

## Questions and Responses

### RFP 22-01 & RFP 22-03

1. 22-03: Please confirm that a unique PNA report is required for each of the seven developments listed on page 1 of the Summary and Specifications portion of the RFP. This would imply a separate RAD transaction per development.

**Response:** Yes – these are seven separate RAD CHAPs.

2. 22-03: Please confirm that there is no FHA component to this RAD conversion.

**Response:** There is no FHA component

3. 22-03: The Project Description in Part I cites qualifications related to environmental expertise, certifications, and education. Please confirm that environmental reports are not a required part of the Scope of Work.

**Response:** Environmental reporting is NOT part of the scope of work.

4. 22-03: Per Statement of Work, sections (f-h), please confirm that noted forensic intrusive investigations are not part of the awarded contractor's scope.

**Response:** forensic intrusive investigations are not part of the awarded contractor's scope

5. 22-03: Per Statement of Work, section (i) / subsection (**f. Environmental Concerns**), please confirm that the awarded contractor is not responsible for hazardous materials testing or for the contracting of any third-party hazardous material advisors.

**Response:** the awarded contractor is not responsible for hazardous materials testing or for the contracting of any third-party hazardous material advisors

6. 22-03: Per Statement of Work, section (i) / subsection (**g. Green Building Principles**), please confirm that an Energy Audit is not required, as multiple sections of the RFP refer to energy savings and utilities.

**Response:** an Energy Audit is not required

7. 22-03: Can you please provide addresses, building counts (including any non-residential buildings to be assessed), and any available site maps for each of the 7 properties.

**Response:** please see attached

8. 22-03: The RFP's Table of Contents page requests that appropriate forms included within a sealed bid be submitted in order. Please clarify if the correct order is per the listing shown in the Table of Contents (i.e., Items 2, 3, 4, 5, and 6) or per the listing provided in Part III. Submission Requirements (i.e., bulleted numbers 1, 4, 5, 6, and 7).

**Response:** The following should be submitted:

- 1) Request for Proposal Proposer Information Form
- 2) Statement of Qualifications, Strategy, Experience narrative
- 3) Completed Fee Proposal.
- 4) Completed Non-Collusive Affidavit & Full Disclosure
- 5) Completed Section 3 Form
- 6) Completed W-9, if not already provided.

9. 22-03: Related to Question 8, in which section should the Statement of Strategy referenced on the final page of the RFP be included within our response?

**Response:** The Statement of Qualifications, Statement of Strategy and related experience should be included as a narrative.

10. 22-03: Would you be able to provide a list of properties with number of units, buildings, address, and any other information you can provide?

**Response:** Please see attached

11. 22-03 & 22-01: Will you be needing environmental reporting (Phase I, Lead Paint, Asbestos etc.) for the properties built prior to 1980?

**Response:** GDPM has procured a separate firm to perform any needed environmental testing/reporting

12. 22-03 & 22-01: Can you provide a building count for all properties?

**Response:** Please see attached property information spreadsheets and site maps. The number of non-dwelling and dwelling units for each property is included.

13. 22-03 & 22-01: Can you provide the year each property was constructed?

**Response:** Please see attached property information spreadsheets. The date of construction for each property is included.

14. 22-03: Are the RAD properties all in one AMP? Or are they split in the CHAP award?

**Response:**

- **Northeastern Montgomery County:** all properties in AMP 5

- **Fitch-Hawthorn/Hawthorn Village:** two separate AMPs, but a single CHAP. Hawthorn Village is AMP 3 and Fitch-Hawthorn is AMP 5
- **Imperial:** both buildings in AMP 5
- **Wolf Creek:** AMP 2
- **Winston Woods:** AMP 2
- **Malden-Hollencamp:** AMP 3
- **Huffman Parnell:** AMP 5

A copy of all the CHAPs are attached hereto.

15. 22-01 & 22-02: Can you provide the addresses of the properties?

**Response:** Please see attached property information spreadsheets. The addresses for each property is included.

16. 22-01 & 22-03: Will the required forms (currently found in the RFP) be added to the website in the fillable form?

**Response:** yes. The forms will be added by the end of this week

17. 21-03: Please confirm that seven (7) sets of reports (Narrative PNAs, Level II ASHRAE Energy Audits and CNA ETools) are required, 1 for each development.

**Response:** narrative PNAs and CNA Etools are needed for CHAP award. An energy Audit is NOT needed,

18. 22-03: Does the Housing Authority have 100% resident utility data for the past 2 years (needed for Energy Audits)?

**Response:** An energy Audit is NOT needed,

19. 22-01: Can you provide the addresses for each community?

**Response:** see attached property information

20. 22-01: Can you provide how many buildings are associated with each community?

**Response:** see attached property information

21. 22-01: Can you provide the dates of construction for each community?

**Response:** see attached property information

22. 22-01: The final page of RFP # 22-01 states the proposal should include all sections identified in the Submission Requirements. The Submission Requirements section appears to have been omitted from the RFP. Please clarify if there are additional requirements not included in the RFP issued on May 25, 2022.

**Response:** the submission requirements include:

- 1) Request for Proposal Proposer Information Form
- 2) Statement of Qualifications narrative
- 3) Completed Fee Proposal.
- 4) Completed Non-Collusive Affidavit & Full Disclosure
- 5) Completed Section 3 Form
- 6) Completed W-9, if not already provided

23. 22-01: Scope of Services section c(x) references test results and/or reports documenting hazardous materials issues. Please confirm that additional testing is not an expected part of the awarded contractor's scope.

**Response:** Additional Testing is NOT expected

24. 22-01: Is there any flexibility in the deliverable timeline noted in Section 3? Completing seven Section 18 reports within 60 days may be difficult for some firms to achieve.

**Response:** Yes, we will be flexible on the deliverable dates. GDPM intends to submit all Section 18 applications no later than November 2022.

25. 22-01: Per the Fee Proposal form, what potential additional services do you foresee beyond the initial scope of work?

**Response:** We may need re-inspections

# **RFP 22-01**

Section 18 Needs Assessments

## **PROPERTY INFORMATION**

Site Name	Units	Site Address	O BR	1 BR	2 BR	3 BR	4 BR	5 BR	Dwelling Buildings	Non-Dwelling Buildings	Construction Date	DOFA DATE	Acres
138 Gettysburg	5	138 N. Gettysburg Avenue, 45417			5				1		1975	7/31/1975	0.18
Winters	6	436-440 Winters Street, 45417		6					2		1970	4/1/1970	0.09
Superba	24	3004-3005 Superba			20	4			2		1970	8/1/1970	0.97
Willow	6	619 Willow Street		6					1		1970	4/1/1970	0.19
Wilkinson Plaza	200	126 W. Fifth Street		199	1				1		1964	8/1/1964	0.98
DeSoto Bass 1	226	811 Oldfield Avenue		78	100	36	12		24	2	1942	3/1/1942	25.894
DeSoto Bass 2	128	811 Oldfield Avenue		12	85	31			19	3	1953	12/1/1953	
Hoch	6	261 Hoch		6					1		1970	4/1/1970	0.15

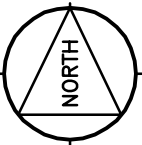
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4-24-04, 11:51:47



NOTE:  
1-BUILDING - BLDG. #1 (GARDEN APARTMENTS)  
3-UNITS - 261, 263, 265 HOCH STREET (ELDERLY)  
3-UNITS - 267 HOCH STREET - APARTMENTS A, B & C (ELDERLY)

SITE PLAN

SCALE: 1" = 60'-0"



HOCH STREET

.15 ACRES  
6,700 SQ. FT.

DATE 4-12-04	Hoch Street OH5-18D for DMHA		Helmig Lienesch & Associates Consulting Engineers	
	281 Hoch Street Dayton, Ohio		1660 Kettering Tower Dayton, Ohio 45423	
			(937) 228-4007 FAX: (937) 228-1936	

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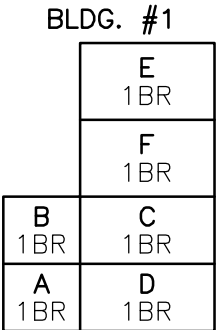
WEBSTER STREET

EARL AVENUE

NORTH KEOWEE STREET

ALLEY

TAYLOR STREET



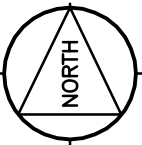
619

WILLOW STREET

NOTE:  
1-BUILDING  
6-UNITS (ELDERLY)

SITE PLAN

SCALE: 1" = 50'-0"



619 WILLOW STREET

.19 ACRES  
8,300 SQ. FT.

DATE  
4-12-04

DRAWN BY  
EJN

CHECKED BY  
DRH

SHEET  
M-3300

619 Willow Street OH5-18F  
for  
DMHA

619 Willow Street

Dayton, Ohio

Helmig Lienesch & Associates  
Consulting Engineers

1660 Kettering Tower  
Dayton, Ohio 45423

(937) 228-4007  
FAX: (937) 228-1936

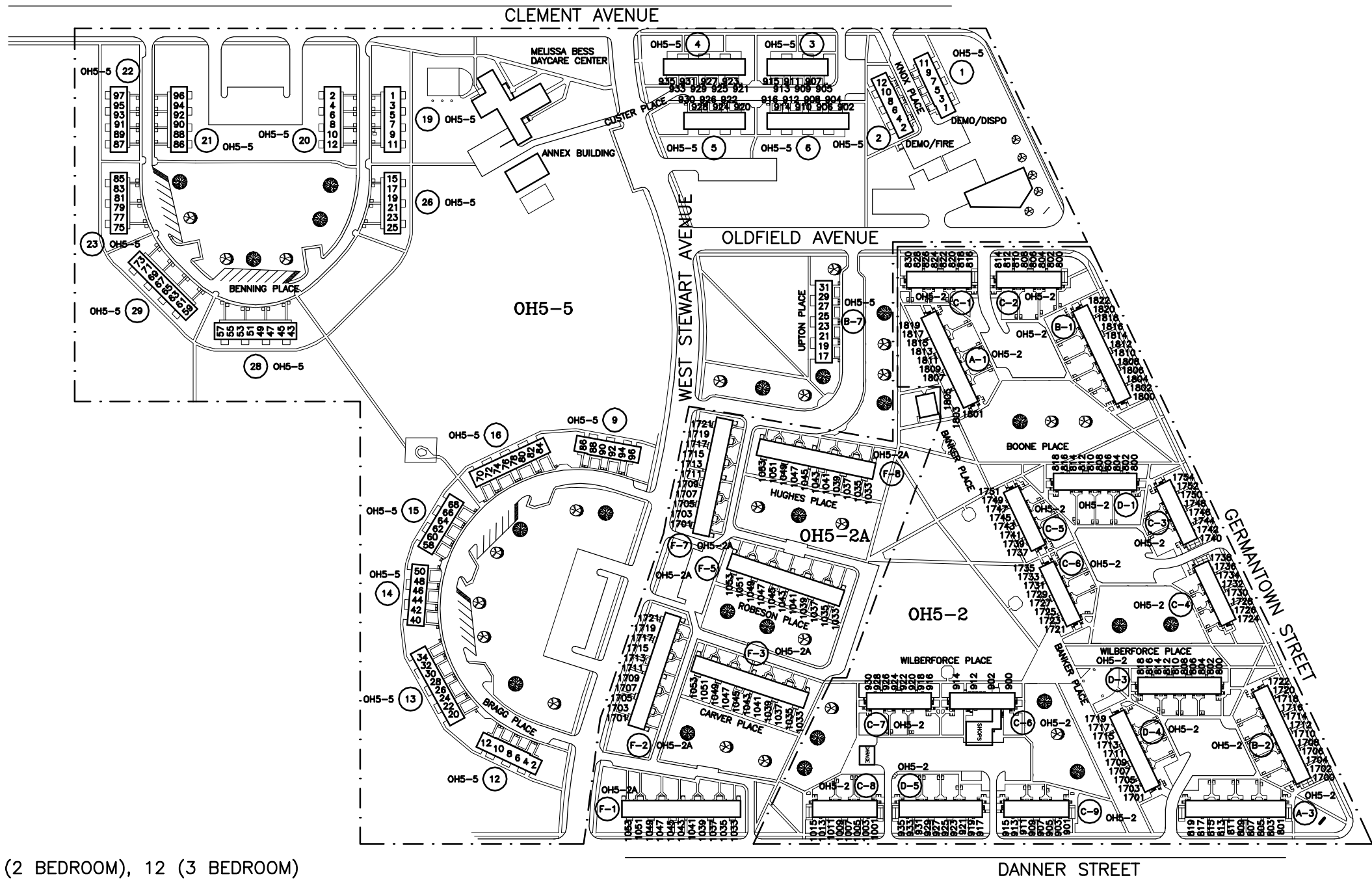
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NOTE:  
OH5-2  
18-BUILDINGS  
160-UNITS (FAMILY) 72 (1 BEDROOM), 76 (2 BEDROOM), 12 (3 BEDROOM)

OH5-2A  
6-BUILDINGS  
66-UNITS (FAMILY) 6 (1 BEDROOM), 24 (2 BEDROOM), 24 (3 BEDROOM), 12 (4 BEDROOM)

OH5-5  
20-BUILDINGS  
132-UNITS (FAMILY) 16 (1 BEDROOM), 85 (2 BEDROOM), 31 (3 BEDROOM)

TOTAL:  
44-BUILDINGS (INCLUDING 1 SENIOR CITIZENS BUILDING)  
358-UNITS (FAMILY)



**SITE PLAN**  
SCALE: 1" = 200'-0"  
NORTH

# DESOTO BASS COURTS

45.52 ACRES  
1,987,000 SQ. FT.  
(AREA SOUTH OF W. STEWART INCLUDED)

33.35 ACRES  
1,455,600 SQ. FT.  
(AREA SOUTH OF W. STEWART NOT INCLUDED)

DMHA Desoto Bass Courts OH5-2/2A/5

**Helmig Lienesch LLC**  
Consulting Engineers

1660 Kettering Tower  
Dayton, Ohio 45428  
(937) 228-4007  
FAX: (937) 228-1998

Dayton, Ohio

811 Oldfield Avenue

DATE  
3-4-05

DRAWN BY  
EJN

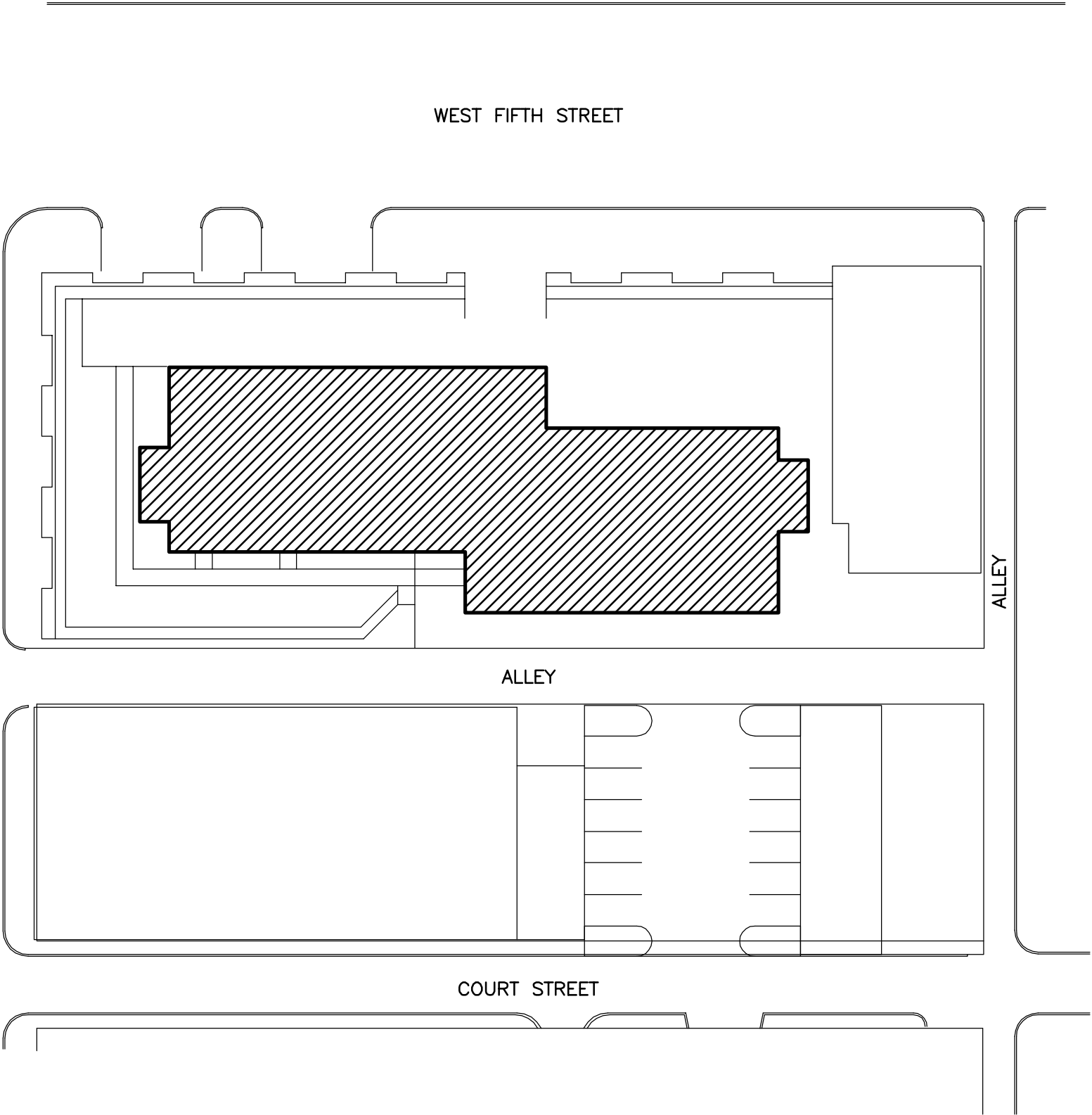
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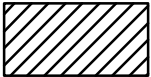
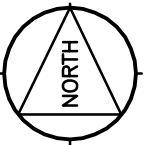
NOTE:  
HI-RISE  
14 STORIES  
1-BUILDING  
200-UNITS (ELDERLY) 199 (1 BEDROOM), 1 (2 BEDROOM)

WILKINSON STREET



SITE PLAN

SCALE: 1" = 40'-0"



HI RISE

WILKINSON PLAZA

0.76 ACRES  
33,300 SQ. FT.  
(PARKING LOT NOT INCLUDED)

0.98 ACRES  
43,000 SQ. FT.  
(PARKING LOT INCLUDED)

DATE  
12-10-04

DRAWN BY  
EJN

CHECKED BY  
DRH

SHEET  
M-400

Wilkinson Plaza OH5-10  
for  
DMHA

128 West Fifth Street

Dayton, Ohio

Helmig Lienesch & Associates  
Consulting Engineers

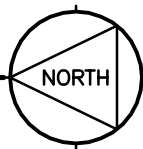
1660 Kettering Tower  
Dayton, Ohio 45423  
(937) 228-4007  
FAX: (937) 228-1936

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NOTE:  
2-BUILDINGS  
6-UNITS (ELDERLY) (1 BEDROOM)

## SITE PLAN

SCALE: 1" = 50'-0"



# 436-440 WINTERS

0.09 ACRES  
3,800 SQ. FT.

DATE

1-31-05

DRAWN BY

EJN

CHECKED BY

DRH

SHEET

M-5900

DMHA 436-440 Winters OH5-18E

440 Winters Street

Dayton, Ohio

**Helmig Lienesch LLC**  
Consulting Engineers

1660 Kettering Tower  
Dayton, Ohio 45423  
(937) 228-4007  
FAX: (937) 228-1996

WOODWARD AVENUE

ALLEY

PRIVATE OWNER

PRIVATE OWNER

WINTERS STREET

KAMMER AVENUE

PRIVATE OWNER

ALLEY

C  
1 BR

B  
1 BR

A  
1 BR

440

C  
1 BR

B  
1 BR

A  
1 BR

436

ALLEY

OAKRIDGE DRIVE

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4-24-04 11:51:47

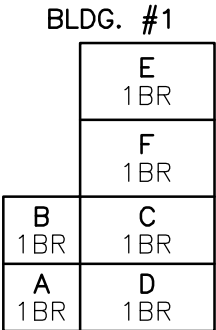
WEBSTER STREET

EARL AVENUE

NORTH KEOWEE STREET

TAYLOR STREET

ALLEY



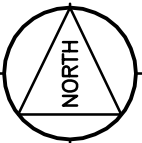
619

WILLOW STREET

NOTE:  
1-BUILDING  
6-UNITS (ELDERLY)

SITE PLAN

SCALE: 1" = 50'-0"



619 WILLOW STREET

.19 ACRES  
8,300 SQ. FT.

Helmig Lienesch & Associates  
Consulting Engineers

1660 Kettering Tower  
Dayton, Ohio 45423  
(937) 228-4007  
FAX: (937) 228-1936

619 Willow Street OH5-18F  
for  
DMHA

619 Willow Street

Dayton, Ohio

DATE  
4-12-04

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EJN

CHECKED BY  
DRH

SHEET  
M-3300

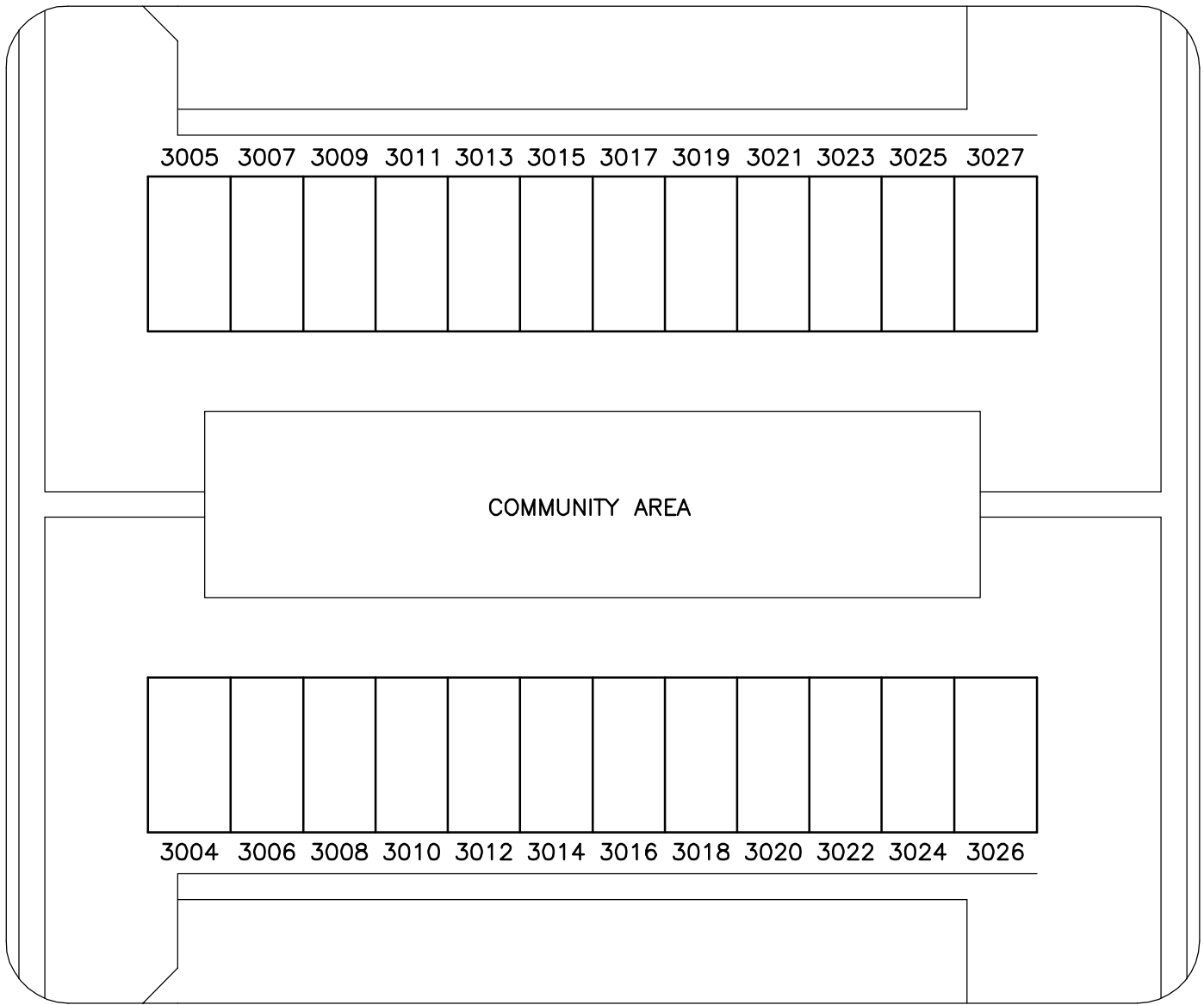
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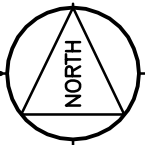
NOTE:  
2-BUILDINGS  
24-UNITS (FAMILY)

McGEE STREET



## SITE PLAN

SCALE: 1" = 32'-0"



## SUPERBA COURT

0.97 ACRES  
42,500 SQ. FT.

DATE  
12-10-04

DRAWN BY  
RLH/EJN

CHECKED BY  
DRH

SHEET  
M-1000

Superba Court OH5-19  
for  
DMHA

3004 Superba Court

Dayton, Ohio

Helmig Lienesch & Associates  
Consulting Engineers

1660 Kettering Tower  
Dayton, Ohio 45423  
(937) 228-4007  
FAX: (937) 228-1936

# **RFP 22-03**

RAD Needs Assessments

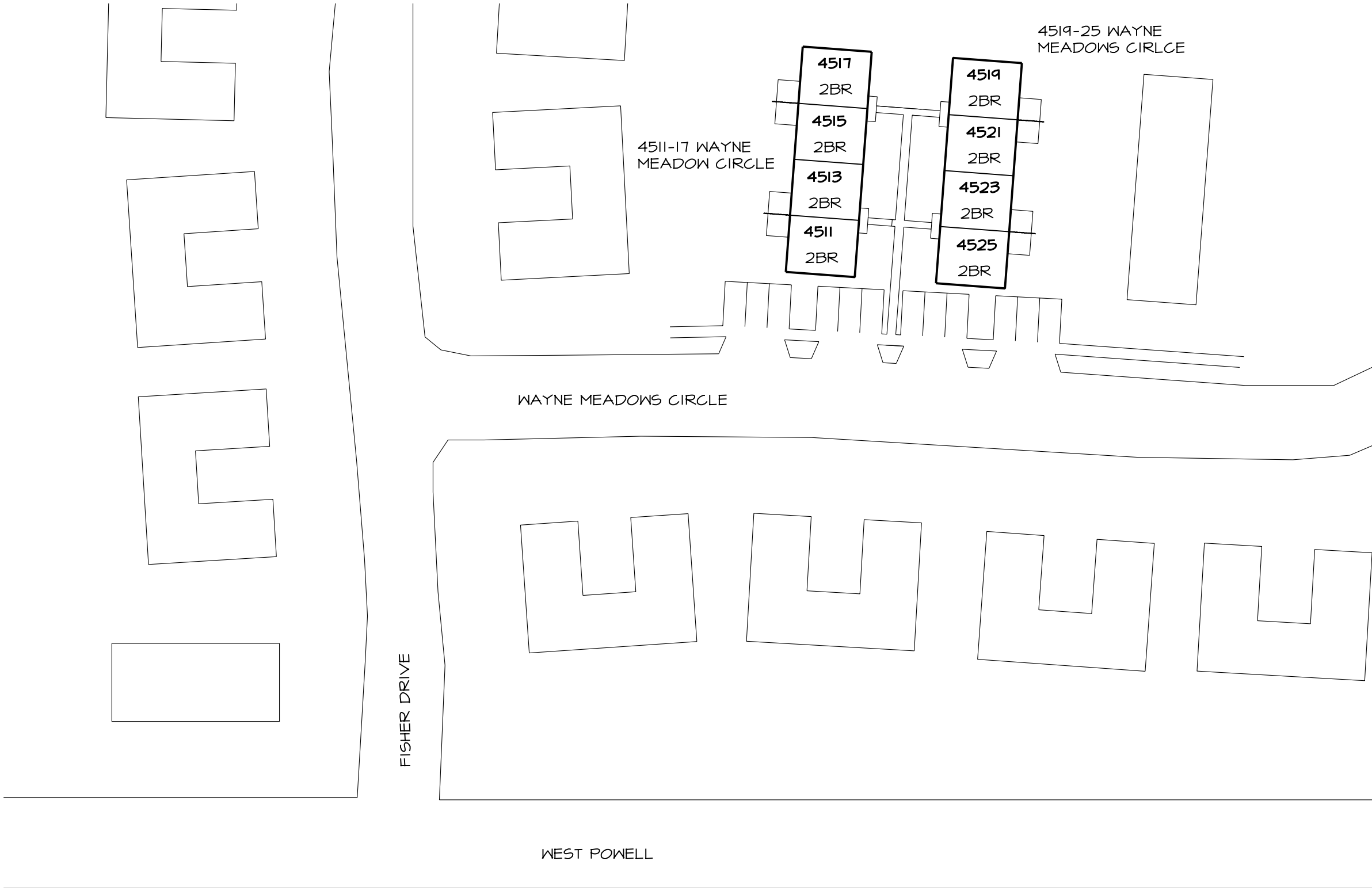
## **PROPERTY INFORMATION**

## Northeastern Montgomery County

Site Name	Units	Site Address	O BR	1 BR	2 BR	3 BR	4 BR	5 BR	Dwelling Buildings	Non-Dwelling Buildings	Construction Date	DOFA DATE	Acres
Bellefontaine	<b>25</b>	5151 Bellefontaine Ridge				<b>25</b>			5	1	1988	9/30/1988	2.5
Channingway	<b>32</b>	6000-6076 Channingway			<b>32</b>				8			8/1/1974	3.64
Fisher Drive	<b>4</b>	5531-5537 Fisher Drive			<b>4</b>				1		1973	2/9/2006	0.35
Misty Lane I	<b>4</b>	5441-47 Misty Lane			<b>4</b>				1		1963	6/30/2011	
Misty Lane I	<b>4</b>	5455-61 Misty Lane			<b>4</b>				1		1963	6/30/2011	
Misty Lane II	<b>3</b>	5469-73 Misty Lane			<b>1</b>	<b>2</b>			1		1963	7/31/2012	
Misty Lane I	<b>4</b>	5483-89 Misty Lane			<b>4</b>				1		1963	6/30/2011	
Misty Lane I	<b>4</b>	5527-33 Misty Lane			<b>4</b>				1		1963	6/30/2007	0.5
Misty Lane I	<b>4</b>	5541-47 Misty Lane			<b>4</b>				1		1963	2/9/2006	0.5
Misty Lane II	<b>3</b>	5556-60 Misty Lane		<b>2</b>			<b>1</b>		1		1963	2/9/2006	
Pompano	<b>31</b>	Floral Home/Pompano			<b>14</b>	<b>15</b>	<b>2</b>		20	1	1973	6/1/1973	4.86
Wayne Meadows Circle	<b>4</b>	4511,4513,4515,4517 Wayne Meadows Circle			<b>4</b>				1		1974	2/9/2006	0.69
Wayne Meadows Circle	<b>4</b>	4519,4521,4523,4525 Wayne Meadows Circle			<b>4</b>				1		1974	2/9/2006	0.5
	<b>126</b>			<b>2</b>	<b>79</b>	<b>42</b>	<b>3</b>		<b>43</b>	<b>1</b>			13.54

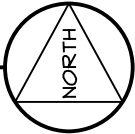
\* Do not have site maps for all Misty Lane units (added survey)

Site Name	Units	Site Address	O BR	1 BR	2 BR	3 BR	4 BR	5 BR	Dwelling Buildings	Non-Dwelling Buildings	Construction Date	DOFA DATE	Acres
Imperial Court	<b>6</b>	137 Imperial Court		<b>3</b>	<b>3</b>				1		1969	<b>6/30/2007</b>	<b>0.42</b>
Imperial Court	<b>6</b>	149 Imperial Court		<b>4</b>	<b>2</b>				1		1969	<b>2/9/2006</b>	<b>0.5</b>
Fitch/Hawthorne	<b>6</b>	22-26 Fitch, 202-8 Hawthorne				<b>6</b>			2		1970	<b>1/1/1971</b>	<b>0.32</b>
Hawthorn Village	<b>7</b>	1003-1025 Germantown Street 10 Fitch Street, 45417			<b>3</b>	<b>4</b>			7		2010	<b>9/1/2010</b>	<b>0.32</b>
Malden/ Hollencamp	<b>21</b>	Malden/Hollencamp		<b>3</b>	<b>5</b>	<b>8</b>	<b>3</b>	<b>2</b>	21		1972	<b>12/1/1972</b>	<b>5.07</b>
Winston Woods	<b>30</b>	1820 Winston Woods Drive, 45415			<b>15</b>	<b>15</b>			6		1982	9/30/1982	<b>3</b>
Wolf Creek	<b>35</b>	6055 Cotillion Court, 45315			<b>2</b>	<b>33</b>			7	1	1995	8/31/1995	<b>4.29</b>
Huffman/Parnell	<b>12</b>	Huffman/Parnell			<b>12</b>				1		1971	1971	0.54



NOTE:  
2-BUILDINGS  
4-UNITS (EACH BUILDING  
INCLUDING 8 2BR)

SITE PLAN  
SCALE: 1" = 40'-0"



4511-25 WAYNE MEADOWS CIRCLE

.69 ACRES  
30,072 SQ. FT.



NOTE:  
1-BUILDING  
4-UNITS (INCLUDING 2 2BR AND 2  
2BR UFAS UNITS)

SITE PLAN

SCALE: 1" = 40'-0"



5531-37 FISHER DRIVE

.35 ACRES  
15,243 SQ. FT.

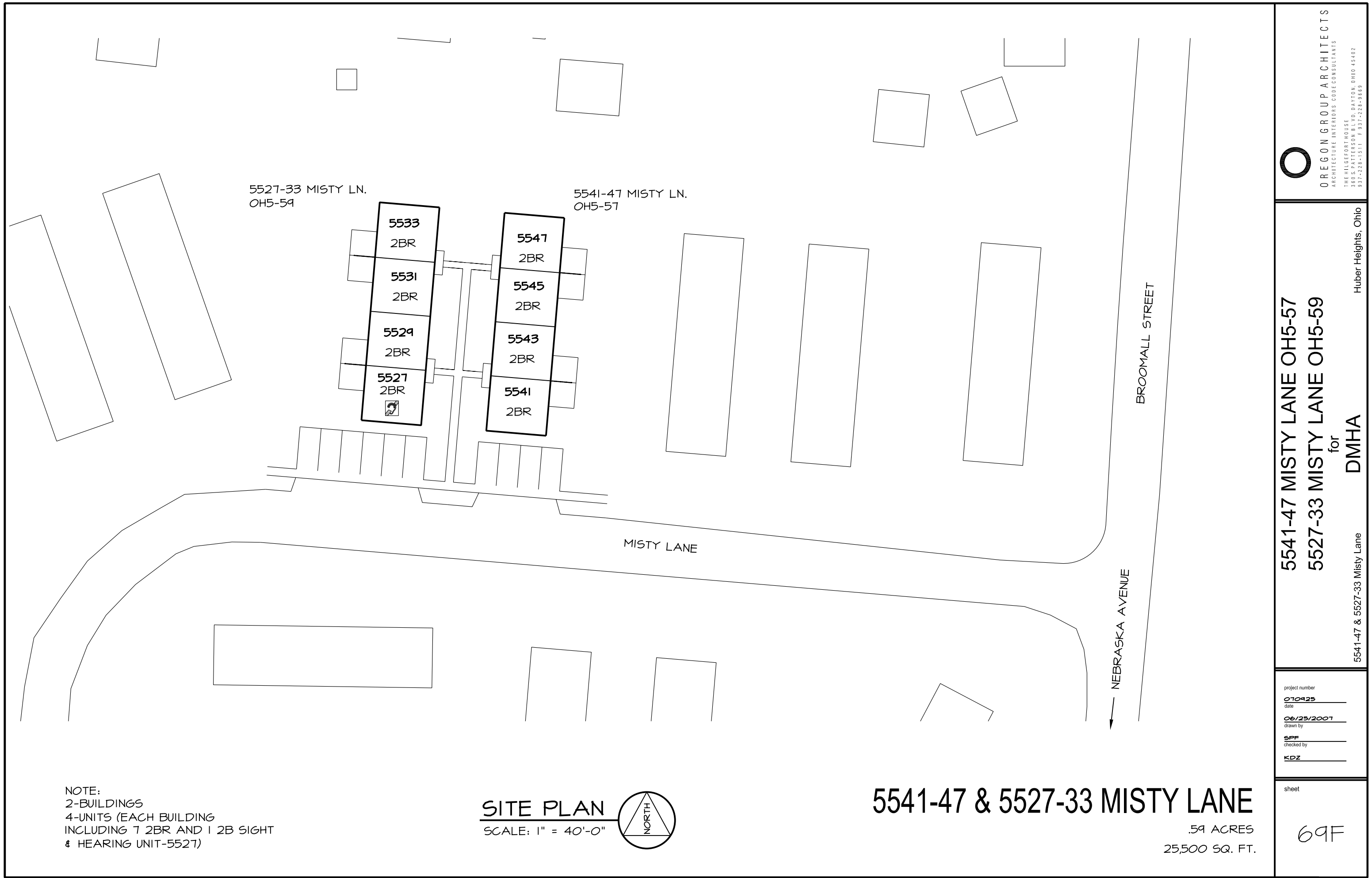
5531-37 FISHER DRIVE OH5-57  
for  
DMHA

Huber Heights, Ohio

5531-37 Fisher Drive

project number  
010925  
date  
06/25/2007  
drawn by  
SFF  
checked by  
KDZ

sheet  
69E



5137  
5139  
5141  
5143  
5145  
5147  
5149

5135  
5133  
5129  
5131  
5117  
5119  
5121  
5123  
5125  
5127  
5151  
OFFICE / GARAGE  
BELLEFONTAINE RIDGE

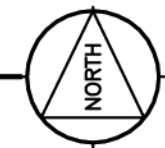
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5107  
5105  
5103  
5101  
BELLEFONTAINE ROAD

④  
②  
①  
③  
⑤  
⑥

NOTE:  
6-BUILDINGS (INCLUDING 1-COMM. BUILDING / GARAGE)  
25-UNITS (FAMILY) (4 BEDROOM)

## SITE PLAN

SCALE: 1" = 50'-0"



BELLEFONTAINE RIDGE

2.50 ACRES  
109,100 SQ. FT.

**Bellefontaine Ridge OH5-52**  
**for**  
**DMHA**

**Dayton, Ohio**

**5151 Bellefontaine Road**

**Helmig Lienesch & Associates**  
Consulting Engineers

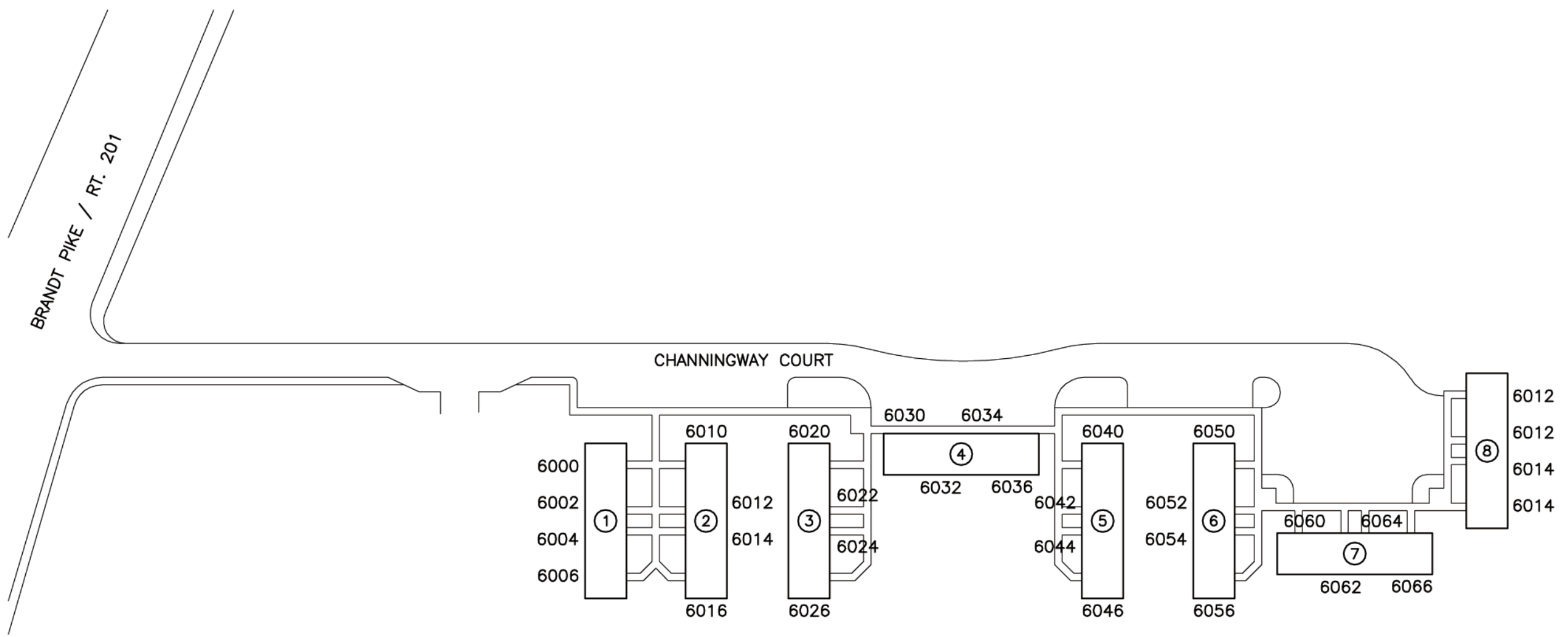
1680 Kettering Tower  
Dayton, Ohio 45423  
(937) 238-4007  
FAX: (937) 238-1936

DATE  
12-10-04

DRAWN BY  
EJN

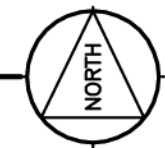
CHECKED BY  
DRH

SHEET  
64



NOTE:  
8-BUILDINGS  
32-UNITS (FAMILY) (2 BEDROOM)

**SITE PLAN**  
SCALE: 1" = 80'-0"



**CHANNINGWAY COURT**

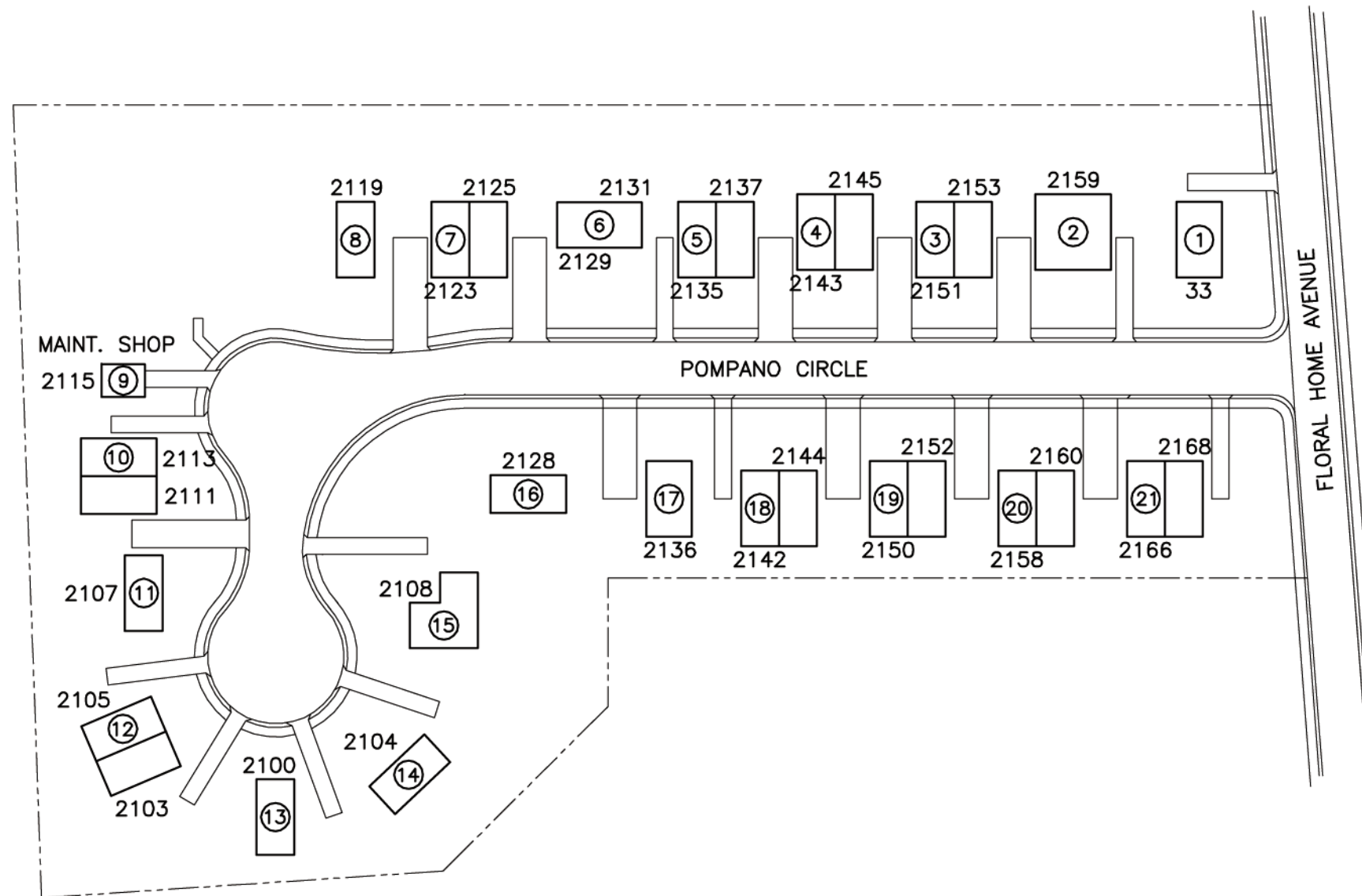
3.64 ACRES  
158,800 SQ. FT.

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EJN 5309-M16.dwg 12-29-04 13:47:42  
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EJN 5309-M16.dwg 12-29-04 13:47:42

Helmig Lienesch & Associates Consulting Engineers 1680 Kettering Tower Dayton, Ohio 45423 (937) 228-4007 FAX: (937) 228-1936	
Channingway Court OH5-35 for DMHA 6000-6076 Channingway Court	Dayton, Ohio
DATE 12-10-04	
DRAWN BY EJN	
CHECKED BY DRH	
SHEET 56	

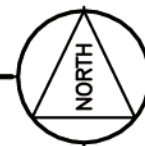
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EJN 5309-TB17X1.dwg 12-4-04 12:42:44  
12-13-04 12:55:46

NOTE:  
21-BUILDINGS (INCLUDING 1-MAINT. BUILDING)  
31-UNITS (FAMILY) (INCLUDING 1-HANDICAP UNIT)



## SITE PLAN

SCALE: 1" = 80'-0"



# POMPAÑO CIRCLE

4.86 ACRES  
212,200 SQ. FT.

Pompano Circle OH5-28  
for  
DMHA

Pompano Circle

Dayton, Ohio

Helmig Lienesch & Associates  
Consulting Engineers

1680 Kettering Tower  
Dayton, Ohio 45423  
(937) 228-4007  
FAX: (937) 228-1936

DATE  
12-10-04

DRAWN BY  
EJN

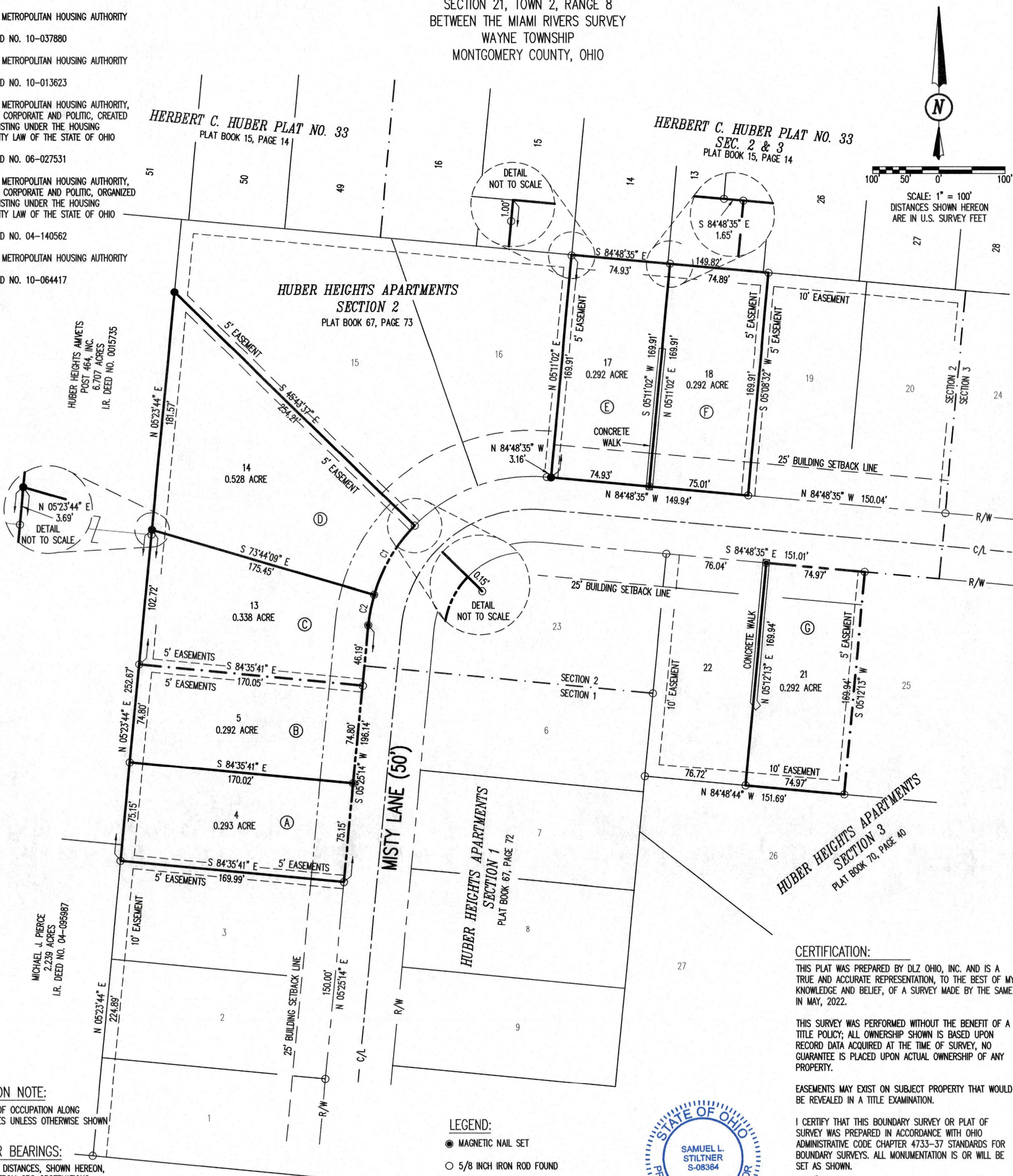
CHECKED BY  
DRH

SHEET  
50

DEED REFERENCES:

- (A) DAYTON METROPOLITAN HOUSING AUTHORITY,  
A BODY CORPORATE AND POLITIC, ORGANIZED  
AND EXISTING UNDER THE HOUSING  
AUTHORITY LAW OF THE STATE OF OHIO  
LOT 4  
I.R. DEED NO. 10-000209
- (B) DAYTON METROPOLITAN HOUSING AUTHORITY  
LOT 5  
I.R. DEED NO. 10-010752
- (C) DAYTON METROPOLITAN HOUSING AUTHORITY  
LOT 13  
I.R. DEED NO. 10-037880
- (D) DAYTON METROPOLITAN HOUSING AUTHORITY  
LOT 14  
I.R. DEED NO. 10-013623
- (E) DAYTON METROPOLITAN HOUSING AUTHORITY,  
A BODY CORPORATE AND POLITIC, CREATED  
AND EXISTING UNDER THE HOUSING  
AUTHORITY LAW OF THE STATE OF OHIO  
LOT 17  
I.R. DEED NO. 06-027531
- (F) DAYTON METROPOLITAN HOUSING AUTHORITY,  
A BODY CORPORATE AND POLITIC, ORGANIZED  
AND EXISTING UNDER THE HOUSING  
AUTHORITY LAW OF THE STATE OF OHIO  
LOT 18  
I.R. DEED NO. 04-140562
- (G) DAYTON METROPOLITAN HOUSING AUTHORITY  
LOT 21  
I.R. DEED NO. 10-064417

BOUNDARY SURVEY OF  
LOTS 4 AND 5  
HUBER HEIGHTS APARTMENTS, SECTION 1  
PLAT CABINET 67, PAGE 72  
AND LOTS 13, 14, 17, 18 AND 21  
HUBER HEIGHTS APARTMENTS, SECTION 2  
PLAT CABINET 67, PAGE 73  
SECTION 21, TOWN 2, RANGE 8  
BETWEEN THE MIAMI RIVERS SURVEY  
WAYNE TOWNSHIP  
MONTGOMERY COUNTY, OHIO



OCCUPATION NOTE:  
NO EVIDENCE OF OCCUPATION ALONG  
BOUNDARY LINES UNLESS OTHERWISE SHOWN

BASIS FOR BEARINGS:

BEARINGS AND DISTANCES, SHOWN HEREON,  
ARE DERIVED FROM GPS OBSERVATIONS  
BASED ON GRID NORTH, OHIO STATE PLANE  
COORDINATE SYSTEM, NORTH ZONE, NAD83  
(2011, EPOCH 2010), WITH THE  
CENTER-LINE OF MISTY LANE, HAVING A  
BEARING OF N 05°25'14" E.

DEED & SURVEY REFERENCES:

DEED REFERENCES ARE SHOWN HEREON.

RECORD PLAT REFERENCES ARE SHOWN  
HEREON.

LEGEND:

- MAGNETIC NAIL SET
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH BY 30 INCH IRON ROD SET WITH  
YELLOW CAP STAMPED "DLZ OHIO INC."

C/L = CENTER-LINE

R/W = RIGHT-OF-WAY

I.R. = INSTRUMENT RECORD



CERTIFICATION:

THIS PLAT WAS PREPARED BY DLZ OHIO, INC. AND IS A  
TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY  
KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY THE SAME  
IN MAY, 2022.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A  
TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON  
RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO  
GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY  
PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD  
BE REVEALED IN A TITLE EXAMINATION.

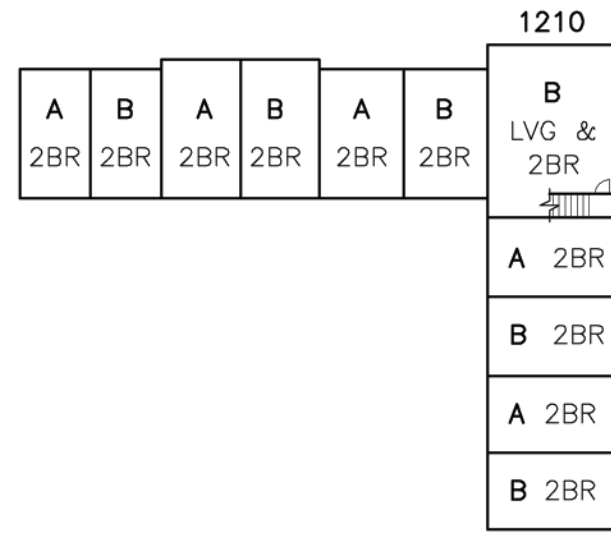
I CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF  
SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO  
ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR  
BOUNDARY SURVEYS. ALL MONUMENTATION IS OR WILL BE  
SET AS SHOWN.

*Samuel L. Stiltner* 5/31/2022

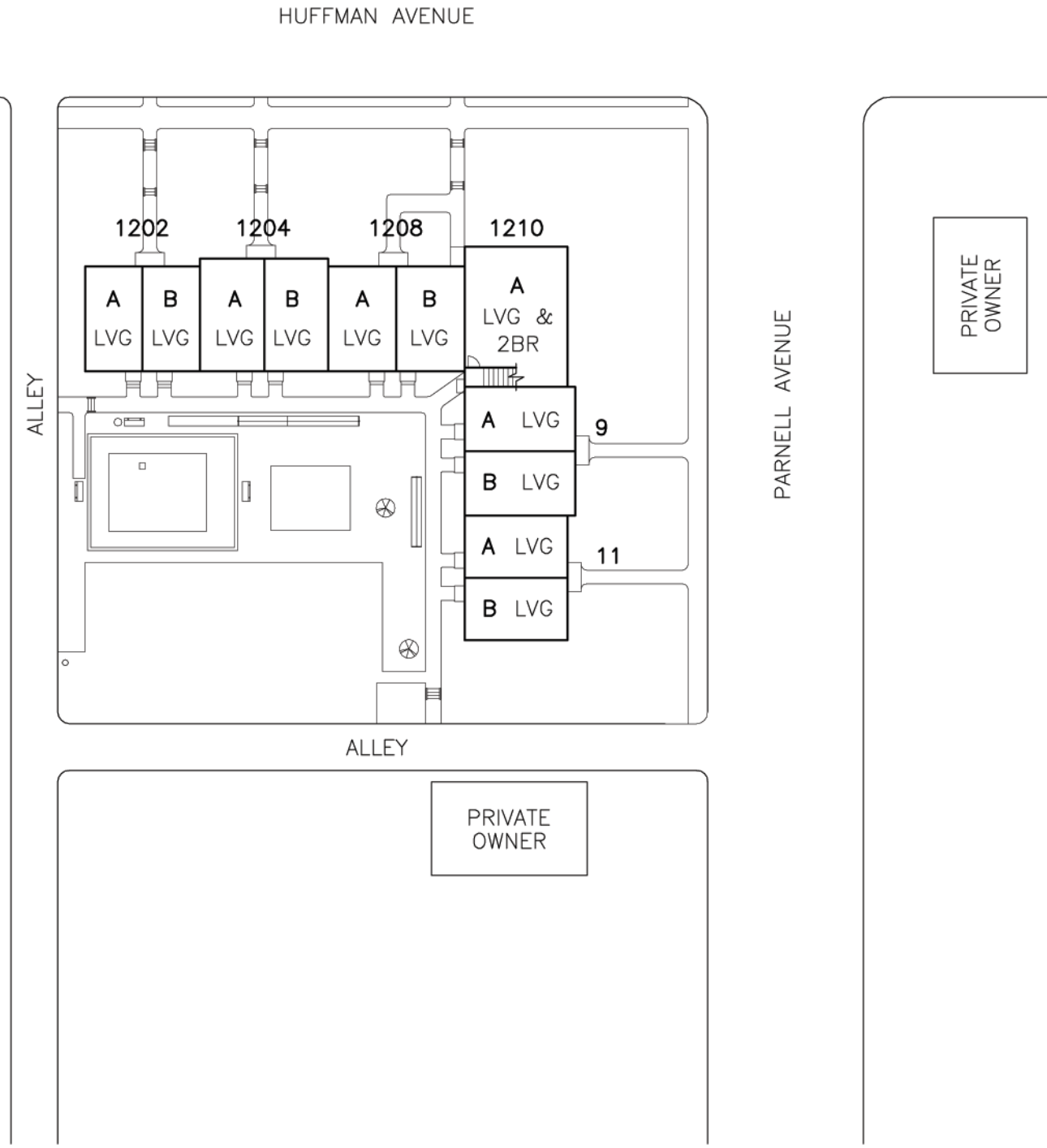
SAMUEL L. STILTNER  
PROFESSIONAL SURVEYOR NO. 8364  
MAY, 2022

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			5/21/2022

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	28°07'38"	125.00'	61.36'	S 30°18'39" W	60.75'
C2	10°49'36"	125.00'	23.62'	S 10°50'02" W	23.58'

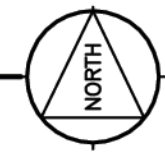


SECOND FLOOR



NOTE:  
 2 STORIES  
 1-BUILDING  
 12-UNITS 10 (2 BEDROOM TOWNHOUSES), 2 (2 BEDROOM FLATS)

**SITE PLAN**  
 SCALE: 1" = 40'-0"



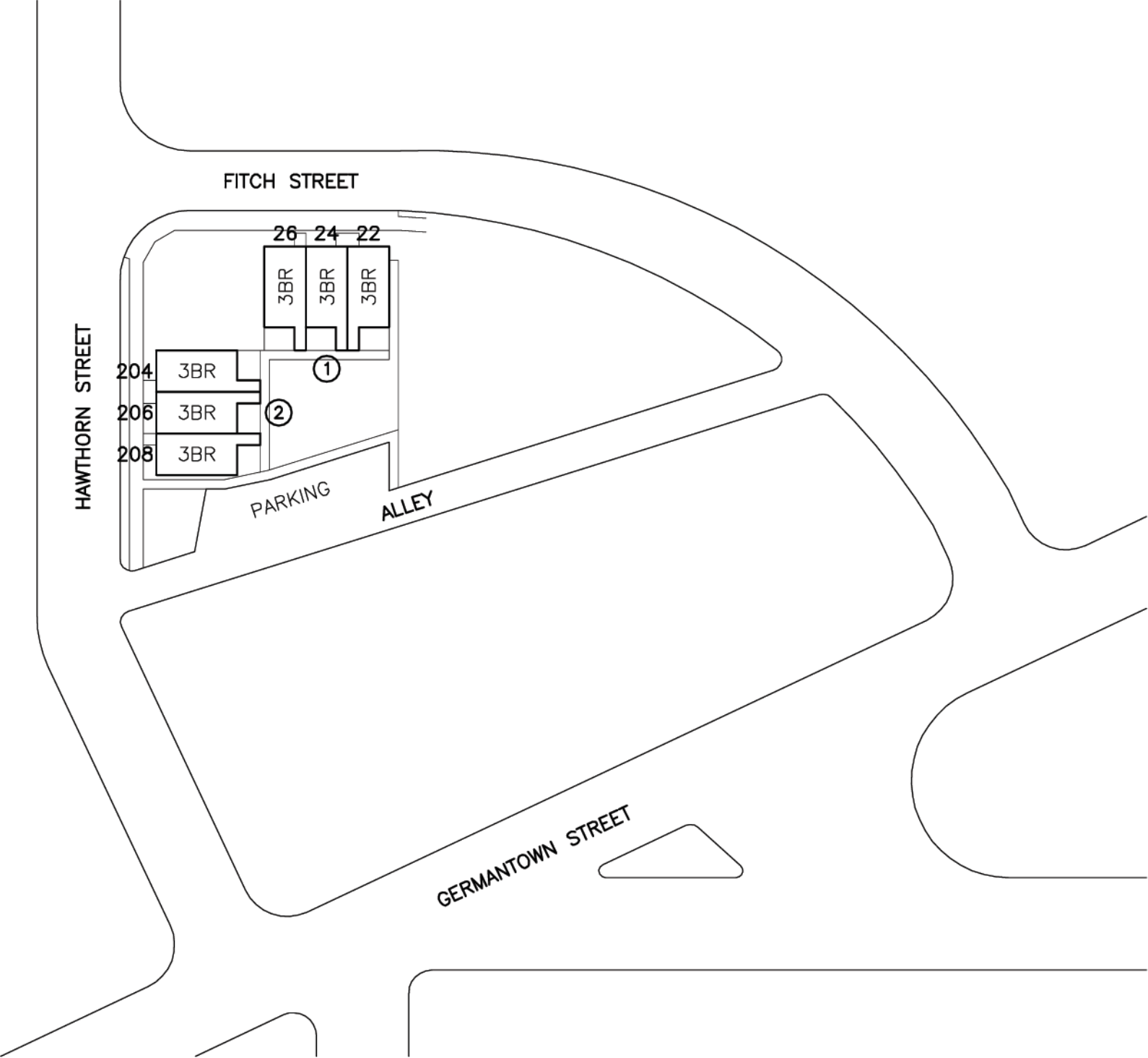
HUFFMAN/PARNELL

0.54 ACRES  
 23,400 SQ. FT.

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 H:\5300\5316\5316-M9.dwg, 02/18/2005 10:36:23 AM, Eric EUN 5316-M9.dwg 2-18-05 10:36:18

<b>Helmig Lienesch LLC</b> Consulting Engineers 1880 Kettering Tower Dayton, Ohio 45423 (937) 228-4007 FAX: (937) 228-1986	
<b>DMHA Huffman/Parnell OH5-15A</b> 9 Parnell Avenue Dayton, Ohio	DATE 1-31-05 DRAWN BY EUN CHECKED BY DRH SHEET 27

NOTE:  
2-BUILDINGS  
6-UNITS (3 BEDROOMS)



SITE PLAN  
SCALE: 1" = 60'-0"

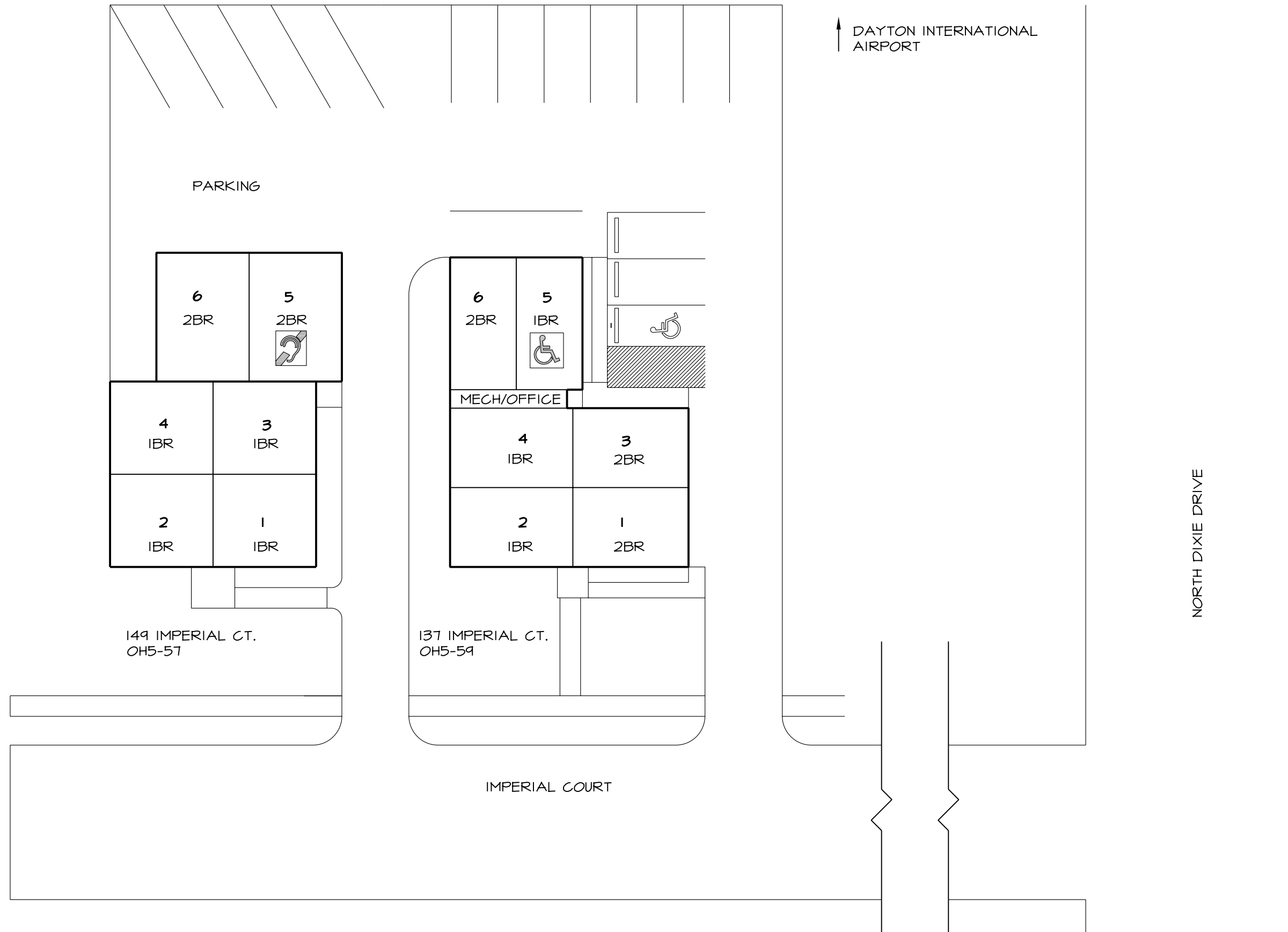
FITCH & HAWTHORN

.32 ACRES  
13,900 SQ. FT.

DATE 3-24-05	DRAWN BY EJN	CHECKED BY DRH	SHEET 31	DMHA Fitch & Hawthorn OH5-15H  22-26 Fitch Street / 204-208 Hawthorn Street  Dayton, Ohio	Helmig Lienesch LLC Consulting Engineers  1660 Ketterling Tower Dayton, Ohio 45423  (937) 228-4007 FAX: (937) 228-1936

# Hawthorn Village & Fitch Hawthorn

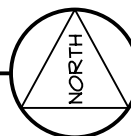




NOTE:  
2-BUILDINGS  
6-UNITS (EACH BUILDING,  
INCLUDING 2 1BR, 3 2BR, AND 1 1BR UFAS UNIT-137 IMPERIAL  
INCLUDING 4 1BR, 1 2BR, AND 1 2BR SIGHT/HEARING  
IMPAIRED-149 IMPERIAL)

## SITE PLAN

SCALE: 1" = 20'-0"



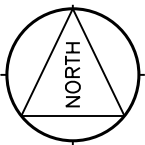
# 149 & 137 IMPERIAL COURT

.42 ACRES  
18,340 SQ. FT.



SITE PLAN

SCALE: 1" = 60'-0"



MALDEN – HOLLENCAMP

5.07 ACRES

DATE

3-24-05

DRAWN BY

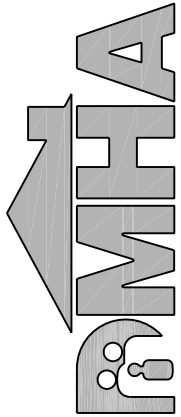
CHECKED BY

SHEET

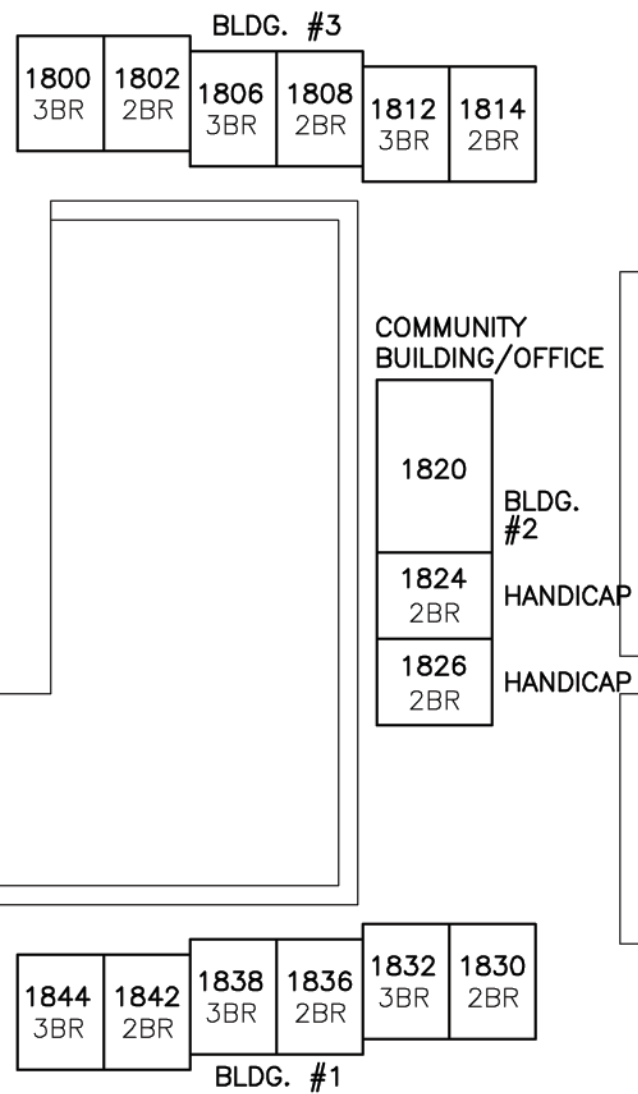
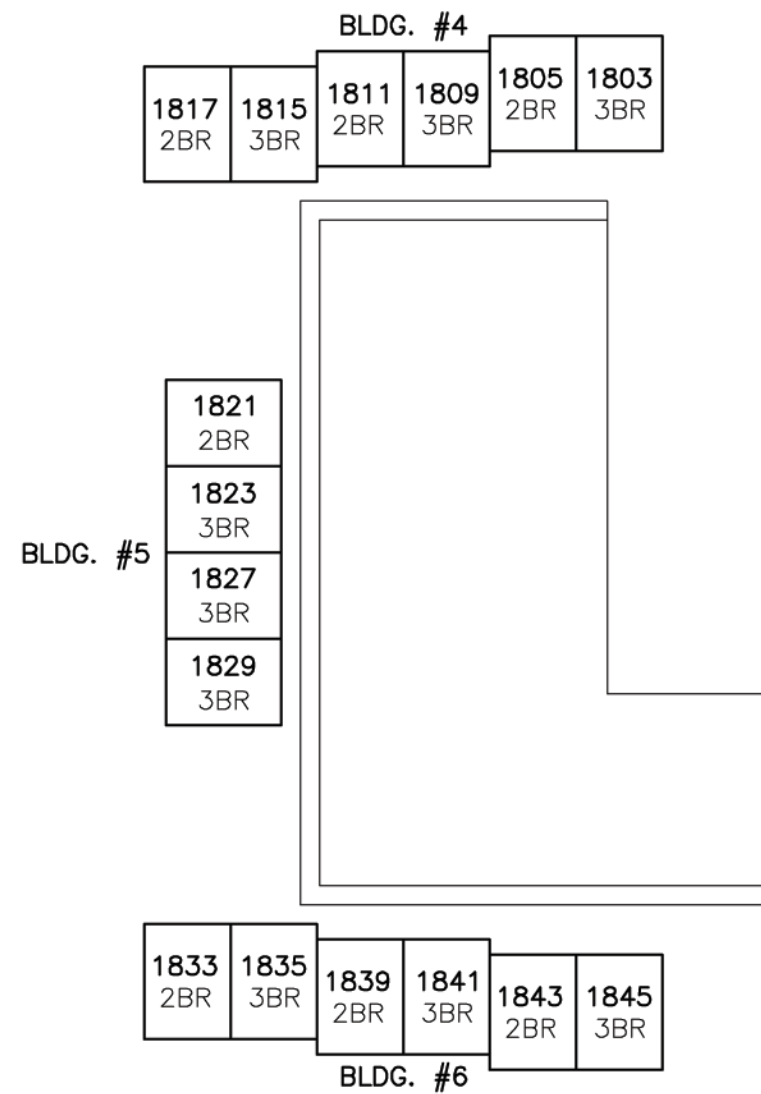
52

Malden – Hollencamp OH5-31

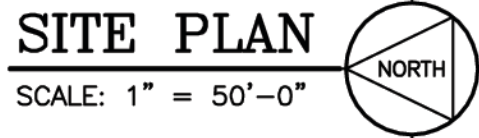
502 Malden Avenue & 504 Hollencamp Avenue



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EJN 5209-M22.dwg 5-5-04 10:55:18  
EJN 5209-A22.dwg 4-29-04 15:48:21  
4-24-04 11:51:47



NOTE:  
5-BUILDINGS (2-STORY, TOWNHOUSES)  
30-UNITS  
1-BUILDING (1-STORY, HANDICAP, COMMUNITY)  
2-UNITS



WINSTON WOODS

3.00 ACRES  
132,000 SQ. FT.

**Helmig Lienesch & Associates**  
Consulting Engineers

1680 Kettering Tower  
Dayton, Ohio 45423

(937) 228-4007  
FAX: (937) 228-1936

Dayton, Ohio

Winston Woods OH5-47  
for  
DMHA

1820 Winston Woods

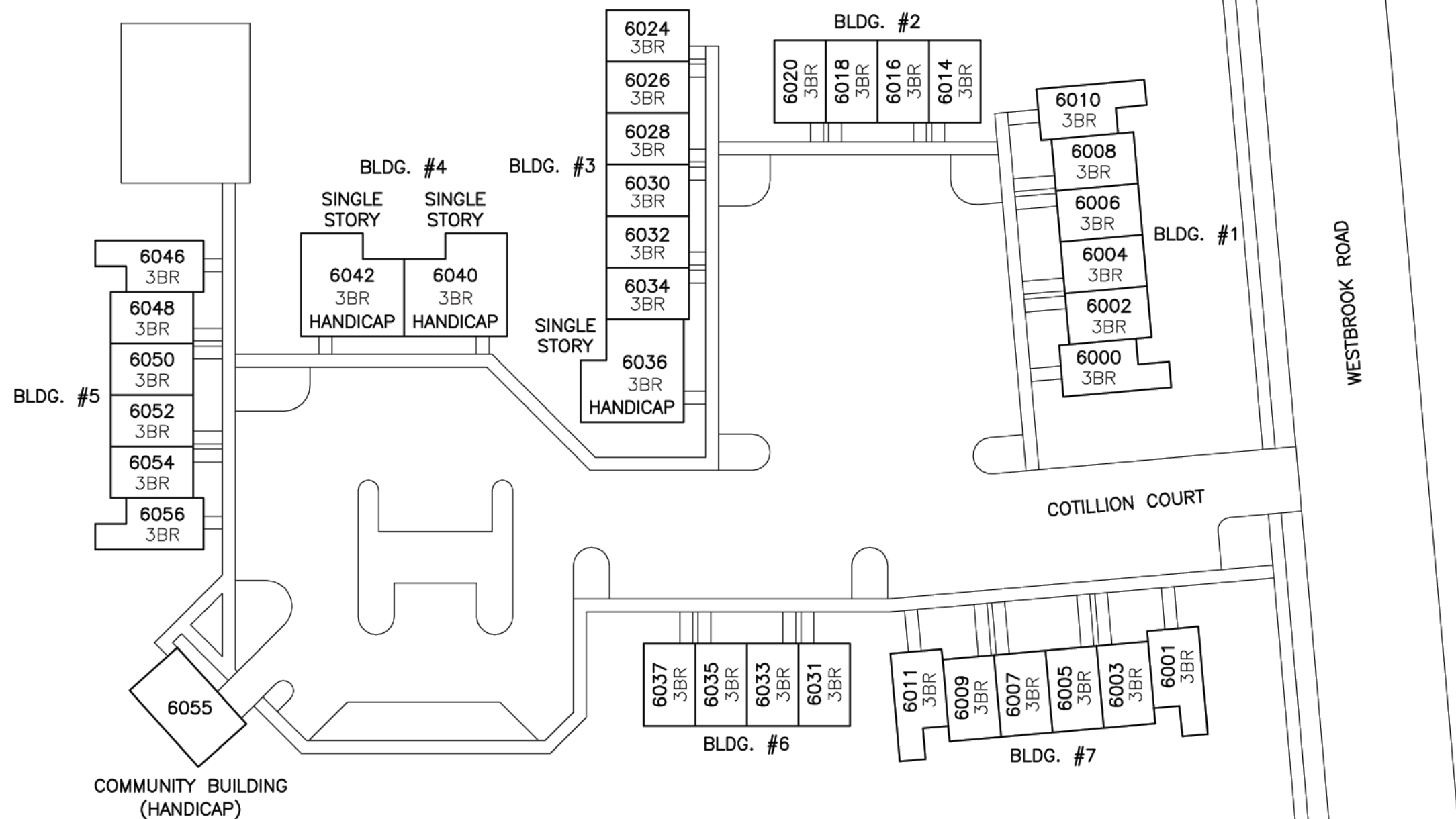
DATE  
4-12-04

DRAWN BY  
EJN

CHECKED BY  
DRH

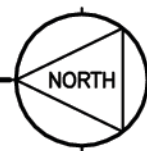
SHEET  
62

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EJN 5209-M23.dwg 5-5-04 10:55:49  
EJN 5209-TB17X11.dwg 4-29-04 15:50:57  
4-24-04 11:51:47



NOTE:  
6-BUILDINGS - BUILDINGS #1, 2, 3 (EXCEPT 6036), 5, 6 & 7 (2-STORY, TOWNHOUSES)  
32-UNITS  
1-BUILDING - BUILDING #4 & UNIT 6036 (1-STORY, HANDICAP)  
3-UNITS

**SITE PLAN**  
SCALE: 1" = 50'-0"



# WOLF CREEK HOMES

4.29 ACRES  
187,300 SQ. FT.

Wolf Creek Homes OH5-53 for DMHA		Dayton, Ohio
DATE	4-12-04	
DRAWN BY	EJN	
CHECKED BY	DRH	
SHEET	64	
Helmig Lienesch & Associates Consulting Engineers		1660 Kettering Tower Dayton, Ohio 45423 (937) 228-4007 FAX: (937) 228-1936



**RFP 22-03**  
**RAD CHAPS**

## EXHIBIT A

### IDENTIFICATION OF UNITS (“CONTRACT UNITS”) BY SIZE AND APPLICABLE CONTRACT RENTS

The Contract Rents below for the subject project are based on Fiscal Year 2020 Federal Appropriations and assumptions regarding applicable rent caps. The final RAD contract rents, which will be reflected in the RAD HAP contract, will be based on Fiscal Year 2020 Federal Appropriations, as well as applicable program rent caps and Operating Cost Adjustment Factors (OCAFs), and, as such, may change. For PBV conversions, the Contract Administrator must ensure that the gross rents fall within PBV program rent caps regarding Fair Market Rents (FMRs) and reasonable rents. In addition, prior to conversion, the PHA must provide HUD updated utility allowances to be included in the HAP contract.

**Existing PIC Development Number: OH005000003 and OH005000005**  
**Updated PIC Development Number\* (for tracking purposes only): OH005000005F**  
**New Project Name\* (for tracking purposes only): FITCH-  
HAWTHORN/HAWTHORN VILLAGE**

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
3	2	\$790	\$75	\$865
10	3	\$1,064	\$83	\$1,147

Please note that this rent schedule includes the 2021 and 2022 OCAF adjustments that the PHA is eligible for and will be confirmed at the Financing Plan review.

\*The revised PIC and Project name are only applicable as references for the RAD conversion. No formal changes to PIC have been made.

## EXHIBIT A

### IDENTIFICATION OF UNITS (“CONTRACT UNITS”) BY SIZE AND APPLICABLE CONTRACT RENTS

The Contract Rents below for the subject project are based on Fiscal Year 2020 Federal Appropriations and assumptions regarding applicable rent caps. The final RAD contract rents, which will be reflected in the RAD HAP contract, will be based on Fiscal Year 2020 Federal Appropriations, as well as applicable program rent caps and Operating Cost Adjustment Factors (OCAFs), and, as such, may change. For PBV conversions, the Contract Administrator must ensure that the gross rents fall within PBV program rent caps regarding Fair Market Rents (FMRs) and reasonable rents. In addition, prior to conversion, the PHA must provide HUD updated utility allowances to be included in the HAP contract.

**Existing PIC Development Number: OH005000002**

**Updated PIC Development Number\* (for tracking purposes only): OH005000002D**

**New Project Name\* (for tracking purposes only): WINSTON WOODS**

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
15	2	\$733	\$78	\$811
15	3	\$984	\$87	\$1,071

Please note that this rent schedule includes the 2021 & 2022 OCAF adjustments that the PHA is eligible for and will be confirmed at the Financing Plan review.

\*The revised PIC and Project name are only applicable as references for the RAD conversion. No formal changes to PIC have been made.

## EXHIBIT A

### IDENTIFICATION OF UNITS (“CONTRACT UNITS”) BY SIZE AND APPLICABLE CONTRACT RENTS

The Contract Rents below for the subject project are based on Fiscal Year 2020 Federal Appropriations and assumptions regarding applicable rent caps. The final RAD contract rents, which will be reflected in the RAD HAP contract, will be based on Fiscal Year 2020 Federal Appropriations, as well as applicable program rent caps and Operating Cost Adjustment Factors (OCAFs), and, as such, may change. For PBV conversions, the Contract Administrator must ensure that the gross rents fall within PBV program rent caps regarding Fair Market Rents (FMRs) and reasonable rents. In addition, prior to conversion, the PHA must provide HUD updated utility allowances to be included in the HAP contract.

**Existing PIC Development Number: OH005000002**

**Updated PIC Development Number\* (for tracking purposes only): OH005000002E**

**New Project Name\* (for tracking purposes only): WOLF CREEK VILLAGE**

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
2	2	\$733	\$93	\$826
33	3	\$984	\$93	\$1,077

Please note that this rent schedule includes the 2021 & 2022 OCAF adjustments that the PHA is eligible for and will be confirmed at the Financing Plan review.

\*The revised PIC and Project name are only applicable as references for the RAD conversion. No formal changes to PIC have been made.

## EXHIBIT A

### IDENTIFICATION OF UNITS (“CONTRACT UNITS”) BY SIZE AND APPLICABLE CONTRACT RENTS

The Contract Rents below for the subject project are based on Fiscal Year 2020 Federal Appropriations and assumptions regarding applicable rent caps. The final RAD contract rents, which will be reflected in the RAD HAP contract, will be based on Fiscal Year 2020 Federal Appropriations, as well as applicable program rent caps and Operating Cost Adjustment Factors (OCAFs), and, as such, may change. For PBV conversions, the Contract Administrator must ensure that the gross rents fall within PBV program rent caps regarding Fair Market Rents (FMRs) and reasonable rents. In addition, prior to conversion, the PHA must provide HUD updated utility allowances to be included in the HAP contract.

**Existing PIC Development Number: OH005000003**

**Updated PIC Development Number\* (for tracking purposes only): OH005000003C**

**New Project Name\* (for tracking purposes only): MALDEN HOLLENCAMP**

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
3	1	\$612	\$124	\$736
5	2	\$790	\$124	\$914
8	3	\$1,060	\$145	\$1,205
3	4	\$1,147	\$166	\$1,313
2	5	\$1,319	\$176	\$1,495

Please note that this rent schedule includes the 2021 and 2022 OCAF adjustments that the PHA is eligible for and will be confirmed at the Financing Plan review.

\*The revised PIC and Project name are only applicable as references for the RAD conversion. No formal changes to PIC have been made.

## EXHIBIT A

### IDENTIFICATION OF UNITS (“CONTRACT UNITS”) BY SIZE AND APPLICABLE CONTRACT RENTS

The Contract Rents below for the subject project are based on Fiscal Year 2020 Federal Appropriations and assumptions regarding applicable rent caps. The final RAD contract rents, which will be reflected in the RAD HAP contract, will be based on Fiscal Year 2020 Federal Appropriations, as well as applicable program rent caps and Operating Cost Adjustment Factors (OCAFs), and, as such, may change. For PBV conversions, the Contract Administrator must ensure that the gross rents fall within PBV program rent caps regarding Fair Market Rents (FMRs) and reasonable rents. In addition, prior to conversion, the PHA must provide HUD updated utility allowances to be included in the HAP contract.

**Existing PIC Development Number: OH005000004**

**PIC Development Number\* (for tracking purposes only): OH005000004MP4**

**New Project Name\* (for tracking purposes only): HUFFMAN PARNELL**

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
12	2	\$778	\$110	\$888

Please note that this rent schedule includes the 2021 & 2022 OCAF adjustments that the PHA is eligible for and will be confirmed at the Financing Plan review.

\*The revised PIC and Project name are only applicable as references for the RAD conversion. No formal changes to PIC have been made.

## EXHIBIT A

### IDENTIFICATION OF UNITS (“CONTRACT UNITS”) BY SIZE AND APPLICABLE CONTRACT RENTS

The Contract Rents below for the subject project are based on Fiscal Year 2020 Federal Appropriations and assumptions regarding applicable rent caps. The final RAD contract rents, which will be reflected in the RAD HAP contract, will be based on Fiscal Year 2020 Federal Appropriations, as well as applicable program rent caps and Operating Cost Adjustment Factors (OCAFs), and, as such, may change. For PBV conversions, the Contract Administrator must ensure that the gross rents fall within PBV program rent caps regarding Fair Market Rents (FMRs) and reasonable rents. In addition, prior to conversion, the PHA must provide HUD updated utility allowances to be included in the HAP contract.

**Existing PIC Development Number: OH005000005**

**Updated PIC Development Number\* (for tracking purposes only): OH005000005**

**New Project Name\* (for tracking purposes only): IMPERIAL COURT**

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
7	1	\$615	\$83	\$698
5	2	\$795	\$90	\$885

Please note that this rent schedule includes the 2021 & 2022 OCAF adjustments that the PHA is eligible for and will be confirmed at the Financing Plan review.

\*The revised PIC and Project name are only applicable as references for the RAD conversion. No formal changes to PIC have been made.

## EXHIBIT A

### IDENTIFICATION OF UNITS (“CONTRACT UNITS”) BY SIZE AND APPLICABLE CONTRACT RENTS

The Contract Rents below for the subject project are based on Fiscal Year 2020 Federal Appropriations and assumptions regarding applicable rent caps. The final RAD contract rents, which will be reflected in the RAD HAP contract, will be based on Fiscal Year 2020 Federal Appropriations, as well as applicable program rent caps and Operating Cost Adjustment Factors (OCAFs), and, as such, may change. For PBV conversions, the Contract Administrator must ensure that the gross rents fall within PBV program rent caps regarding Fair Market Rents (FMRs) and reasonable rents. In addition, prior to conversion, the PHA must provide HUD updated utility allowances to be included in the HAP contract.

**Existing PIC Development Number: OH005000005**

**Updated PIC Development Number\* (for tracking purposes only): OH005000005D**

**New Project Name\* (for tracking purposes only): NORTHWEST MONTGOMERY**

**COUNTY**

project name changed to Northeast  
Montgomery County

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
3	1	\$615	\$72	\$687
32	2	\$795	\$58	\$853
12	2	\$795	\$72	\$867
14	2	\$795	\$80	\$875
20	2	\$795	\$82	\$877
2	3	\$1,066	\$86	\$1,152
25	3	\$1,066	\$87	\$1,153
15	3	\$1,066	\$89	\$1,155
1	4	\$1,153	\$91	\$1,244
2	4	\$1,153	\$94	\$1,247

Please note that this rent schedule includes the 2021 and 2022 OCAF adjustments that the PHA is eligible for and will be confirmed at the Financing Plan review.

\*The revised PIC and Project name are only applicable as references for the RAD conversion. No formal changes to PIC have been made.