



GREATER DAYTON PREMIER MANAGEMENT

Relocation Plan

Telford-Shroyer RAD Conversion

2019

Greater Dayton Premier Management
400 Wayne Avenue
Dayton, Ohio 45410

RAD CONVERSION RELOCATION PLAN

TELFORD-SHROYER

PURPOSE

This Relocation Plan sets forth the policies and procedures to be utilized by GDPM for the temporary relocation of residents at 514, 520, 526 and 532 Telford as well as 1907 and 2018 Shroyer. The relocation is a result of a Rental Assistance Demonstration (“RAD”) conversion from the HUD Public Housing Program to the Project Based Voucher Program.

In order to minimize displacement, construction will take place in six phases, with each building constituting a separate phase. It’s anticipated that each phase will take approximately 30-45 days to complete. Although each household will not be returning to the same unit in which they currently reside, each household is guaranteed the right to a unit within the Telford-Shroyer development. Therefore, no tenants will be permanently displaced as a result of conversion

Four households will remain in place during construction. Twenty households will permanently move from their current unit to a newly rehabbed unit within the development after completion of Phases I-V. Eight households will be temporarily relocated off-site to a GDPM property located within .3 miles from the current property. After construction completion, four of the households temporarily relocated will return to the building in which they currently reside. The remaining four households temporarily relocated will move to a Telford after the final phase of the Telford buildings is completed. Relocation should not last more than 180 days and the temporary units, also owned by GDPM, are in the same neighborhood and are substantially similar to the Telford-Shroyer buildings.

This Plan ensures that no permanent displacement of residents occurs, as no residents will be relocated offsite for more than twelve months. This plan will not differentiate the treatment of households based on race, nationality, color, religion, national origin, sex, sexual orientation, marital status, familial status, disability or any other basis protected by the Federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VII of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, as well as any other arbitrary, or unlawful discrimination. Further, the Plan is written in accordance with the following:

1. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (the “Uniform Act” or “URA”), as amended, and it’s implementing regulations at 49 CFR, Part 24;
2. Fair Housing and Equal Opportunity Provisions;
 - a. Title VI of the Civil Rights Act of 1964;

- b. Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988);
 - c. Executive Order 11063;
 - d. Section 504 of the Rehabilitation Act of 1973;
 - e. The Age Discrimination Act of 1975;
 - f. Title II of the Americans with Disabilities Act (to the extent it applies; otherwise Section 504 and the Fair Housing Amendments govern).
3. HUD PIH Notice 2016-17, *Rental Assistance Demonstration (RAD) Notice Regarding Fair Housing and Civil Rights Requirements and Relocation Requirements Applicable to RAD First Component Public Housing Conversions*; and
 4. HUD Notice PIH-2012-32 (HA) H-2017-03, REV-3, *Rental Assistance Demonstration – Final Implementation, Revision 3*.

BACKGROUND

The Dayton Metropolitan Housing Authority d/b/a Greater Dayton Premier Management (“GDPM”) is currently undergoing a comprehensive portfolio RAD conversion. The RAD program is an initiative of the Department of Housing and Urban Development (“HUD”). It permits public housing authorities to convert public housing subsidy to a long term project based Section 8 rental assistance contract in order to address the backlog of maintenance and needs of public housing properties.

Under RAD, GDPM seeks to rehabilitate the 24 units that make up the RAD Telford-Shroyer Community. In August of 2018, HUD issued a Commitment to enter into a Housing Assistance Payment Contract (“CHAP”) for the Development (CHAP OH005000006MP1). The Telford-Shroyer Community consists of six four-plex buildings with an aggregate of 24 units. The following table identifies the covered addresses and corresponding bedroom distribution:

Address	zip	1-bdrm Units	2-bdrm units
514 Telford	45419	4	
520 Telford	45419	4	
524 Telford	45419	4	
532 Telford	45419	4	
2018 Shroyer	45419	4	
1907 Shroyer	45419	1	3
Total		21	3

TELFORD SHROYER PROJECT DESCRIPTION

The Telford-Shroyer RAD conversion will include the substantial rehabilitation of five of the six buildings. The rehabilitation does not include reconfiguration of bedroom size or of interior floor plans.

The rehabilitation needs of 1907 Shroyer are minimal and will not require relocation. The rehabilitation of 2018 Shroyer will be substantial and will require temporary relocation. After the rehabilitation is completed, the households will return to the same property at 2018 Shroyer. During the rehabilitation of the four Telford buildings, households in one building (514 Telford) will be temporarily relocated. After all phases of construction is completed those households will return to the development and be placed in a unit at 532 Telford.

The residents of the other three Telford properties will permanently move to the other Telford buildings after each building's construction is completed. See the RELOCATION Anticipated Timeline for complete details.

The 2018 Shroyer and 514 Telford households will be temporarily relocated to 538 Telford. 538 Telford is not currently part of the Telford Shroyer RAD development and is located .3 miles from 2018 Shroyer and 250 feet from 514 Telford. 538 Telford is owned by GDPM and has 4 one bedroom units of similar design to 2018 Shroyer and 514 Telford.



Pictured above is 514 Telford. This is a 4-plex building and is part of the Telford-Shroyer RAD Conversion.



Pictured above is 538 Telford. While this property is owned by GDPM, it is not part of the Telford-Shroyer RAD Conversion. The building is located within 250 feet from 514 Telford. The 514 households will temporarily relocate to the 538 Telford building. Because of its proximity to the Telford-Shroyer units and because it's substantially similar in design, the relocation to 538 Telford should minimize the impact of the temporary displacement of the Telford-Shroyer households.

After rehabilitation, at least one Telford-Shroyer unit will be fully accessible and two units will be sight and sound sensory units. Further, two units in 1907 Shroyer will be handicap visitable. New/replaced unit amenities include the following:

- Range
- Refrigerator
- Windows
- Vinyl stair treads
- Finished vinyl floor planks
- Countertops
- Bathroom hardware
- Window blinds
- Central air conditioning

ANTICIPATED SCHEDULE (Construction/Relocation Timeline Attached)

The construction is anticipated to take 270 days, consisting of six phases. Each phase is anticipated to take 30-45 days.

PHASE I: 2018 Shroyer

The first households that will be required to temporarily relocate off-site, are the four households located at 2018 Shroyer. GDPM owns a building located within a half mile at 538 Telford Avenue. The Telford units are substantially similar to the 2018 Shroyer units. The building contains four 1-bedroom units that were recently rehabilitated.

GDPM will hire a moving company to move the households and to provide any needed packing supplies. If needed, GDPM will pay the cost of packing assistance and any reconnection fees. If a tenant requests to place items in a storage facility pending its return back to 2018 Shroyer, GDPM will pay the costs. After PHASE I construction completion, GDPM will relocate the 2018 Shroyer households back to their newly rehabilitated units, paying all costs associated with the household's return to the Telford-Shroyer development.

PHASE II: 514 Telford

After the 2018 Shroyer households have returned to their units, the four households at 514 Telford will temporarily relocate to the 538 Telford location. The households will remain relocated until all Phases of construction at the other Telford properties is completed, whereupon they will return to the Telford-Shroyer Development, to the building located at 532 Telford. One unit at 514 Telford is currently a sight and sound unit and should the current occupant need those amenities, 2 units at 538 Telford will be available and the amenities will be added to 532 Telford in whichever apartment to which the individual relocates.

GDPM will hire a moving company to move the households and to provide any needed packing supplies. If needed, GDPM will pay the cost of packing assistance and any reconnection fees. If a tenant requests to place items in a storage facility pending the family's return to the Telford-Shroyer development, GDPM will pay the associated costs. After PHASE V construction completion, GDPM will relocate the 514 Shroyer households to their newly rehabilitated units at 532 Telford, paying all costs associated with the household's return to the Telford-Shroyer development.

PHASE III – V: 520, 526, & 532 Telford

Phase III-V households will only move once, to the newly rehabbed units within the Telford-Shroyer Development. After PHASE II construction completion the 520 Telford households will relocate to 514 Telford; the 526 Telford residents will relocate to 520 Telford; and the 532 Telford residents will relocate to 526 Telford. All the units have one bedroom, are substantially similar in design and within .3 miles of one another.

GDPM will contract with a moving company and pay all costs associated with each household's move to its new unit. GDPM will also provide packing supplies and packing assistance, if needed. Further, GDPM will reimburse residents or pay utility suppliers directly for any reconnection charges.

PHASE VI: 1907 Shroyer

GDPM does not anticipate that relocation will be necessary for 1907 Shroyer. The majority of the construction scope involves work to the common areas and exterior of the building. The limited work anticipated to be completed within each unit includes miscellaneous small repairs, installation of shelving in the kitchen and closets and sealing around the windows.

RAD Resident Information

No Re-Screening Provision

Pursuant to the RAD statute, upon conversion, the current occupied units will not be subject to a rescreening of income, eligibility, criminal records, and credit histories. However after conversion, residents will be subject to any ongoing eligibility requirements.

Resident Notices

All Telford-Shroyer public housing units will convert to the RAD PBV Program. Each household has received and will continue to receive written notices concerning the conversion. The written notices will ensure that all residents are aware of the conversion to RAD, the relocation process, resident rights and any relocation assistance that is available. GDPM will provide the following notices to residents:

1. General Information Notice

This notice has already been served. The notice informed the residents of the RAD Conversion. It also provided information on relocation benefits available to the tenants including payment of moving expenses and the availability of relocation counseling services. The notice specified that evictions or lease terminations for cause may impact a household's eligibility for relocation benefits.

2. RAD Relocation Ninety Day Notice

If temporary relocation is required, the impacted households will receive a 90 day notice of the relocation. The notice will specify the date by which the property must be vacated. This notice will also advise residents that they are eligible for relocation assistance.

3. Thirty Day Notice

This notice provides residents with information concerning their required move. The notice will notify residents of the earliest date they will be expected to move, and the unit they will be moving to. Additionally, this notice will advise each head of household that, upon closing of the RAD conversion, their public housing lease will be terminated and converted to a RAD lease.

After initial notification, residents will be scheduled for briefing sessions to explain the relocation procedures. During each briefing, residents will be asked to sign a written statement of acknowledgement regarding the pending relocation. Residents not being relocated will also be informed of such through writing.

4. Notification of Return

This notice provides residents an estimate of their time frame for relocating back to the Telford Shroyer development. It will be provided within a reasonable time in advance of the relocation date. It will also inform the resident of the exact unit to which they will be returning as well as details of that unit. This notice will also advise residents that they are eligible for relocation assistance. Additionally, this notice will explain the resident's options and the implications of those options if the resident determines that he or she does not wish to return to the Telford-Shroyer unit.

Eligible Persons

All current Telford-Shroyer households, who are in good standing on the date the 30 day notice of relocation is issued, will be eligible for assistance. Eligibility for notices and advisory services begins on the date of HUD approval to convert. All eligible residents after this date are eligible for some level of assistance.

Relocation Procedures

1. All households will receive the required notices.
2. Resident briefings will be conducted to explain relocation procedures in detail.
3. Each resident head of household will receive an individual interview with GDPM to determine housing needs, special services needed, and any other items applicable to relocation of resident.
4. Relocation staff will work with resident on utility and cable transfers, security deposits, if any, and assist with completing any paperwork related to relocation.

5. All residents will be required to sign the appropriate relocation agreement and any administrative documents as required by GDPM.

Refusal of Relocation

After construction completion, the Telford-Shroyer units will no longer be public housing units and will no longer be eligible for public housing occupancy. The households have the absolute right-to-return to the Telford-Shroyer development. A household may only reject a housing unit option at Telford-Shroyer with “good cause”.

GDPM considers the following actions to be rejection without good cause:

1. A resident refuses to sign a relocation agreement – this shall constitute rejection without good cause.
2. A resident refuses to move on their assigned date or 30 days beyond their scheduled date – this shall constitute a rejection without good cause.

Good cause is limited to the following:

1. Resident demonstrates that the housing unit poses an immediate and severe threat to the family’s life, health or safety. Resident must have supporting documentation to verify such good cause.

If it is determined that a resident has rejected the Telford-Shroyer unit without good cause, GDPM may initiate eviction procedures and will allow the resident to exercise the grievance process. However, a resident may have the option to sign another public housing or non-public housing lease agreement to move to an unrelated site. The resident will not receive relocation rental assistance for any difference in rental price because the tenant has refused relocation to the comparable Telford-Shroyer unit.

If a resident is unable to relocate to Telford-Shroyer due to disability, the resident has a right to submit a reasonable accommodation request to GDPM’s 504 Coordinator and complete the process necessary for approval.

Relocation Grievances

GDPM will process grievances in accordance with the policies and procedures set forth in the Public Housing Admissions and Continued Occupancy Policy. After RAD conversion, the residents must adhere to the following procedures:

1. Resident provides a written request for an informal review to the GDPM relocation staff. Relocation staff will schedule a meeting with the resident to determine if the grievance can be settled without formal action.
2. After the initial meeting, staff will provide resident with a written review of grievance. This will be mailed within ten (10) business days. The written notice will include the name, date of informal review, description of the grievance and the process for submitting a formal request for a grievance hearing.
3. If there is no resolution to the grievance, the resident may request a formal hearing with a GDPM assigned hearing officer. The formal hearing process will be conducted in accordance with the GDPM HCV Program Hearing procedures. Residents will receive a written notice within ten (10) business days from the hearing officer as to the disposition of the grievance.

Relocation Benefits Appeals

Residents subject to relocation may request a review of any GDPM determination and documentation concerning eligibility for relocation benefits, the amount of a relocation payment, or the selection of the comparable relocation unit provided.

Residents will have thirty (30) days after receipt of a written offer of relocation benefits to file an appeal. The appeal shall be in writing and delivered to:

Greater Dayton Premier Management
Senior Manager of Asset Management
400 Wayne Avenue
Dayton, Ohio 45410.

Upon receipt of a written appeal, GDPM staff shall assign the appeal to an impartial hearing officer to schedule a hearing. All hearings related to relocation benefits will be conducted pursuant to GDPM's Admissions and Continued Occupancy Policy and Grievance Procedures. The resident may attend and be represented by a person of his/her choice, at their own expense, and may bring witnesses. Materials presented by the resident and all other pertinent information will be considered by GDPM in making the decision.

The written decision of the hearing officer will be the final decision of GDPM in accordance with 49 CFR 24.10.

Relocation Housing Counseling Services

GDPM staff will schedule individual appointments with residents to discuss their needs, preferences, and concerns. Relocation counseling will be provided and include the following:

1. All required written notices and letters in any necessary format and language for residents to be able to understand clearly their rights and appropriate laws regarding the relocation process.
2. Information regarding relocation benefits and assistance.
3. Counseling, advisory services, and/or home visits to all residents in order to maximize understanding and minimize hardships.
4. Current and continuing information regarding the construction and relocation schedule.
5. Assistance with the completion of all required forms including the application for payment and benefits.
6. Referrals to area social services agencies as needed.

Relocation Costs (Relocation Budget Attached)

The Telford-Shroyer residents will be entitled to benefits such as moving expenses including, but not limited to: costs to move personal possessions, packing supplies, utility hookup fees, and cost of installing appliances, and relocation counseling.

Procurement of Moving Services

Presently, GDPM intends to solicit three (3) bids from various moving companies and award contract to the lowest bidder to move residents. All moves will be scheduled with relocation staff, head of household and moving company. Payment for the move will be paid directly to the moving company.

Summary of Resident Consultation to Date:

Since June, 2018, GDPM has held three resident meetings for the Telford-Shroyer residents. At the meetings, GDPM discussed the RAD conversion, relocation, and the scope of work for the construction. The sign-in sheets, handouts and meeting notices are attached to this narrative.

Anticipated Construction and Relocation Timeline:

Days of Construction	Action
Day 0	Move 4 households at 2018 Shroyer to 538 Telford Avenue
Day 1	Begin construction at 2018 Shroyer "PHASE I"
Day 40	2018 Shroyer Construction Completion/ 2018 Shroyer Households move back to unit at 2018 Shroyer.
Day 46	Move 4 households from 514 Telford to 538 Telford
Day 47	Begin construction at 514 Telford "PHASE II"
Day 92	514 Telford Construction Completion/ residents from 520 Telford move to 514 Telford
Day 93	Begin Construction at 520 Telford "PHASE III"
Day 138	520 Telford Construction Completion/ residents from 526 Telford move to 520 Telford
Day 139	Begin Construction at 526 Telford "PHASE IV"
Day 184	526 Telford construction completion/ residents from 530 Telford move to 526 Telford
Day 185	Begin Construction at 530 Telford "PHASE V"
Day 230	530 Telford construction completion / move the households temporarily relocated to 538 Telford in PHASE II to the units at 530 Telford.
Day 231	Begin construction at 1907 Shroyer "PHASE VI" – relocation not necessary
Day 270	1907 Shroyer construction completion.

Anticipated Relocation Budget:

Item	Amount per unit	Total
520, 526, and 532 Telford Moving Costs from old to new building (truck/supplies/assistance)	\$1,100	\$13,200
514 Telford Moving costs to temporary site and moving costs for return to development after PHASE V construction completion	\$2,220	\$8,800
2018 Shroyer Moving costs to temporary site and moving costs for return to 2018 Shroyer	\$2,200	\$8,800
2018 Shroyer & 514 Telford Miscellaneous (storage..etc.)	\$250	\$2,000
514, 520, 526, and 532 Telford Reconnection fees	\$30	\$480
2018 Shroyer Reconnection fees	\$60	\$240
Advisory Services	\$100	\$2,000
Total		\$35,520

Resident Meeting Documentation



Resident Meeting

When: Tuesday November 13th 4-5 p.m.

Where: 400 Wayne Ave., GDPM central office (upstairs)

GDPM is holding a resident meeting regarding the upcoming RAD conversion of Telford-Shroyer. The conversion will include the rehabilitation of the six two-story apartment buildings consisting of twenty-one (21) one-bedroom and three (3) two-bedroom units that make up the Telford-Shroyer Development. The improvements to these units include updating major systems and increasing the energy efficiency of Telford-Shroyer as a whole.

The properties are located at 514, 520, 526, 532 Telford Avenue in Kettering as well as 2018 and 1907 Shroyer Road in Oakwood. This project will involve rehabilitation of each of the properties for a total rehab cost currently projected to be around \$2 million. GDPM received a Housing Development Gap Financing award from the Ohio Housing Finance Agency to assist with the cost of rehabilitation. The development team is currently accepting comments on the design of the development and appreciate your input. Below are major elements included in the proposed design. Building specific details can be provided at the above meeting:

POSSIBLE CONSTRUCTION SCOPE:

Updating kitchens and bathrooms, landscaping/mulch, masonry, new porch entry, new entry doors, painting, chain link storage in basement w/gates, installation and updating of central air, new trash enclosure, new appliances and new flooring throughout the unit.

RAD PUBLIC HOUSING CONVERSION DETAILS:

The construction will be completed as part of a Rental Assistance Demonstration (RAD) conversion. Under RAD, the properties will convert from the Public Housing Program to the RAD Project Based Voucher (PBV) program. Since you're eligible for the Public Housing Program, you will be eligible for the RAD PBV program and your rent will be calculated the same.

RELOCATION

As a result of construction, some residents may be temporarily displaced. At this time, we do not know the extent of any needed displacement. But, GDPM anticipates that any necessary displacement will be for a short period of time, up to 30 days. If a resident is displaced as a result of construction, GDPM will work with each family to find suitable accommodations and pay all costs related to the displacement including storage, moving supplies, and the cost of accommodations. GDPM strives to minimize any necessary displacement and will work one-on-one with each household to determine how to minimize any hardships a family may face. It will be several months before construction will begin (spring/summer 2019) and GDPM will contact you at least 90 days in advance of any required displacement. If you are temporarily displaced, you will be guaranteed a right to return to the development once construction is completed.* **PLEASE DO NOT MOVE NOW!! Moving prior to receiving notice from GDPM may result in ineligibility for relocation assistance.**

*Not necessarily the same unit

Meeting

At the resident meeting, GDPM will share its current construction plans and you will be given an opportunity to provide feedback on the construction scope. GDPM will also be able to answer general questions regarding RAD, relocation and GDPM's upcoming development plans.

QUESTIONS ABOUT THE MEETING? | WHAT DO YOU WANT UPDATED?

Call or email Michael Melko | Choice Neighborhood Intern | mmelko@dmha.org | 937.910.7646



514 & 520 Telford

RELOCATION CONCERNS?

At this time relocation is not yet required.

Notification will be provided 90 days prior.

QUESTIONS?

Call the RAD hotline at **937.910.5444**



526 Telford



1907 Shroyer



532 Telford



2018 Shrover

*Not necessarily the same unit



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RAD Resident Meeting Agenda

1. WHAT IS RAD?

- a. HUD initiative that allows housing authorities to move to a more stable funding platform (from public housing to PBRA/PBV) and allows housing authorities to seek additional funding sources to renovate/replace housing.

2. WHY RAD?

- a. Currently, housing authorities are 100% dependent on Government funding for public housing. Since the early 2000s, Government funding has decreased significantly.
- b. More than \$100m needed in capital repairs – we receive appx \$4m.
- c. RAD allows us to seek additional funds (tax credits, grants, mortgages)

3. WHAT'S THE PLAN FOR YOUR PROPERTY?

- a. Possible construction scope base on Physical Needs Assessment: Updating kitchens and bathrooms, landscaping/mulch, masonry, new porch entry, new entry doors, painting, chain link storage in basement w/gates, installation and updating of central air, new trash enclosure, new appliances and new flooring throughout the unit.
 - i. What do you as a resident think? Anything that we missed?
- b. RAD PBV
- c. Construction to begin mid-2019. **PLEASE DO NOT MOVE NOW!!**

4. RESIDENT RIGHTS & RELOCATION

- a. No rescreening. Eligible for public housing program - eligible for RAD.
- b. Rent still 30% of income, maintain grievance rights, 1-for-1 replacement, and choice-mobility.
- c. If temporary relocation needed -- resident have the *RIGHT TO RETURN.
 - i. You will be contacted at least 90 days prior to relocation and will receive financial assistance to minimize hardship during the temporary transition.
- d. Will keep residents informed: meetings, newsletters, comment forms, hotline, email- RAD@gdpm.org, and website routinely updated: www.dmha.org/RAD.



Greater Dayton Premier Management

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Rental Assistance Demonstration (RAD) Resident Information Notice

****Updated June 19, 2018***

What is RAD?

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.

In 2012, HUD launched the Rental Assistance Demonstration (RAD). RAD is a HUD program created to assist public housing authorities maintain and preserve their public housing units. It provides PHAs a way to make needed improvements to their properties without depending on additional money from Congress. Since 2012, HUD has authorized more than 455,000 public housing units to participate in RAD.

How Does a RAD Conversion Work?

In RAD, 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 RAD?

Housing authorities are choosing RAD because with RAD, housing authorities are able to perform substantial rehabilitation or even new construction of its aging public housing stock.

We hope to update/replacement major building systems and other building components that are over or close to their remaining useful life. 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 performed 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. If the amount of work that needs performed is significant, GDPM may choose to build or acquire a new unit and you will have the right to transfer to the newly purchased or constructed unit.

GDPM and RAD

As part of its initial RAD planning process, GDPM will be meeting with residents of buildings identified as potential RAD sites. After meeting with the residents, GDPM intends 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):

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
Argell	Malden-Hollencamp
Triangle View	Short Helena

As part of this planning process, GDPM will be hosting RAD Informational Meetings for residents. GDPM invites you to participate in this planning process. These meetings are

an opportunity for you to discuss GDPM's RAD applications, express concerns and provide comments.

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 the RAD resident protections.

FREQUENTLY ASK QUESTIONS

Question: Will a RAD conversion affect my housing assistance?

Answer: You will not lose your housing assistance and you will not be rescreened because of a RAD conversion. 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 RAD conversion 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 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 RAD process?*

Answer: Before GDPM can apply to participate in RAD, HUD requires it to notify all residents in a development proposed for RAD conversion about their plans and conduct at least two meetings with those residents. These meetings are an opportunity for you to discuss the proposed conversion plans with GDPM, ask questions, express concerns, and provide comments. GDPM is required to submit your comments and its response to HUD as part of the RAD application.

Question: *When can a PHA start the RAD conversion process?*

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

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

Answer: Most needed repairs made as part of RAD are likely to be small and you will be able to stay in your home during construction. However, some apartments and buildings will require more extensive rehab. In these cases, you will be temporarily relocated but will have the right to return to

your development once construction is completed. Generally, temporary relocation should not last longer than 12 months.

Question: *What are GDPM's plans for my building?*

Answer: Through RAD, 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 Convert to RAD?*

Answer: After the resident meetings, GDPM will submit a RAD application to HUD. When HUD authorizes GDPM to participate in RAD, GDPM will have to have more resident meetings.

Question: *Is RAD a way of getting rid of affordable housing?*

Answer: No!! RAD provides for **one for one replacement**. If a housing authority decides that new construction or purchasing new properties is the best manner of updating and preserving its affordable housing, RAD requires the housing authority to replace all units.

Question: *What if RAD is not a good fit for GDPM?*

Answer: GDPM may pursue conversion to the PBV program through another HUD program called voluntary conversion/disposition or the developments will remain in the public housing program.

Updated FAQs from June 2018 Meetings

***Question:** How soon do I have to start packing? Will help be made available? Will information about my moving options be sent out?

Answer: After GDPM receives a Commitment to Enter into Housing Assistance Payment Contract (CHAP) from HUD, it will hold additional resident meetings and should have a more definite timeline available. However, you do not have to pack or prepare to move prior to GDPM providing you with additional notices. Additionally, we do not know if relocation will be required. If possible, GDPM will make any needed improvements with residents in place and with minimal discomfort and inconvenience to the residents.

If relocation is required, GDPM will provide you with at least 90 days' notice of an anticipated vacate date and it will not provide the notice until it has a comparable replacement unit. GDPM will assist in every facet of the move. Once construction is completed, you have a right to return to your Rad community. GDPM will continuously update its residents via meetings, newsletters, and the RAD webpage. If relocation is required, you will receive written notices and will be invited to attend a one-on-one meeting with a relocation specialist to determine your relocation needs.

***Question:** Do I have to return to my Unit?

Answer: If relocation occurs, you will have a guaranteed right to return to your GDPM RAD community. However, if you do not wish to return to your unit, there may be other options for you. A GDPM relocation specialist will speak with you directly. If you choose not to return, you will voluntarily 'give up' your right to return.

***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 a RAD conversion, you remain a GDPM RAD PBV resident at your RAD 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 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.

***Question:** Do I have to move to the West Side?

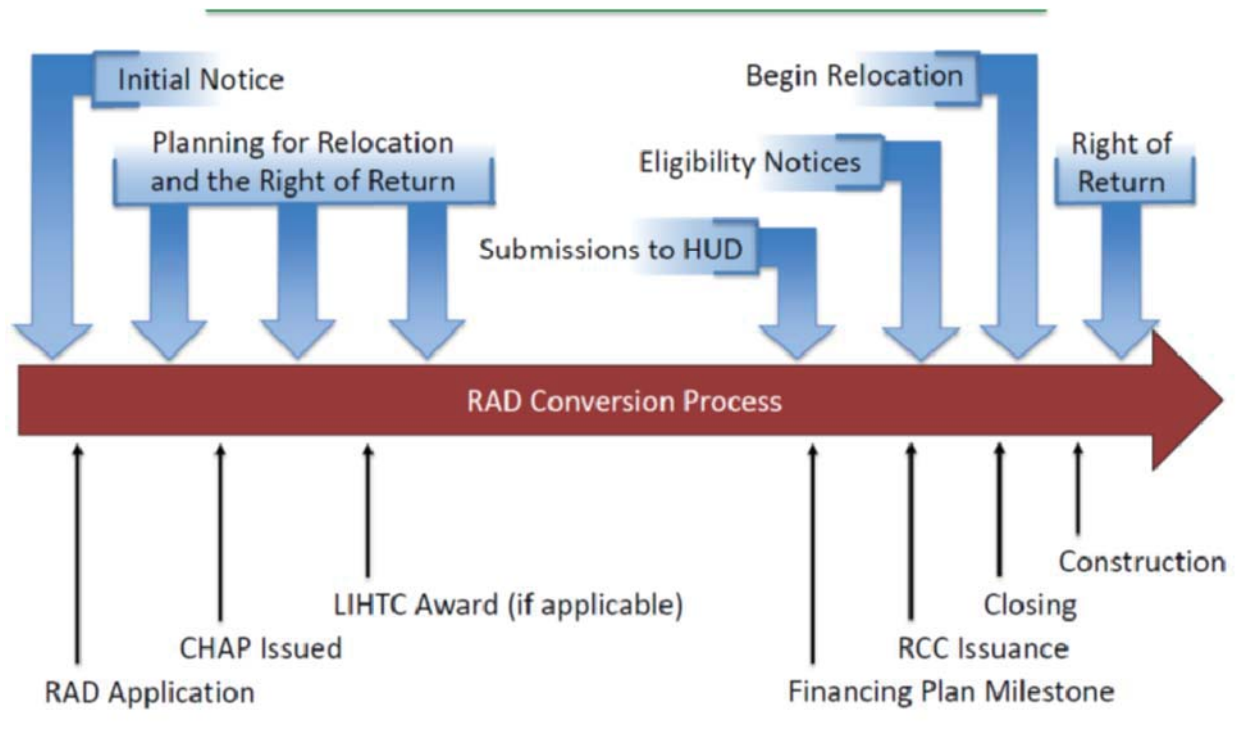
Answer: If relocation is required, a relocation specialist will work with you to find an acceptable comparable unit. To minimize the impact of any temporary displacement, GDPM will look at such items as location when finding you a unit. You will not be required to relocate to a unit that is not comparable in size, type or location.

***Question:** When will someone visit my unit to determine the needs?

Answer: GDPM's third party engineering firm, EMG, has already completed its initial needs assessment of the properties. They visited at least 25% of the units in each RAD community. If EMG updates its assessment, it will provide at least 48 hours' written notice prior to inspecting any units.

Question: How long is the Process?

Answer: It depends on the needs of your community. However, GDPM does not expect any construction to begin for at least a year. When HUD authorizes the RAD conversion, GDPM will notify you and hold additional resident meetings and will have a more definite time-line. Below is a picture of a typical RAD conversion process:



***Question: What are my options about relocation? Will there be multiple options?**

Answer: If relocation is required, a relocation specialist will work with you to minimize any temporary displacement that is required as a result of a RAD conversion. You will not be involuntarily permanently displaced. The specialist will work with you to determine your needs and to find a comparable acceptable unit. GDPM will pay the costs associated with your move to and from your RAD community. It will also provide any type of packing assistance you may need. To the extent feasible, GDPM will provide you with at least three comparable units to choose from when relocating to a unit temporarily.

RENTAL ASSISTANCE DEMONSTRATION (RAD)

TOOLKIT #1: WHY RAD? A RENTAL ASSISTANCE DEMONSTRATION (RAD) OVERVIEW

WHAT IS RAD & WHY IS IT NEEDED?

The Rental Assistance Demonstration (RAD) is a **voluntary program** of the Department of Housing and Urban Development (HUD). RAD seeks to **preserve public housing** by providing Public Housing Agencies (PHAs) with access to more stable funding to make needed improvements to properties.

Public housing units across the country need more than \$26 billion in repairs. HUD refers to these repair costs as **capital needs**. Congress has not provided enough funding for PHAs to keep up with capital needs. As a result, PHAs have had to make tough choices between things like repairing roofs and replacing plumbing—or worse, demolishing public housing. RAD provides PHAs a way to **rehabilitate**, or repair, units without depending on additional money from Congress.



HUD Assistant Secretary Sandra Henriquez touring a property proposed for RAD in Cleveland, OH

HOW DOES A RAD CONVERSION WORK?

RAD allows PHAs to manage a property using one of two types of HUD funding contracts that are tied to a specific building:

RAD TOOLKITS FOR RESIDENTS

This series of toolkits will better inform public housing residents about RAD and help them engage with PHAs throughout the RAD application and conversion process. All toolkits are posted on RAD's website at www.hud.gov/rad, under the 'Residents' tab. **Toolkit #1: Why RAD? A Rental Assistance Demonstration (RAD) Overview** provides a summary of the program with a focus on elements that affect residents.

- **Section 8 project-based voucher (PBV); or**
- **Section 8 project-based rental assistance (PBRA).**

PBV and PBRA contracts are 15- or 20-years long and are more stable funding sources.

This shift will make it easier for PHAs to borrow money and use **low income housing tax credits (LIHTCs)** as well as other forms of financing. These private sources of additional money will enable PHAs to make improvements essential for preserving public housing.

As a voluntary, limited demonstration program, less than 60,000 public housing units can be selected for RAD. PHAs must submit applications to convert some or all of their public housing assistance to PBV or PBRA contracts through RAD by September 30, 2015.

WILL A RAD CONVERSION AFFECT MY HOUSING ASSISTANCE?

You will **not lose your housing assistance** and you will **not be rescreened** because of a RAD conversion.

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, PHAs will manage RAD properties through either the PBV or PBRA programs. RAD requires that converted

properties be owned or controlled by a public or nonprofit entity.

WILL A RAD CONVERSION AFFECT MY RENT?

If your building or development is converted to PBV or PBRA, 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 also set resident rents at 30% of adjusted income, **most residents will not have rent increases** as a result of a RAD conversion.

However, if you are paying a flat rent in public housing, you will most likely have to gradually pay slightly more in rent over time. In these limited cases, if your rent increases more than 10% and requires you to pay more than \$25 per month in additional rent, your new rent will be phased in over the next 3 or 5 years depending on your PHA’s policy.

HOW CAN RESIDENTS BE INVOLVED IN THE RAD PROCESS?

HUD encourages residents and their PHAs to work together during the RAD application and conversion process.

Before PHAs can apply to participate in RAD, HUD requires them to:

- Notify all residents in a development proposed



Roundtable conversation with Fresno Housing Authority residents about a RAD conversion

DEFINITIONS

- **Capital Needs** - Costs of repairs and replacements beyond ordinary maintenance required to make the housing decent and economically sustainable.
- **Housing Choice Voucher (HCV)** - Rental vouchers that let people choose their own housing in the private rental market.
- **Low Income Housing Tax Credits (LIHTC) (pronounced lie-fee)** - LIHTCs provide the private market with an incentive to invest in affordable rental housing by offering a credit for an investor’s Federal taxes.
- **Project-based Vouchers (PBV)** - Rental vouchers that are attached to a specific number of units in a building. The voucher stays with the unit even after a tenant moves out. This program is often operated by PHAs.
- **Project-based Rental Assistance (PBRA)** - Like in PBV, in this program rental vouchers are tied to a specific building. This program is often operated by private owners.
- **Rehabilitation (or Rehab)** - The repairs needed to restore a unit or property to good condition.

for RAD conversion about their plans; and

- Conduct at least two meetings with those residents.

These meetings are an opportunity for you to **discuss the proposed conversion plans with your PHA, ask questions, express concerns, and provide comments**. The PHA is required to submit your comments and its response to them as part of the RAD application.

Once HUD selects the PHA and property to participate in RAD, the PHA must have at least one additional meeting with all residents of the property before HUD approves the final conversion. This is another opportunity for you to provide comments about the conversion plan.

WILL A RAD CONVERSION REQUIRE A CHANGE TO THE PHA PLAN?

HUD considers a RAD conversion to be a “Significant Amendment” to the PHA Plan. Once a PHA is selected to participate, the PHA will have to

comply with the resident and public notice, consultation, and public hearing requirements associated with a Significant Amendment before the final RAD conversion is approved.

This means that your **Resident Advisory Board (RAB) will also be consulted** and have an opportunity to make recommendations.

WHEN CAN A PHA START THE RAD CONVERSION PROCESS?

After notifying residents as outlined above, PHAs can apply to HUD to convert assistance under RAD. Some PHAs have already begun this process. The application period will remain open until the 60,000-unit conversion cap is reached, or September 30, 2015, whichever is sooner.

WILL I HAVE TO MOVE IF MY HOME OR BUILDING IS REHABBED?

Most needed repairs made as part of RAD are likely to be small and you will be able to stay in your home during construction.

However, some apartments and buildings will require more extensive rehab. In these cases, you will be temporarily relocated as provided by the Uniform Relocation Act (URA). You will have the **right to return** to your development once construction is completed. Generally, temporary relocation should not last longer than 12 months.

In a few cases, your current housing may be too old or deteriorated and past the point where it can be effectively rehabilitated, requiring that it be demolished and replaced. In these instances, you will be provided temporary relocation and you will have the right to return to the replacement housing that is constructed.

Before RAD



Properties are typically not funded at 100% in Public Housing



In Public Housing, PHAs cannot borrow money to perform necessary repairs



The funding fails to keep up with the deteriorating living conditions of residents



Residents cannot choose to move without losing housing assistance

After RAD



Properties are placed on a more stable Section 8 funding platform



PHAs and owners can more easily borrow money and perform rehabilitation work



The living conditions of residents are improved



Residents may receive a tenant-based voucher, or similar assistance, and move after 1 year in PBV and 2 years in PBRA

If you do not want to wait for replacement housing, the PHA may offer you comparable housing in another public housing property or a **Housing Choice Voucher (HCV)** to enable you to move to other available private housing.

Whether you are asked to move temporarily due to rehab work or to move permanently to new replacement housing, the PHA will help you find the best possible option for you and cover your moving expenses.



Civic Park in Salisbury, NC will be converting assistance through RAD

WILL RAD INCREASE MY ABILITY TO CHOOSE WHERE I LIVE?

In addition to improved, better quality housing, you will have **greater choice in where to live** through the RAD “choice-mobility option.” If you would like to move after your development undergoes a RAD conversion, you may request and receive a Housing Choice Voucher (HCV).

Under the PBV program, this option will be



RAD RESOURCES

For more information, please refer to the *HUD Revised Rental Assistance Demonstration Notice PIH 2012-32, Rev 1* issued July 2013 available on RAD’s website at www.hud.gov/rad, under the ‘Program Information’ tab.

available after living in a RAD property for one year; under the PBRA program, you may request a HCV after living in a RAD property for two years.

WILL RAD AFFECT RESIDENT RIGHTS & PARTICIPATION?

Overall, your experience as a resident should not change very much, if at all, due to a RAD conversion. RAD **keeps many of the resident processes and rights** available under public housing, such as the ability to request a grievance process and the timelines for termination notification.

Whether HUD begins funding a development through PBV or PBRA, residents will have a **right to organize** and resident organizations will continue to **receive resident participation funds**, up to \$25 per occupied unit according to their PHA’s current policy.

WILL I STILL BE ABLE TO PARTICIPATE IN SELF-SUFFICIENCY PROGRAMS?

If you are a current participant in the Resident Opportunities and Self Sufficiency-Service Coordinators (ROSS-SC) program, you can continue to participate until all of the current program funding is used.

You will also still be able to participate in the Family Self-sufficiency (FSS) program. If your property converts assistance to PBV, you will be automatically moved from the public housing FSS program to the Housing Choice Voucher (HCV) FSS program. The rules in both programs are very similar.

If your property converts assistance to PBRA, you may continue your participation in the FSS program until your current contract of participation ends.



514, 520, 526, 532 Telford &
 2018, 1907 Shroyer
 Resident Meeting
 SIGN-IN SHEET
 11/13/2018

Please sign below:

Name	Address	Phone number	Email Address
GARY MINTON	2018 SHROYER RD APT 2	(937) 369-8094	---
Anthony Collins	2018 Shroyer Rd Apt 4	937-250-5595	Amkingbest1216@gmail.com
Roxann Baer	1907 Shroyer Rd. #3	937-308-2803	Roxiebaer@gmail.com
Joseph Holland	1907 Shroyer Rd #1	937 829 3693	Joeholland@yahoo.com
Michael Yount	1907 Shroyer Rd	937 397-7084	
Claire Thompson	manager		

11/13/2018



514, 520, 526, 532 Telford &
2018, 1907 Shroyer
Resident Meeting
SIGN-IN SHEET
11/13/2018

Please sign below:

Name	Address	Phone number	Email Address
Grace Williams	526 Telford Ave #D	937-270-5484	gmwilliams3029@gmail.com
Yvonne Wallace	514 Telford Apt A	937) 727-7596	



Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

Rental Assistance Demonstration (RAD) General Information Notice

June 4, 2018

Dear Resident:

The property you currently occupy is being proposed for participation in the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. The RAD program will allow GDPM to seek outside public and private funding in order to perform substantial rehabilitation, updates and upgrades to its development. 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.

If your property undergoes substantial rehabilitation, 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, including moving assistance and an offer to move to a comparable unit, and all residents have the **right to return** to the development once rehabilitation is completed. 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). GDPM has not made any definitive plans for your development. But, it will review the feasibility of participating in the RAD Program.

If GDPM participates in RAD and 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 Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, ("URA"). This assistance will be in addition to any

ADMINISTRATIVE | ADMISSIONS

administration@gdpm.org

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

400 Wayne Avenue, Dayton, Ohio 45410

www.gdpm.org

HOUSING CHOICE VOUCHER

hcvprogram@gdpm.org

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



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 a 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 Karla Knox at 222-4228 and kknox@dmha.org.

ADMINISTRATIVE | ADMISSIONS

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GDPM DEVELOPMENT UPDATES



Dear Resident,

I am excited to announce that HUD has selected your development to participate in the Rental Assistance Demonstration (RAD) Program. RAD authorizes Public Housing Authorities (PHAs) to convert their public housing properties to project-based Section 8 contracts. This will allow PHAs more stable, long-term funding and make it easier for PHAs to obtain additional funding sources to address capital needs. Most importantly, RAD will improve housing choices for our residents.

As you know, our properties are aging and our capital needs are increasing. Over the past 15 years, HUD funds have steadily decreased. In order to preserve affordable housing for our residents, it is necessary to find innovative ways to secure funding. RAD is one of the ways we can accomplish this mission. Under RAD, we will be able to seek additional funding in order to substantially rehab or replace our aging properties. We will remain our community's largest provider of quality, affordable housing and a community asset for the long-term.

As a current GDPM public housing resident, you automatically qualify for the RAD program. Your rent will continue to be calculated at 30% of your income. If the rehab of your property is significant, and it will be safer to have your unit vacant during construction, GDPM will find a unit for you to live in temporarily during construction. But, you will have the right to return to the development once construction is finished.

I pledge to keep you informed of our plans and progress as we navigate this exciting transformation. Please find additional information about RAD in this newsletter.

Inside this Issue:

RAD- What's Next?	2
Will I Have to Move?	2
You're Invited Resident Meetings	2
10 Things You Should Know	3
Resident Fact Sheet	4
Contact GDPM	4



Respectfully yours,

Chief Executive Officer
Greater Dayton Premier Management

RAD—What’s Next?

GDPM hired EMG, an engineering firm, to inspect and evaluate all of the RAD properties. EMG will provide GDPM with a list of repairs and renovations that each building needs and the expected costs.

Once GDPM determines the amount of repairs and renovations needed, it will develop a Master RAD Plan. This plan will detail the extent of work needed and the timeline of each development.

Residents will be kept informed along the way. This is a long process, but the journey should be well worth it!

Will I have to Move?

You will ***not lose your housing assistance*** because of RAD. Even though owners of a RAD property can use private money to make repairs, the owners will continue to receive HUD money and must follow HUD’s rules.

Many repairs made through the RAD process will allow you to stay in your home during construction. However, some apartments and buildings will require more work.

If it is necessary for you to be relocated, you will be protected by RAD relocation rules. This means you will have the right to return to your development once construction is completed.

You’re Invited!!

GDPM will be having informational Resident RAD meetings at the following times and locations:

DATES:	Location:
June 14 10:00 am	GDPM, 400 Wayne Avenue, Dayton
June 14 3:00 pm	Triangle View Community Room, 2728 Triangle View, Dayton
June 14 5:30 pm	Madrid Estates, 221 Fox Grove, Centerville
June 18 12:00 pm	GDPM, 400 Wayne Avenue, Dayton
June 19 4: 00 pm	GDPM, 400 Wayne Avenue, Dayton



RAD: 10 Things You Should Know

1. What is RAD?

The Rental Assistance Demonstration was created to give public housing authorities, such as GDPM, a powerful tool to preserve and improve public housing properties and to address the \$26 billion nationwide backlog of deferred maintenance of public housing properties.

2. Does RAD benefit GDPM?

YES. Through RAD, GDPM can address the deterioration of the structure of GDPM's housing stock. Congress has not provided housing authorities with enough funding to keep their properties in good condition. As a result, housing authorities are faced with making tough choices on which repairs take priority.

3. What type of renovations will take place?

GDPM procured a third party architect to perform an analysis of all GDPM properties. This analysis will inform us on what type of rehabilitation is needed.

RAD

*Transforming and
Revitalizing Public
Housing*

4. Will residents still receive housing assistance?

YES. Under RAD, units move to a Section 8 platform with a long-term contract that, by law, must be renewed. **Residents will not lose their housing assistance and will not be rescreened.**

If you are a current public housing tenant, you are automatically eligible for RAD!

RAD also ensures that the units remain **affordable to low-income households.**

5. Does RAD mean GDPM will be privately owned?

NO. GDPM will continue to own its properties. RAD **maintains supervision** of the converted property through clear rules on ownership and use.

6. Will my rent increase?

Residents will **continue to pay 30%** of their income towards their rent and **maintain the same basic rights** as they possess in the public housing program. If a resident pays flat rent, their rent may increase. However, GDPM will allow residents to gradually phase in any increase in rent.

7. Will HUD provide more funds?

NO. The program is **cost-neutral and does not increase HUD's budget.** RAD simply shifts units from the Public Housing program to the Section 8 program so GDPM may leverage the private capital to make improvements.

8. Will I have to relocate due to RAD?

It will depend on the amount of construction GDPM needs to do, if any, to rehabilitate your current RAD unit. If you are required to vacate your unit during construction, you will have the **Right to Return to the RAD development upon completion.** Additionally, GDPM will provide relocation assistance.





RAD: Resident Fact Sheet

- ◆ *You will not lose your housing assistance and you will not be rescreened as a result of a RAD conversion.*
- ◆ *If a resident needs to vacate their unit during construction, **GDPM will pay for Relocation Assistance.***
- ◆ *RAD requires **1-FOR-1 REPLACEMENT.** All residents will have the **Right to Return** to their current development. No resident may be involuntarily, permanently relocated.*
- ◆ ***Rent will continue to be calculated at 30%** of your adjusted income.*
- ◆ *Resident organizations will continue to receive **resident participation funds,** up to \$25 per occupied unit.*

HUD RAD Webpage
www.hud.gov/rad

GDPM RAD Webpage
www.dmha.org/rad

Questions?

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

RAD@gdpm.org
937-910-5444

GDPM Vision

Our vision is a Miami Valley with diverse housing and neighborhood options in which our families, partners and assets contribute to the overall quality of life and economic health of the community.

No attendees



Resident Meeting

SIGN-IN SHEET

June 18, 2018

RAD

Online

Please sign below:

Name	Address	Phone number	Email Address

No one in attendance



**Resident Meeting
SIGN-IN SHEET
June 19, 2018
RAD**

Please sign below:

Name	Address	Phone number	Email Address



Greater Dayton Premier Management

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Executive Summary

Metro Wide and GDPM met on August 8, 2018 to review the Significant Amendment to GDPM's FY19 Annual Plan and current Five Year Plan and revised Capital Plan Statement.

The following items were reviewed:

1. Mainstream Voucher Program application for funding
2. RAD PBV Choice Mobility
3. RAD Policies (including but not limited to RAD preference categories), RAD Chapter to the GDPM Administrative Plan, Lease Agreement and House Rules
4. GDPM's RAD 75/25 implementation: for qualified developments convert 75% of units under RAD and 25% units under dispositions in order to utilize regular project-based vouchers
5. Di Minimis RAD disposition – up to an additional 5% of units at each RAD development will be disposed of under HUD's Section 18 Di Minimis' exception: these units will convert under the regular PBV program.
6. Telford Shroyer – RAD Conversion with use of Housing Development Gap Financing
7. Brandt Meadows update: 44 AMP 1 Scattered Sites units will transfer to the Brandt meadows new construction tax credit development and GDPM will dispose of the 44 AMP 1 scattered sites units for fair market value with proceed to be used to support future RAD conversions
8. Voluntary Conversion in order to utilize PBVs:
 - a. Grand, Wentworth, Metropolitan, Park manor, Wilkinson, Westdale, Wilmington, DeSoto Bass --- convert to PBV under disposition or voluntary conversion in lieu of RAD
9. AMP 6: 4% Tax Credit RAD project
10. AMP 1: 4% Tax Credit RAD Project
11. Telford Corona – RAD Transfer of Assistance of 16 Wilkinson units
12. GDPM's RAD Multi-phase Redevelopment Plan 2018-2024
13. Upcoming demolition and disposition applications

- 14. GDPM will apply for tenant protection vouchers for any demolition, disposition and/or conversion of its public housing stock (the maximum amount allowed under HUD rules)
- 15. HOPE VI funding for Community Center
- 16. Revised GDPM Capital Fund Statement

I hereby acknowledge that GDPM met with Metro-Wide on August 8, 2018 at 400 Wayne Avenue, Dayton, Ohio. We reviewed and discussed the above items. Metro-Wide may submit comments to all the Significant Amendment and demolition/disposition/ development items. At this time, Metro-Wide does not object to any item delineated in the Significant Amendment or set-forth above.

Elisie Carter 8-8-18
Sign / Date

Elisie Carter
Print Name

John Fink 8-8-18
Sign / Date

GRETA BANK
Print Name

Sign / Date

Print Name

RAD FHEO Accessibility and Relocation Checklist

RAD FHEO Accessibility and Relocation Plan Checklist

The following checklist is required to be submitted to the RAD Transaction Manager prior to, or concurrent with, submission of the Financing Plan.

PHA Name: Dayton Metropolitan Housing Authority d/b/a Greater Dayton Premier Management
PHA Code: OH005

PIC Project Number: OH005000006 Total Number of Units: 375

Proposed Number of Units to be converted: 24

PHA Contact Person: Angela Stearns Email: astearns@dmha.org Phone: 937-910-7625

Date Completed: December 13, 2018

Section I: Threshold Questions

Please check the appropriate box for the following threshold questions:

Question	Yes	No
Does the project involve new construction or substantial alteration (i.e. alterations that involve a project that has 15 or more units and the cost of the alterations is 75 percent or more of the replacement cost of the completed facility (see 24 CFR 8.23)?		X
Will the conversion of assistance result in off-site temporary relocation for any resident that will last for more than 60 days or include the transfer of assistance to another site?	X	

If you answered no to both of the above questions, please skip the remaining sections of this checklist and sign the bottom of the form. In all other cases, please complete the relevant section of the checklist. For example, if you answered yes to the first question, please complete Section II, Accessibility.

RAD FHEO Accessibility and Relocation Plan Checklist

Section II: Accessibility

- a. Please describe how the conversion of assistance will impact accessibility. Additionally, please indicate the number of units to be converted and the units that will be accessible.

N/A

- b. Please provide the following waiting list and occupancy data for accessible units. If the units are currently vacant, please provide the data for the most recent occupants of the project. N/A

Bedroom Size	0	1	2	3	4	5	Other	Total
1. Number of persons on waiting list who have requested mobility accessible units								
2. Number of persons on waiting list who have requested vision and/or hearing accessible units								
3. Number of mobility accessible units occupied by tenants with disabilities who require the features of the unit								
4. Number of hearing/vision accessible units occupied by tenants with disabilities who require the features of the unit								

- c. Please provide the distribution of all wheelchair and other accessible units that will be available in the project after RAD conversion. N/A

Bedroom Size	0	1	2	3	4	5	Other	Total
1. All units								
2. Total units with project-based rental assistance								
3. Mobility accessible units								
4. Vision and/or Hearing accessible units								
*5. (Total Accessible Units)								

RAD FHEO Accessibility and Relocation Plan Checklist

Section III: Relocation Plan

- a. Please explain any plans for the relocation of current residents, including the number of residents that will need to relocate, whether the relocation is temporary or permanent and, if temporary, the expected duration of the relocation, the type and location (including census tract) of the replacement housing, how the housing qualifies as a comparable unit as defined by the URA and 49 CFR 24.2(a)(6), and the method of determining which families will be subject to temporary relocation in excess of twelve months.

Please see attached Relocation Plan
 Telford units are located in census tract 209 and Shroyer units are located in census tract 102.

- b. List the civil rights characteristics (race, national origin, familial status, and/or disability, etc.) of the residents to be transferred off-site for greater than 60 days or permanently relocated due to a transfer of assistance, as a result of the proposed conversion

White	African American	Asian	Hispanic	American Indian and Alaska Native	Native Hawaiian and Other Pacific Islander	Other (e.g., Families with Children; Disabled Individuals, etc.)
2	8			1 *One person is both African American and American Indian		Families with Children: 1 Disabled individuals: 6

RAD FHEO Accessibility and Relocation Plan Checklist

Please describe:

c. The type of housing counseling or services provided to affected families.

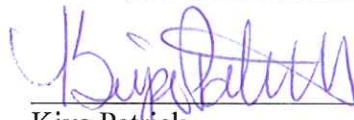
GDPM will provide the following housing counseling/services to affected residents:

1. All households will receive the required notices.
2. Resident briefings will be conducted to explain relocation procedures in detail.
3. Each resident head of household will receive an individual interview with GDPM to determine housing needs, special services needed, and any other items applicable to relocation of resident.
4. Relocation staff will work with resident on utility and cable transfers, security deposits, if any, and assist with completing any paperwork related to relocation.
5. GDPM will provide current and continuing information regarding the construction and relocation schedule.
6. Referrals to area social services agencies as needed.

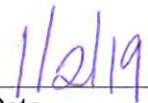
Please see also the Relocation Plan

d. Describe the likely housing market areas/communities where tenants will relocate through HCV assistance or other HUD assistance programs, including whether they are relocated to an area of higher opportunity, areas (e.g., areas with better schools, employment, transportation opportunities), and the extent of improved housing choices and opportunities under the relocation plan.”

n/a



Kiya Patrick
Vice President of Strategic Development



Date

The signature above indicates that (1) I am legally authorized to represent the agency in this matter, (2) all information provided in this checklist is true and accurate, (3) no resident shall be permanently and involuntarily relocated as a result of any conversion action associated with RAD, (4) the PHA will maintain compliance with Section 504 of the Rehabilitation Act of 1973, (5) any relocation lasting under 60 days shall comply with all civil rights and fair housing requirements, including Section 504 of the Rehabilitation Act of 1973, (6) any relocation performed shall comply with Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and its implementing regulations (49 CFR Part 24) and shall comply with the RAD Relocation Notice (PIH Notice 2014-17 or successor guidance), and (7) if the proposed relocation was to be for less

RAD FHEO Accessibility and Relocation Plan Checklist

than 60 days and something changes requiring a period of temporary relocation longer than 60 days, I shall fill out this form again with the additional details.



**U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT**

Midwest Regional Office, Region V
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard – Room 2101
Chicago, Illinois 60604-3507

Office of Fair Housing and Equal Opportunity

February 14, 2019

Jennifer N. Heapy,
Chief Executive Officer
Dayton Metropolitan Housing Authority
400 Wayne Avenue
Dayton, Ohio 45410

**SUBJECT: RAD FHEO Accessibility and Relocation Checklist
 Wilkinson Plaza (Telford-Shoyer)**

The Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity ("FHEO"), is in receipt of the Dayton Metropolitan Housing Authority's ("DMHA") Accessibility and Relocation Plan Checklist for the Rental Assistance Demonstration ("RAD") conversion of DMHA property identified Wilkinson Plaza (Telford-Shroyer Development) as PIC Project Number OH005000006

The RAD Notice requires that conversion projects undergo a front-end civil rights review for compliance with accessibility and relocation requirements. DMHA's proposal calls for the rehabilitation of six two-story apartment buildings consisting of twenty-one (21) one-bedroom and three (3) two-bedroom units. After rehabilitation, at least one unit will be fully accessible, two units will be sight and sound sensory, and two units will be adaptable.

Since June 2018, DMHA has held three resident meetings whereby residents are informed of the conversion to RAD, relocation process, and residents rights. DMHA will pay the costs associated with transferring families to and from the Telford-Shroyer location. All units will be converted to the RAD PBV program and impacted residents will have the absolute right-to-return to the Telford-Shroyer development.

Based on our review of the information provided by the Dayton MHA and information gathered independently by the Department, FHEO determined that the site satisfies the conditions for accessibility and relocation under RAD.

If you have any questions, please contact Elva Lewis, Branch Chief at the Office of Fair Housing and Equal Opportunity Region V, Columbus Field Office at (614) 280-6112.

Sincerely,



Maurice McGough,

Regional Director

Office of Fair Housing and Equal Opportunity

Region V