delivered stating as such.

- Should residents need to return to their original property, a 30 day notice shall be provided prior to their estimated return move date (where possible).

GDPM is using several HUD initiatives to convert from the Public Housing program to the Project Based Voucher (PBV) program. To convert, GDPM will primarily use the Rental Assistance Demonstration (RAD) initiative. Other initiatives include voluntary conversion and disposition. GDPM is committed to minimizing displacement. To achieve this, the development team herein lists their priorities in designing each and every relocation plan.

INVICTUS
DEVELOPMENT GROUP, INC.

GDPM
GREATER DAYTON PREMIER MANAGEMENT

RAD Hotline: 937-910-5444

RAD Email & Webpage: RAD@gdpm.org

http://www.dmha.org/RAD/RAD-Updates.html

Where possible

And to the greatest extent feasible, rehabilitation will be conducted with tenants in place so residents may remain in their original dwellings on the site.

GDPM's Ideal Scenario

Many of our properties are more modern than others or have, to some degree, been rehabilitated more recently than other older properties. Often in such cases, RAD enabled rehabilitation won't be significant enough to require temporary resident relocation. Whatever the reason, GDPM hopes to rehabilitate properties with resident's in place.

One Resident's Perspective

"
Glad to see apartments getting redone. Pleased to see we'll get assistance in moving and monetary help. This is long overdue! Thanks for considering Madrid.
"

- JAMES OWENS
PUBLIC HOUSING RESIDENT

RAD preserves resident rights.

Residents retain the right to return to their site.
DO NOT MOVE NOW!!!
GDPM uses phasing as a primary relocation principle in order to minimize displacement, when rehabilitation is too significant to permit residents to remain in place.

Minimizing Displacement

As part of the RAD process, GDPM is allowed to retain vacancies at a site as they become available.

GDPM prioritizes minimizing the amount of moves required for residents. GDPM will attempt to move residents to vacated units on site that are rehabilitated first, resulting in only one move.

A relocation notice will indicate a resident's replacement unit and anticipated relocation duration, if any. Temporary or permanent replacement units shall be comparable to a resident's current unit. GDPM does not consider residents relocated within a site to be displaced.

GDPM listens to residents.

Where feasible GDPM will:

- Offer residents options.

- Incorporate resident feedback.

- Prioritize resident transitions to rehabilitated units.

GDPM Commitments

At least one head of household interview with a resident specialist will occur to jointly address specific challenges and barriers that may inhibit temporary relocation or a move to a rehabilitated unit.

No resident will be involuntarily displaced as a result of conversion.

In most cases, rent (30% of household income) and utility allowances will not change as a result of conversion.

GDPM will pay all reasonable moving related expenses.