

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD’s Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a “DDA” number.

This form does not apply to proposed removals (conversions) under HUD’s Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information	
1. Date of Application:	3/31/23
2. Name of Public Housing Agency (PHA):	Dayton Metropolitan Housing Authority d/b/a Greater Dayton Premier Management
3. PHA Identification Number:	OH005
4. PHA Address:	400 Wayne Avenue
5. Contact Person Name at PHA:	Kiya Patrick
6. Contact Person Phone No.:	937-977-7850
7. Contact Person Email:	kpatrick@dmha.org
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance? <i>If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9. Name of Local HUD Field Office	Cleveland
10. Name of Expeditor at Local HUD Field Office who assisted PHA with application	Kendrick Cloud

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: FY22 Approval Date: 10/5/23

Attach evidence that the removal action is included in the approved PHA Plan and approval date

2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD:
Board Resolution Number: 7274 Board Resolution Date: 3/29/23

Attach a copy of signed PHA Board Resolution

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):		<input type="checkbox"/> HUD under 24 CFR part 50 <input checked="" type="checkbox"/> Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Dayton Date ER was conducted: 3/10/23
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.		
4. Local Government Consultation: The PHA covers the following jurisdiction(s):		City of Dayton, Ohio
5. Date(s) of letter(s) of support from (local) government officials:		March 7, 2023
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)		

Section 4: Description of Existing Development **Vacant Land**

1. Name of Development:		Arlington Court		
2. Development Number:		OH005006		
3. Date of Full Availability (DOFA):		July 22, 1965		
4. Number of Residential Buildings:		0 Vacant Property		
5. Number of Non-Residential Buildings:		0		
6. Date Constructed:		N/A		
7. Is the Development Scattered Site?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):		0		
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):		0		
10. Total Acres in Development:				
11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom				
1 – Bedroom				
2 – Bedrooms				
3 – Bedrooms				
4 - + Bedrooms				
Total				0

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)						Disposition
2. Proposed Action by Unit Type (e.g. bedroom size)						
Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom						
1 – Bedroom						
2 – Bedrooms						
3 – Bedrooms						
4 - + Bedrooms						
Total						0

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings		
Non-Residential Buildings		
Total Buildings	0	0

If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)

- (a) Attach a description of the land (e.g. survey, copy of the legal description)
 (b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
 (c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property \$ 210,000

(a) Was an independent appraisal conducted to determine the estimated Fair Market Value? Yes No

(b) If yes, date of appraisal and name of appraiser: Date: 3/21/23 Name: James Eggerding, MAI

(c) If not, describe other form of valuation used:

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity	Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents: N/A <input checked="" type="checkbox"/> -if vacant or for non-dwelling building	
(b)Complete Relocation of Residents: N/A <input checked="" type="checkbox"/> -if vacant or for non-dwelling building	
(c) Execute Contract for Removal	90
(d) Removal of the property	180

Section 6: Relocation N/A N/A

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: 0

(Note: These numbers are not editable and automatically populated when application is submitted)

2. Number of individual residents that the PHA estimates will be displaced by this removal action: 0

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated to be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents? PHA staff Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)? \$

5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)? Capital Funds Operating Funds Funding Source Year: Non-1937 Act Funds (describe:)

6. What comparable housing resources does the PHA expect to offer to displaced residents? Public Housing. If checked, number: Section 8 HCV (existing resources. If checked, number: Section 8 HCV (new award of TPVs) (see question #7). If checked, number: PBV Unit. If checked, number: Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

<p>7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?</p>	<p><input type="checkbox"/> Yes - Replacement TPVs. If checked, number:</p> <p><input type="checkbox"/> Yes - Relocation TPVs. If checked, number:</p> <p><input checked="" type="checkbox"/> No TPVs will be requested</p>
<p><i>Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.</i></p>	

<p>Section 7: Resident Consultation</p>	
<p>1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date(s):</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Name: _____ Date(s): _____ <input type="checkbox"/> N/A to removal action</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Name: _____ Date(s): _____ <input type="checkbox"/> N/A to removal action</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)</p>	<p>Name of RAB: Metro-wide Date(s): 3/15/23 <input type="checkbox"/> N/A to removal action</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p><i>If yes, attach comments received, along with an evaluation by the PHA</i></p>	

<p>Section 8: N/A</p>

<p>Section 9: PHA Certification of Compliance</p> <p><i>Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA # _____ for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:</i></p> <ol style="list-style-type: none"> All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title
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VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD’s approval of this SAC application for a period of not less than 3 years following the last required action of HUD’s approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD’s approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Jennifer N. Heapy
Official Title:	Chief Executive Officer
Signature:	Jennifer N. Heapy <small>Digitally signed by Jennifer N. Heapy DN: cn=Jennifer N. Heapy, o, ou, email=jheapy@gdpm.org, c=US Date: 2023.03.31 10:34:02 -0400'</small>
Date:	March 31, 2023

Form HUD-52860 Instructions

Refer to SAC website at www.hud.gov/sac for more information

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA’s inventory through these actions will impact (decrease) the PHA’s Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:

PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.

Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsibly Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.

Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.

Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minimis demolitions, PHAs are submitting information and not a SAC application through this form.

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Section 1. Demolition	
1. Does the removal action include the demolition of all or a portion of a development (AMP) or other public housing property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes: <input type="checkbox"/> All units at a development site <input type="checkbox"/> A portion of units at a development site <input type="checkbox"/> Non-dwelling property at a development site <input type="checkbox"/> Non-dwelling property not at a development site (e.g. central PHA administrative building)
<i>If yes, complete questions 2-6 of this section. If no, move on to section 2.</i>	
2. What is the estimated demolition cost?	\$ _____
3. What is the anticipated source of funds for the demolition cost?	<input type="checkbox"/> Capital Funds <input type="checkbox"/> CDBG <input type="checkbox"/> Operating Funds <input type="checkbox"/> Fiscal Year: _____ <input type="checkbox"/> Non-Public Housing Funds (describe: _____)
4. What is the justification for the demolition?	<input type="checkbox"/> Obsolete - Physical Condition <input type="checkbox"/> Obsolete - Location <input type="checkbox"/> Obsolete - Other Factors <input type="checkbox"/> De Minimis Demolition (the lesser of 5 units or 5 percent of the total public housing units in any 5-year period)
<i>Attach a narrative statement describing the justification for demolition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). If the demolition is for a portion of a development, the narrative statement must specifically address how the demolition will help to ensure the viability of the remaining portion of the development.</i>	
5. Cost-test:	The PHA must certify and present supporting evidence that no reasonable program of modifications is cost-effective to return the public housing development (or portion thereof) to useful life.
<i>Attach a completed HUD-52860-B, narrative statement, and other supporting documentation as described in the instructions</i>	

Section 2. Disposition	
1. What is the justification for the disposition?	<input type="checkbox"/> Conditions in Surrounding Area: 24 CFR 970.17(a) <input type="checkbox"/> Health and/or Safety <input type="checkbox"/> Infeasible Operation <input type="checkbox"/> More Efficient/Effective Low-Income Housing: 24 CFR 970.17(b) <input type="checkbox"/> Best Interests of PHA and Residents & Consistent with PHA Plan & 1937 Act: 970.17(c) <input type="checkbox"/> The Non-Dwelling Structure or Land Exceeds the Needs of the Development (after Date of Full Availability "DOFA") <input checked="" type="checkbox"/> The Disposition of the Non-Dwelling Property is Incidental to, or does not Interfere with, the Continued Operation of the Remainder of the Development
<i>Attach a narrative statement describing the justification for disposition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04(or any successor notice).</i> <i>If disposition is based on physical obsolescence under the demolition criteria, complete Section 1 (Demolition) of this form.</i>	
2. Method of Disposition	a. <input type="checkbox"/> Public Bid FMV Sale b. <input checked="" type="checkbox"/> Negotiated Sale at FMV c. <input type="checkbox"/> Negotiated Lease or other Transfer at FMV d. <input type="checkbox"/> Negotiated Sale or other Transfer at FMV e. <input type="checkbox"/> Negotiated Sale at below FMV f. <input type="checkbox"/> Negotiated Lease or other Transfer at below FMV g. <input type="checkbox"/> Land-Swap
<i>Attach a description of the method of disposition (e.g. sale or ground lease terms; below FMV disposition).</i> <i>If the disposition is proposed via negotiation, attach a Certificate of Good Standing (under applicable State law) of the proposed acquiring entity, or other evidence that the entity is recognized under State law.</i>	
3. Is the proposed acquiring entity the PHA's instrumentality as defined by 24 CFR 905.604(b)(3)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Commensurate Public Benefit: If the method of disposition is at or below FMV, the PHA must demonstrate a commensurate public benefit <i>Attach a narrative description of commensurate public benefit in accordance with 24 CFR 970.19 and PIH Notice 2018-04 (or any successor notice).</i>	

Section 3. Proceeds	
1. Will the PHA realize proceeds from this disposition?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. If PHA answered yes to question #1, indicate the estimated amount of gross and net proceeds	Gross \$ 210,000 Net \$ \$194,400
3. Is the PHA requesting to use gross proceeds for relocation costs?	<input type="checkbox"/> Yes \$ (estimated amount) <input checked="" type="checkbox"/> No
4. Is the PHA requesting to use gross proceeds for reasonable costs of disposition?	<input checked="" type="checkbox"/> Yes \$ (estimated amount) <input type="checkbox"/> No
<i>If yes, attach a brief narrative, budget, or other supporting documentation describing the reasonable costs</i>	
5. If the PHA will realize net proceeds from this disposition, how does the PHA propose to use the proceeds?	<input type="checkbox"/> Public Housing Capital Fund (CFP) Uses <input type="checkbox"/> Loan for development of Public Housing Units <input type="checkbox"/> Section 8 PBV Unit Development <input type="checkbox"/> Loan for development of PBV units <input type="checkbox"/> Supportive Services for Residents <input checked="" type="checkbox"/> Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program <input type="checkbox"/> Section 8 HCV Shortfalls <input type="checkbox"/> Operation of Section 8 program <input type="checkbox"/> Operation of Public Housing program <input type="checkbox"/> Modernization of Section 8 Units <input type="checkbox"/> Loan for modernization of PBV Units <input type="checkbox"/> Other Statutorily Eligible Uses: (describe) <input type="checkbox"/> To Be Determined (TBD) (PHA must request approval from HUD when it determines a proposed use)
<i>Attach a brief narrative, budget, or other supporting documentation describing the proposed use of proceeds.</i> <i>If loan is checked, include the loan term, interest rate, and type (i.e. permanent, bridge, construction).</i>	

Section 4. Offer of Sale to Resident Organization (Disposition Only)

1. If this action is for a disposition, is the PHA exercising any of the exceptions to the offer of sale requirements?

- Yes No
- 970.9(b)(3)(i): local government requests to acquire vacant land less than 2 acres in order to build or expand public services
- 970.9(b)(3)(ii): PHA seeks disposition to develop a facility to benefit low-income families
- 970.9(b)(3)(iii): the units have been legally vacated (HOPE VI, 24 CFR part 971 or 972)
- 970.9(b)(3)(iv): the units are distressed units subject to Section 33 required conversion
- 970.9(b)(3)(v): property proposed for disposition is non-dwelling
- Other: PHA requests that HUD consider another exception to 970.9(b)(1)

If exercising an exception, attach a narrative statement or documentation supporting the exception in accordance with 970.9(b)(4). If not exercising an exception, complete questions #2-6 of this Section 4.

2. Name(s) of all established eligible organizations as defined by 24 CFR 970.11 (e.g. resident organizations, eligible resident management corporations as defined in 24 CFR part 964, and nonprofit organization acting on behalf of residents at a development.

N/A

Attach a narrative explanation of how the PHA determined the entities identified

3. Date(s) the PHA sent an initial written notification to each established eligible organization in accordance with 24 CFR 970.11

Attach a copy of the initial written notification to each established eligible organization

4. Did the PHA receive a written expression of interest in accordance with 24 CFR 970.11 by an established eligible organization?

Yes No

If yes, attach a copy of the expression of interest by any eligible established organization

5. Did the PHA receive a proposal to purchase from an established eligible organization within 60-days of receiving the established eligible organization's expression of interest?

Yes No

If yes, attach a copy of the proposal to purchase from an established eligible organization

6. Did the PHA accept the proposal to purchase?

Yes No
 N/A (PHA did not receive a proposal to purchase)

Attach a narrative explanation of why the PHA accepted or rejected the proposal to purchase

Section 5. PHA Certification

For SAC applications submitted under 24 CFR part 970:

- 1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life;
- 2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;
- 3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;
- 4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and
- 5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

For De Minimis Demolitions:

- 1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and
- 2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Jennifer N. Heapy
Title	Chief Executive Officer
Signature	Jennifer N. Heapy <small>Digitally signed by Jennifer N. Heapy DN: cn=Jennifer N. Heapy, o, ou, email=jheapy@gdpm.org, c=US Date: 2023.03.31 10:34:42 -04'00'</small>
Date	March 31, 2023

Form HUD-52860-A Instructions

This form is required when a PHA proposes a demolition or disposition under 24 CFR part 970 and when a PHA proposes a de minimis demolition under Section 18 of the 1937 Act. This information is required as a supplement to the HUD-52860 form. PHAs must complete this form and upload it as an attachment to the IMS/PIC SAC application. Also, PHAs must upload the supporting documentation requested by this form as part of the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. use of proceeds). PHAs refer to 24 CFR part 970 and all applicable PIH Notices in completing this form, including PIH Notice 2018-04 (or any successor notice). PHAs must label All defined terms not defined in this form have the meaning in those regulations and notices.

Section 1: Demolition

Justification (Question 4). In completing their narrative statements describing the justification for demolition, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2012-7 (or any successor notice). In the case of a SAC application for demolition of portion of a development (e.g. SAC application is for less than all units on a contiguous site) the PHA's narrative must describe how the demolition will help to ensure the viability of the remaining portion of the development. This requirement shall not apply for demolitions of units on scattered non-contiguous sites.

Obsolete-Physical Condition: 24 CFR 970.15(b)(1)(i). A PHA must demonstrate serious and substantial physical deterioration of the buildings/units at the development. HUD strongly encourages PHAs to submit a physical needs assessment (PNA), government inspection, or independent architect or engineer's report as supporting documentation.

Obsolete-Location: 24 CFR 970.15(b)(1)(ii). A PHA must demonstrate that the location of the units causes obsolescence. HUD may consider the physical deterioration of the neighborhood; change in neighborhood from residential to industrial or commercial development; or environmental conditions which jeopardize the suitability of the site or a portion of the site and its housing structures for residential use.

Obsolete-Other Factors: 24 CFR 970.15(b)(1)(iii). A PHA must generally demonstrate that factors at the development have impacted the marketability, usefulness, or management of the units so seriously that, notwithstanding due diligence and its best efforts in marketing and leasing the units, the PHA is unable to operate the development for residential purposes for an extended period of time (generally more than 5 years). HUD may consider factors such as turnover rate, historic vacancy rate, access to transportation, crime rates, site plan and density issues, neighborhood infrastructure, and unit size. HUD strongly encourages PHAs to submit third party documentation.

De Minimis Demolition: 24 CFR 970.27. In any 5-year period, a PHA may demolish not more than the lesser of 5 dwelling units or 5 percent of the total public housing dwelling units owned by the PHA without the need to obtain HUD approval under 24 CFR part 970 provided the PHA can meet one of the following criteria: (a) The PHA will use the space occupied by the unit(s) for meeting the service or other needs of the residents (e.g. laundry facility; community center; child care center); or (b) the PHA has determined the unit(s) are beyond repair.

Cost-Test (Question 5). HUD generally shall not consider a program of modifications to be cost-effective if the costs of such program exceed 62.5 percent of total development cost (TDC) for elevator structures and 57.14 percent of TDC for all other types of structures in effect at the time the SAC application is submitted to HUD.

Obsolete-Physical Condition: 24 CFR 970.15(b)(1)(i). PHAs must complete and submit the HUD-52860-B form.

Obsolete-Location: 24 CFR 970.15(b)(1)(ii). HUD will consider the PHA's cost of curing the cause of the obsolescence (e.g. nearby industrial or commercial development, environmental conditions).

Obsolete-Other Factors: 24 CFR 970.15(b)(1)(i)(iii). HUD will consider the PHA's cost of curing the cause of the obsolescence (e.g. site plan, crime, turnover).

De Minimis Demolition. Cost-test requirements are not applicable.

Section 2: Disposition

Justification (Question 1). In completing their narrative statements describing the justification for disposition, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice).

Conditions in Surrounding Area: 24 CFR 970.17(a). A PHA must demonstrate the location of the units (e.g. industrial or commercial development) jeopardizes the health and/or safety of the residents and/or the feasible operation of the units by the PHA based on external conditions outside the control of the PHA; and the condition is beyond the scope of the PHA to mitigate or cure in a cost-effective manner. To support a SAC application based on health and/or safety, PHAs must generally provide relevant third-party documentation that evidences the external conditions that present serious obstacles to the PHA maintaining the units as healthy and/or safe housing.

More Efficient/Effective Low-Income Housing: 24 CFR 970.17(b). A PHA must demonstrate the retention of the units is not in the best interests of the residents or the PHA because the disposition allows the acquisition, development, or rehabilitation of units that will be more efficiently or effectively operated as other low-income housing units. PHAs must generally demonstrate why other low-income units are preferable (e.g., more energy efficient, better unit configuration, better location for resident in terms of transportation, jobs, schools or racial or economic concentration). See PIH Notice 2012-7 (or any successor notice).

Best Interests of PHA and Residents & Consistent with PHA Plan & 1937 Act: 970.17(c). See PIH Notice 2018-04 (or any successor notice).

Third-Party Agreement. Certain third-party agreements may require HUD review and approval under 24 CFR part 970. In this case, the PHA must submit a SAC disposition application under this form to obtain HUD approval for the third-party agreement (including completing and attaching justification narrative of the agreement under 970.17(c) or other applicable section of 24 CFR 970). In the SAC application, the PHA must clearly indicate it is requesting HUD approval of a third-party agreement and attach the draft form of third-party agreement to the application. If the PHA is not requesting that HUD release the ACC or Declaration of Trust (DOT) or DORC from the property, it should put "0" in all fields for units, buildings and acreage. See PIH Notice 2018-04 (or any successor notice).

Non-Dwelling Property: 970.17(d). A PHA must demonstrate that the non-dwelling structure or land exceeds the needs of the development (after DOFA); or the disposition is incidental to, or does not interfere with, the continued operation of the remainder of the development.

Method of Disposition (Question 2). In completing this section, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). PHAs may propose different methods of disposition in their SAC applications, including:

- (a) Public Bid Fair Market Value (FMV) Sale (Cash). The PHA lists the public housing property on the open and competitive market and solicits bids. Actual FMV may be more or less than the appraised value, depending on the market and may reflect negotiations during the due diligence period.
- (b) Negotiated Sale at FMV (Cash). The PHA negotiates a sale with an identified buyer based on the appraised value of the public housing property. The PHA receives cash for the sale.
- (c) Negotiated Lease or other Transfer at FMV (Cash). The PHA negotiates a lease (e.g. ground lease, capital lease) with an identified entity based on the appraised value (leasehold and/or fee value) of the public housing property. The PHA receives cash for the lease payments.
- (d) Negotiated Sale or other Transfer at FMV (Seller-Financing). The PHA negotiates a sale with an identified buyer but instead of receiving cash proceeds, the PHA receives a promissory note and/or mortgage or deed of trust. Payments are generally made from deferred loan payments.
- (e) Negotiated Sale at below FMV. The PHA negotiates a sale with an identified buyer for below FMV (often nominal value).
- (f) Negotiated Lease or other Transfer at below FMV. The PHA negotiates a lease with an identified entity for below FMV (often nominal value).
- (g) Land-Swaps. The PHA negotiates a "land swap". In addition to meeting the requirements for a Negotiated Sale at FMV in B above, the PHA must generally evidence that HUD has approved the acquisition of the property to be acquired in the "land-swap" under 24 CFR part 905. If the property that PHA is proposing to acquire is valued less than public housing property proposed for disposition, the PHA receives cash proceeds to make up the difference.

If the disposition is proposed via negotiation, the PHA must evidence the entity is a valid entity under State law and is in good standing.

Commensurate Public Benefit (Question 3). In completing this section, PHAs should refer to the guidance at 24 CFR 970.19 and PIH Notice 2018-04 (or any successor notice). HUD determines commensurate public benefit on a case-by-case basis. However, generally the public housing property must be developed for affordable housing purposes serving low-income families (incomes at or below 80% of area median). HUD does not consider general public benefits (e.g., schools, libraries, fire stations, police stations and bridges) to be approvable non-dwelling uses that primarily serve low-income families. A PHA may propose a preferred form of use restriction (e.g., LIHTC extended use agreement, HOME agreement, reversion clause in transfer documents, provision in ground lease, separate use agreement).

If applicable, PHAs may, but are not required, to complete the following table and submit with their SAC applications in order to evidence the proposed commensurate public benefit, purpose and other disposition details:

<i>Development Name</i>		<i>Development Number</i>		
Proposed for Disposition: Building/s: _____, Units: _____, Acres: _____				
Total number of units to be developed (or preserved) on property:	Less than 80% of Area Median Income			
Total number of non-dwelling buildings to be developed (or preserved) on property:	ACC	Non-ACC	PBV	Market Rate
Rental				
For Sale				
Name of Acquiring Entity (Rental Units)				
Name of Acquiring Entity (initial developer) (For Sale Units)				
Method of Disposition	(e.g. 99-year ground lease; fee simple sale; Fair Market Value)			
Lease Price	\$ _____ per year			
Sale Price	\$ _____			
Purpose and or summary of Commensurate Public Benefit (short description of units and non-dwelling property to be developed/preserved)				

Section 3: Proceeds

In completing this section, PHAs should refer to the guidance at 24 CFR part 970, PIH Notice 2018-04 (or any successor notice) and any other HUD guidance on proceeds. In accordance with 24 CFR 970.19, PHAs describe their proposed use of estimated proceeds (gross and net) in the SAC application.

Relocation Costs (Question 3). Pursuant to 24 CFR 970.21(e)(2), PHAs must pay for the actual and reasonable relocation expenses for all residents who will be displaced from their public housing units as a result of a demolition and/or disposition action. HUD considers the following to be eligible costs of relocation that can be deducted from gross proceeds: counseling and advisory services to residents (including mobility counseling), moving expenses (including housing search costs), payment of a security and/or utility deposits at a comparable housing, and costs of providing any necessary reasonable accommodations to residents in accordance with Section 504 of the Rehabilitation Act of 1973 and other HUD guidance.

Reasonable Costs of Disposition (Question 4). Reasonable costs of disposition may include the following (although HUD may disapprove any costs it deems unreasonable): (i) costs that PHAs incur in preparing the SAC application (e.g. environmental studies, engineering costs of rehab estimates under 24 CFR 970.15, appraisal fees); and (ii) transactional (seller) closing costs (e.g., local customary split of any brokerage fees, appraisal fees, survey costs, tax certificates fees, fees for recording the DOT/DORC release, notary fees, title insurance fees, title company document preparation and closing fees, mailing and wire transfer fees, and reasonable attorney fees), provided such costs are listed on the HUD-1 or other applicable settlement statement document.

Net Proceeds (Question 5). Net proceeds means proceeds realized after deducting relocation and disposition costs.

Section 4: Offer of Sale to Resident Organizations

In completing this section, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). PHAs are eligible to exercise the exception from the offer of sale described at 970.9(b)(3)(ii) only in cases where the PHA has firm plans to replace substantially all of the units proposed for disposition with the housing units for low-income families (even if those housing units are not low-income housing units as defined by Section 3 of the 1937 Act). Note that a PHA cannot forgo giving applicable resident entities an offer of sale based on speculation or general plans to build a facility to benefit low-income families.

Section 5: Certification

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should sign and date this Certification.

Arlington Courts Disposition
52860-A

Section 2 Line 4
Justification

Attach a narrative statement describing the justification for disposition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04(or any successor notice).

Arlington Courts consists of 20.29 acres of vacant land and once contained more than 400 public housing units. In 2001, 2005 and 2007, GDPM received HUD approval to demolish the public housing units. Since demolition was complete, GDPM has maintained the vacant land as greenspace. In its last 2017 demolition application, when asked about the intended future use of the property, GDPM indicated it would submit a disposition application.

Disposition of the vacant land meets the criteria set forth on 24 cfr 970.17(d) because the property exceeds the needs of the project and disposition is incidental to, or does not interfere with, continued operation of the remaining portion of the project. The sale of the property will assist the Housing Authority to reduce costs related to maintenance and management of this vacant property and will generate revenue for eligible activities to support the Housing Authority's redevelopment efforts. In the last fiscal year, landscaping costs were \$22,020.

The property is vacant land. GDPM has no intention of rebuilding housing on the property. For the forgoing reasons and because, Arlington Courts is non-dwelling property that is incidental to and does not Interfere with the continued operation of the remaining GDPM public housing portfolio, GDPM requests approval to dispose of the property.

Attachment:

- **Income Statement Showing Landscaping Costs**
- **Most recent HUD Section 18 approval - 10/12/2007**

Income Statement

Period = Jul 2021-Jun 2022

Book = Cash

	Period to Date	%	Year to Date	%
Revenue & Expenses				
INCOME				
TENANT INCOME				
GRANT INCOME				
REVENUE- Capital Grant	2,450.00	100.00	2,450.00	100.00
TOTAL GRANT INCOME	2,450.00	100.00	2,450.00	100.00
TOTAL INCOME	2,450.00	100.00	2,450.00	100.00
EXPENSES				
ADMINISTRATIVE				
MAINTENANCE AND OPERA...				
MAINT CONTRACT COSTS	2,450.00	100.00	2,450.00	100.00
LANDSCAPING & GROUNDS	22,020.00	898.78	22,020.00	898.78
TOTAL CONTRACT COSTS	24,470.00	998.78	24,470.00	998.78
TOTAL MAINTENACE EXPENSES	24,470.00	998.78	24,470.00	998.78
TOTAL EXPENSES	24,470.00	998.78	24,470.00	998.78
NET INCOME	-22,020.00	-898.78	-22,020.00	-898.78



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 886-9754 Fax: (312) 886-6413

OFFICE OF PUBLIC HOUSING

OCT 12 2007

Mr. Gregory D. Johnson
Executive Director
Dayton Metropolitan Housing Authority
400 Wayne Avenue
Dayton, OH 45401

Dear Mr. Johnson:

The Department has reviewed the Dayton Metropolitan Housing Authority's (DMHA) application for the demolition of 42 dwelling buildings containing 200 units and 1 non-dwelling building at Arlington Court, OH005006. The Special Applications Center (SAC) received this application on November 16, 2006, via the Public and Indian Housing Information Center (PIC) Application DDA0002194. Supplemental information was received through July 18, 2007.

I am pleased to approve your request to demolish all structures at Arlington Court, OH005006, including 200 dwelling units and 1 non-dwelling building. This approval does not imply approval of a request for additional which DMHA must make separately under the program that makes available funding for this purpose.

Approval of your application is based on the Department's understanding of your submission, as outlined in the enclosed memorandum from me to the HUD Cleveland Field Office.

The HUD Cleveland Field Office has been informed of this approval. Its staff is available to provide any technical assistance necessary for your agency to proceed with the demolition.

24 CFR, Part 970.31 eliminated the requirement for one-for-one replacement of public housing units. Therefore, the DMHA is not required to provide for replacement housing, and the Department is under no obligation to fund replacement housing.

Please be aware that the demolition of these units will affect your operating subsidy eligibility significantly. Please contact your HUD financial analyst for additional information on how to apply these criteria to your particular case.

Please make sure that your annual formula characteristics report is updated properly to reflect these changes. Vacant units approved for Section 18 action may not be reoccupied.

The HUD Cleveland Field Office of Public Housing may prepare an amendment to the Annual Contributions Contract to reflect the decrease in units, resulting from this demolition.

If you are interested in applying for housing choice vouchers for relocation in connection with the units approved for demolition, you must submit an application to the HUD Cleveland Field Office of Public Housing for review and approval in accordance with the procedures in HUD's latest Notice outlining the application procedures in effect at the time.

Please note, that receipt of housing choice vouchers in support of a Section 18 action has an effect on possible phase down subsidy, per 24 CFR, Part 990.114. Please consult staff of the HUD Cleveland Field Office for details.

In accordance with 24 CFR, Part 970.35 of the regulation, your agency is required to inform the HUD Cleveland Field Office of the status of the project (i.e., delays, actual demolition or other problems). When the demolition has been achieved, please submit a report to the HUD Cleveland Field Office confirming the action and certifying compliance with all applicable requirements. Files must be maintained which are sufficient for audit purposes and must be made available upon request.

Once this transaction is entered into PIC and a DDA# has been assigned, the PHA must enter the "actual" dates of demolition directly into the Inventory Removals submodule in PIC for Cleveland Field Office approval, so that the status of the units in PIC is changed to removed from inventory.

As you start the process of implementation, I urge you to continue to maintain an open dialogue with your residents and local officials. If you have to modify your plans, the HUD Cleveland Field Office stands ready to assist you.

Sincerely,



Ainars Rodins, P.E.
Director

Enclosure



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 886-9754 Fax: (312) 886-6413

OFFICE OF PUBLIC HOUSING

OCT 12 2007

MEMORANDUM FOR: Thomas Marshall, Director, Office of Public Housing, 5DPH

FROM: Ainars Rodins, P.E., Director, Special Applications Center (SAC), PIA

A handwritten signature in black ink, appearing to read "Ainars Rodins".

SUBJECT: Approval for the Dayton Metropolitan Housing Authority's (DMHA) Request for the Demolition of 42 Dwelling Buildings Containing 200 Units and 1 Non-Dwelling Building at Arlington Court, OH005006 (DDA0002194)

The SAC received this application on November 16, 2006 via the Public and Indian Housing Information Center (PIC), DDA0002194. Supplemental information was received through July 18, 2007. The Environmental Assessment was completed by the City of Dayton on April 27, 2005, in accordance with 24 CFR, Part 58, and was signed off by the HUD Cleveland Field Office on June 23, 2005.

The HUD Cleveland Field Office provided a certification stating that the submission accurately describes the current physical condition of the project proposed for demolition, and that the reasons provided by the DMHA to justify the proposed action are correct and factual.

Under 24 CFR, Part 970.7(a)(1), in order for a demolition or disposition application to be approved after November 24, 2006, the effective date of this regulation, a Public Housing Agency (PHA) must provide "A certification that the PHA has described the demolition or disposition in the PHA Annual Plan and timetable under 24 CFR part 903 (except in the case of small or high-performing PHAs eligible for streamlined annual plan treatment), and that the description in the PHA Annual Plan is identical to the application submitted pursuant to this part and otherwise complies with section 18 of the Act (42 U.S.C. 1437p) and this part." On September 30, 2004 the HUD Cleveland Field Office approved the DMHA's agency plan, which includes the subject action.

Description of Development(s)

The DMH proposed the demolition of 42 dwelling buildings containing 200 units and 1 non-dwelling building at Arlington Court, OH005006. Details of the proposed demolition are as follows:

Arlington Court, OH005006					
DOFA: 07/22/1965					
Bedroom Size	1-BR	2-BR	3-BR	4+BR	Total
Existing Dwelling Units	32	64	80	24	200
Proposed Dwelling Units	32	64	80	24	200
Number of Existing Dwelling Buildings				42	
Number of Dwelling Buildings Proposed				42	
Number of Existing Non-Dwelling Buildings				1	
Number of Non-Dwelling Buildings Proposed				1	

History of the Development

The DMHA has received approval from HUD for the following removal actions at the Development:

Removal Type (i.e. Hope VI demo, demo, homeownership)	Number of Units/Acres approved for Removal	Date of Approval
Demolition	108 Units	7/10/2001
Demolition	108 Units	11/09/2005

Reason(s) for Action (Justification)

The DMHA proposed the demolition based on 24 CFR, Part 970.15, which requires the PHA to certify that the project is obsolete as to physical condition, location, or other factors, making it unsuitable for housing purposes, and no reasonable program of modifications is cost-effective to return the public housing project or portion of the project to useful life.

In order to meet the agency's mission of providing decent, safe and sanitary housing for low-income families, the DMHA's Board of Commissioners decided to eliminate the subject site from its inventory based on the age of the structures, the physical condition and the escalating crime rates in the area. The dwelling units do not meet housing quality standards and are not competitive with other units in the private market or Low Income Housing Tax Credit (LIHTC) projects. Obsolescence was determined through internally generated per square foot cost-based estimates and verified by an outside third party using an RS Means based cost estimating program. Under both estimating scenarios it was determined that the cost of rehabilitation of the properties was greater than 90% of the Total Development Cost (TDC) limit. No reasonable program of modification is feasible to return the Arlington Court site to useful life. The demolition of this site is consistent with the goals of the Housing Authority's strategic plan, annual plan and in the best interests of the residents.

The demolition of these units, and potential disposition of the property, once an approved plan is put into place, will enable net proceeds from the sale of the property to be directed toward the improvement of Olive Hills, OH005041, a desirable DMHA site. The provision of modernized housing at Olive Hills will enable the Housing Authority to provide better customer service and quality housing.

Although the site has undergone almost \$3,500,000, in renovation over the past 46 years, the units still have outdated plumbing, mechanical, and electrical systems that no longer comply with current building codes and no longer support the daily needs of the typical family (i.e. computers, air conditioning load, washer and dryer usage, and home electronics load). The unit interiors are outdated and require repair. In the typical unit, no major renovations have occurred. Exterior site infrastructure has not been upgraded and structural deficiencies have not been addressed. The buildings, units and site infrastructure have surpassed their useful life based on the cost estimate of \$36,661,296.

The Total Development Cost (TDC) limit for the units proposed for demolition is calculated below. The Department used the TDC applicable at the time of submission of this demolition application.

TDC per PIH 2005-26 , Type of Structure: Row or Townhouse Area: Dayton, Ohio			
Bedroom Size	Number of Unit	TDC/Unit	Total Cost
1-BR	32	3,662,245	3,662,245
2-BR	64	148,606	9,510,795
3-BR	80	179,424	14,353,920
4-BR	20	211,718	4,234,365
4-BR	4	244,840	979,362
TOTAL			\$32,740,689

The DMHA provided the cost estimate for rehabilitation based on the existing conditions of the units. The rehabilitation cost was estimated to be \$36,661,296, which is 111 percent of the TDC limit. We concur with the DMHA's determination that the development(s) is/are obsolete as to the physical condition of the units not meeting the current standard of living; and no reasonable program of modifications is cost-effective to return the public housing project(s) or portion of the project to useful life.

Demolition Cost

The application states that it will cost approximately \$1,450,000, to demolish the subject units/buildings at Arlington Court, OH005006. The DMHA plans to use Capital Funds allocated in FY 2007, to cover the cost of demolition.

Future Use of Property

The DMHA has indicated that, after demolition, it intends to landscape the property until a specific strategy is finalized regarding disposition.

Relocation

When the application was developed and transmitted to the Department, 37 units proposed for demolition were occupied. Therefore, the application included a Relocation Plan.

The DMHA also has submitted certification regarding relocation as required by the PIH Notice 99-19(HA), as extended by notice PIH 2001-38(HA). The DMHA estimated the relocation cost for the remaining residents to be \$38,406, which includes moving expenses and counseling/advisory services. The funds for relocation are allocated under the FY2007 Capital Fund budget. The housing resources offered will be Section 8 vouchers and other public housing units.

Resident Consultation

1. Project(s) Specific Resident Organization(s): None
2. PHA-wide Resident Organization: Metro-Wide Resident Council
3. Resident Advisory Board (RAB) in accordance with 24 CFR, Section 903.13: Resident Advisory Board

24 CFR, Section 970.9(a) requires that an application for demolition be developed in consultation with the tenants of the project involved, any tenant organization at the project involved and any PHA-wide organizations that will be affected by the activity.

The application states on January 25, 2005 and March 4, 2005, the above organizations held or attended meetings and the proposed action was discussed. The DMHA indicates that the DMWRC serves as the RAB. On April 1, 2005, the DMHA held its public hearing to discuss the agency plan. The residents, RAB and members of the community were invited to attend this meeting. The application included meeting notices, sign-in sheets and meeting notes. The DMHA did not receive any written comments.

Board Resolution

As required by 24 CFR, Part 970.7(13), the DMHA's Board of Commissioners approved the submission of the application for demolition of the proposed property on March 9, 2005, via Resolution Number 4318. The last resident consultation occurred on April 10, 2007. The consultation with the local government took place on May 9, 2007.

Mayor/Local Government Consultation

As required by 24 CFR, Part 970.7(14), the application package includes a letter of support from the Honorable Rhine McLin, Mayor of the City of Dayton, dated June 7, 2005.

Replacement Housing

24 CFR, Part 970.31 eliminated the requirement for one-for-one replacement of public housing units. Therefore, the DMHA is not required to provide for replacement housing, and the Department is under no obligation to fund replacement housing.

Approval

We have reviewed the application and find it to be consistent with Section 18 of the Act, and the implementing regulations, 24 CFR, Part 970, including requirements related to resident consultation and relocation. Based upon our review, and finding that the requirements of 24 CFR, Part 970 and Section 18 of the Act have been met, the proposed demolition of 42 dwelling buildings containing 200 units and 1 non-dwelling building at Arlington Court, OH005006, as previously described in the application, is hereby approved.

Operating Subsidy

The demolition of these units will affect the DMHA's operating subsidy eligibility significantly. The DMHA was advised to contact the HUD financial analyst in the local Field Office for additional information on how to apply these criteria to the DMHA's particular case.

The Field Office must insure that the DMHA's annual formula characteristics report is updated properly to reflect these changes. Vacant units approved for Section 18 action may not be reoccupied.

Upon completion of demolition, an amendment to the Annual Contributions Contract, prepared by the Field Office is required to reflect the decrease in units under the Act resulting from this demolition.

Housing Choice Vouchers

If the DMHA is interested in applying for housing choice vouchers for relocation in connection with the units approved for demolition, it will need to submit an application to the Field Office. The DMHA should submit its application in response to HUD's current Notice outlining the application procedures.

Please note the receipt of housing choice vouchers in support of a Section 18 action has an effect on possible phase down subsidy, per 24 CFR, Part 990.114. The DMHA has been advised to contact the HUD financial analyst in the local Field Office for additional information on how to apply these criteria to the DMHA's particular case.

PIC and Monitoring

Once this transaction is entered into PIC and a DDA# has been assigned, the PHA must enter the "actual" dates of demolition directly into the Inventory Removals submodule in PIC, for Field Office approval so that the status of the units in PIC is changed to be removed from inventory.

It is the Field Office's responsibility to monitor this activity base on its latest risk assessment. The Field Office must verify that the actual data is being entered by the PHA as the actions occur to ensure the Department is not over paying in operating subsidy, and the Capital Fund formula data is correct.

Upon completion of demolition, the Field Office has the responsibility to amend the Annual Contributions Contract and update PIC to reflect the approved action as appropriate.

Arlington Courts Disposition
52860-A

Section 3 Line 4
Budget

If yes, attach a brief narrative, budget, or other supporting documentation describing the reasonable costs.

Item	Estimated Cost
Closing Costs	\$2,000
Agent Commission	\$12,600
Misc.	\$1,000

Total Cost: \$15,600

Net Proceeds: \$194,400

Arlington Courts Disposition
52860-A

Section 4 Line 1
Exception to Offer of Sale

If exercising an exception, attach a narrative statement or documentation supporting the exception in accordance with 970.9(b)(4). If not exercising an exception, complete questions #2-6 of this Section 4.

There is not a resident organization that acts on behalf of any residents affiliated with Arlington Courts.

Arlington Courts Disposition
52860-A

Section 3 Line 5
Use of Proceeds

Attach a brief narrative, budget, or other supporting documentation describing the proposed use of proceeds.

If loan is checked, include the loan term, interest rate, and type (i.e. permanent, bridge, construction).

GDPM is currently implementing a portfolio wide redevelopment plan. The redevelopment plan includes the conversion of all GDPM owned public housing units to the PBV program. GDPM received a RAD Portfolio Award from HUD. GDPM currently has active CHAPs for 13 properties. One of the conversions, Northeast Montgomery County (NEMC), is a 126 unit no debt conversion. The proceeds may be used to assist with the NEMC RAD conversion. A copy of the development budget is attached hereto. GDPM intends to submit the Financing Plan for the NEMC RAD conversion within the next 90 days.

Attachments:

- NEMC Development Budget
- NEMC CHAP

NEMC Development Budget

	Financing Plan
Hard Construction Costs	\$256,000
<i>Demo</i>	
<i>Rehab Total</i>	<i>\$250,000</i>
<i>General Requirements/Overhead/Profit</i>	<i>\$3,500</i>
<i>Contingency</i>	<i>\$2,500</i>
<i>Builders Risk</i>	
<i>Relocation costs</i>	\$0
<i>Soft Costs</i>	\$49,000
A/E Design (plans and Specs)	
Construction mgmt./Budget Planning Fee	
Engineering fee	
Feasibility Studies	
ER reports	\$5,000
Appraisal/Market Study	
Accounting	
Survey	\$35,000
ECNA	\$2,500
Title Insurance/Exam Fee	\$1,000
Organization Costs	
Recordation Fee	\$500
Borrower's Legal	\$5,000
Lenders Legal	
Consultant	
Other Professional	
Other Loan Fees	
FHA Fees	
Tax Credit Financing Fees	
Prepayment penalty	

Payables	
Construction interest	
Construction Loan Fees	
Permits	
Investors Legal	
Bond Issuance	
Perm Financing fees	
Furniture Fixtures & Equip	
Reserves	\$1,908,000
Initial Deposit to Replacment Reserve	\$1,908,000
Initial Operating Deficit Escrow	
Tax and Insurance Escrow	
Lease-up Reserve	
Other Reserves	
Developer Fees	\$8,000.00
Total Development Costs	\$2,221,000



OFFICE OF HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

April 11, 2022

Jennifer N. Heapy
Chief Executive Officer
Dayton Metropolitan Housing Authority
d/b/a Greater Dayton Premier Management
400 Wayne Avenue
Dayton, OH 45401-8750

Dear Ms. Heapy:

Attached please find an amended CHAP Exhibit A for your RAD project, PARK MANOR (OOH005000005), whose initial CHAP was awarded May 11, 2020. As this project is already being processed for conversion, all of the established CHAP milestone due dates will remain in effect, with any extension requests subject to the same approvals as established in the original CHAP.

With the issuance of this amended CHAP Exhibit A, you are required to update all relevant information on the RAD Resource Desk, including, but not limited to, the Transaction Log and Rent Schedule, so that the transaction accurately reflects these rents, number of units and configuration presented herein. In addition, please take appropriate action if this amendment requires a Significant Amendment to your Public Housing Agency Five Year or Annual Plan.

If you have any questions regarding this Amendment, please contact your Transaction Manager.

Sincerely,

A handwritten signature in blue ink that reads "Thomas R. Davis".

Thomas R. Davis
Director
Office of Recapitalization

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): NORTHEAST MONTGOMERY
COUNTY**

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
3	1	\$653	\$72	\$725
32	2	\$844	\$58	\$902
12	2	\$844	\$72	\$916
14	2	\$844	\$80	\$924
20	2	\$844	\$82	\$926
2	3	\$1,132	\$86	\$1,218
25	3	\$1,132	\$87	\$1,219
15	3	\$1,132	\$89	\$1,221
1	4	\$1,224	\$91	\$1,315
2	4	\$1,224	\$94	\$1,318

Please note that this rent schedule includes the 2021, 2022, and 2023 OCAF adjustments that the PHA is eligible for, and will be confirmed during 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.

Arlington Courts Disposition

Section 3 Line 1

Annual Plan

Attach evidence that the removal action is included in the approved PHA Plan and approval date

Attachments:

- **Annual Plan Approval - October 25, 2022**
- **Annual Plan Excerpt - page 11 and page 1 of referenced attachment**



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Public Housing

Cleveland Office, Region V – Midwest Region

1001 Lakeside, Suite 350

Cleveland, OH 44114

Phone (216) 357-7900 FAX (216) 357-7916

clevelandpublichousing@hud.gov

October 25, 2022

Jennifer Heapy
Executive Director
Dayton Metropolitan Housing Authority dba Greater Dayton Premier Management
400 Wayne Avenue
Dayton, OH 45410

SUBJECT: Dayton MHA dba GDPM FYB 7/01/2022 Annual PHA Plan Submission

Dear Ms. Heapy:

The purpose of this letter is to inform you that the Dayton Metropolitan Housing Authority (MHA) dba Greater Dayton Premier Management's (GDPM) Annual PHA Plan submission for the Fiscal Year beginning July 1, 2022, is hereby approved. This approval does not constitute an endorsement of the strategies and policies outlined therein. In providing assistance to families under programs covered, Dayton MHA dba GDPM will comply with the rules, standards, and policies established in that approved plan. All required attachments and documents must be made available for review and inspection at the principal office of the Dayton MHA dba GDPM during normal business hours.

By signing the PHA Certifications of Compliance with PHA Plans and Related Regulations, Dayton MHA dba GDPM is certifying to comply with the requirements of Section 3 as it applies to Public Housing programs that receive: (1) developmental assistance; (2) operating assistance; or (3) modernization grants. Section 3 activities must be reported on form HUD-60002 at www.hud.gov/section3.

Lastly, we would remind the Authority that by signing the form HUD-50077-CR, Dayton MHA dba GDPM is certifying to affirmatively further fair housing. This means that Dayton MHA dba GDPM will: (1) examine their programs; (2) identify any impediments to housing choice within those programs; (3) address those impediments in a reasonable fashion in view of available resources; and (4) maintain records reflecting any actions to affirmatively further fair housing.

Please note that this approval **does not** constitute a Rental Assistance Demonstration (RAD) PHA Plan approval. The submitted Annual PHA Plan is not in compliance with PIH Notice 2019-23(HA), Rental Assistance Demonstration-Final Implementation, Revision 4. Please ensure that all items listed in Attachment 1D of said Notice are included in the Plan. Dayton MHA dba GDPM may find it helpful to utilize the sample provided in the Notice to ensure that all items are accurately reflected. The following items were not reflected in the plan:

- FSS and ROSS-SC Programs (1.6C4)
- Resident Participation and Funding (1.6C5)
- Jobs Plus (1.6C8)
- When Total Tenant Payment Exceeds Gross Rent (1.6C9)
- Correct RAD PIH Notice not reflected
- Requirements of Section 5.2 of Notice PIH 2016-17 certifying conversion complies with applicable site selection and neighborhood reviews and procedures have been followed
- Indication if Replacement Housing Factor (RHF) funds will be used and estimated impact due to conversion plans
- Correct number of public housing units; 2,574 as of the effective date of the PHA Plan (07/01/2022)

Should you have any questions, please contact Karen Baird at karen.s.baird@hud.gov or at (216) 357-7783.

Sincerely,



Susan M. Zanghi
Division Director
Cleveland Office of Public Housing

may be by sale at fair market value, by sale at less than fair market value, if the intended land use would be considered to have a commiserate public benefit, for sale by public auction, of GDPM may participate in a ‘land-swap’ in an interested party has a property of similar value and acquisition of such property would result in a benefit to GDPM and/or it’s residents.

HOPE VI Vacant Parcels: There are an estimated 18 vacant parcels covering an estimated 3-4 acres of the GDPM HOPE VI Revitalization area. GDPM may evaluate the feasibility of disposition of these vacant lots as well as the remaining vacant lots within GDPM’s Asset Management inventory, such as Dunbar Manor, Arlington Courts and all parcels listed in Attachment #3.

Disposition of Arlington Courts 005OH000006 GDPM may seek authorization from the HUD Special Applications Center in order to dispose of some or all of the parcels associated with the Arlington Courts land. Disposition may be by sale at fair market value, by sale at less than fair market value, if the intended land use would be considered to have a commiserate public benefit, for sale by public auction, of GDPM may participate in a ‘land-swap’ in an interested party has a property of similar value and acquisition of such property would result in a benefit to GDPM and/or its residents.

Disposition of Dunbar Manor 005OH020 GDPM may seek authorization from the HUD Special Applications Center in order to dispose of some or all of the parcels associated with the Dunbar Manor land. Disposition may be by sale at fair market value, by sale at less than fair market value, if the intended land use would be considered to have a commiserate public benefit, for sale by public auction, of GDPM may participate in a ‘land-swap’ in an interested party has a property of similar value and acquisition of such property would result in a benefit to GDPM and/or its residents.

RAD Properties and RAD/ Section 18 Blending – Disposition:

Pursuant to HUD-Notice PIH 2018-04 *Demolition and/or disposition of public housing property, eligibility for tenant-protection vouchers and associated requirements*, GDPM intends to seek HUD approval for up to the maximum percentage allowable for all eligible RAD units to be disposed of under Section 18 of the U.S. Housing Act. The disposition will enable GDPM to project-base a percentage of the units outside of RAD. GDPM also intends to utilize HUD’s di minimis disposition tool under RAD and set-forth in Notice PIH 2018-04 which allows an additional 5% of the units to be converted to the PBV program outside of RAD.

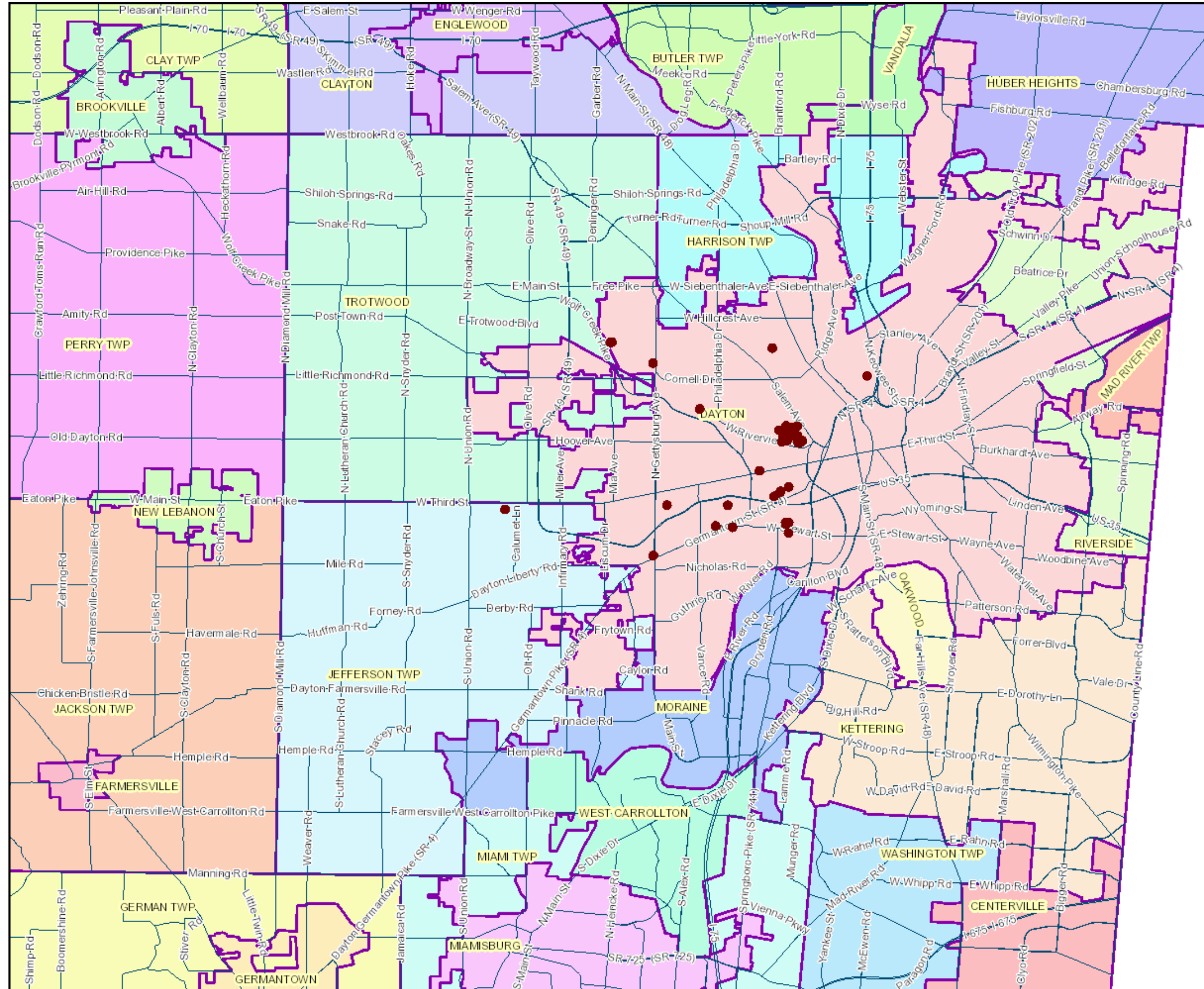
Di Minimis Exception to RAD Properties & Disposition According to HUD Notice PIH-2019-23, Rev 4 RAD Final Implementation Notice, conversions may not result in a reduction of the number of assisted units, except by a de minimis amount, defined as no more than the greater of five percent of the number of project or portfolio units under ACC immediately prior to conversion or five units. For each of its RAD properties, GDPM may reduce the number of RAD units by up to 5%. In these cases, GDPM intends to dispose of the properties at less than fair market value in order to apply project-based vouchers to the properties under GDPM’s Section 8 HCV/PBV Program. Any residents residing in units converting to PBV outside of RAD in the RAD developments will be afforded the same benefits and rights as the residents in the RAD units including the right to return.

Disposition-Scattered Sites Units: In accordance with HUD Notice PIH 2018-04 *Demolition and/or disposition of public housing property, eligibility for tenants-protection vouchers and associated requirements*, GDPM intends to dispose of the following scattered sites properties:

Address	AMP	# of Units
1204 Waterviliet	4	4
5531-5537 Fisher Drive	5	4
5330-5336 Hilgeford	5	4
1250-56 Governors Square	6	4

Greater Dayton Premier Management VACANT LOT MAPS

Partial County Map



Sheet Index

- 1 Cover Sheet
- 2 Vicinity Map
- 3 Area Map A - Northwest
- 4 Area Map B - Northwest
- 5 Area Map C - Inner West
- 6 Area Map D - Outer West
- 7 Area Map E - West
- 8 Area Map F - Southwest

UPDATED GDPM VACANT LOTS (NOVEMBER 10, 2014)

#	SITE #	Parcel Number	Address	SITE NAME	AMP #	Map Location	
						Map Name	Lot ID #
1	CO	R72-087-13-0032	1313 1315 Germantown Street	Central Office	N/A	Area Map C - Inner West	2
2	HO 5h	R72-105-06-0028	DITZEL	DITZEL	HO 5h	Area Map E - West Dayton	3
3	HO 5h	R72-088-02-0029	MERCER ST	MERCER ST	HO 5h	Area Map C - Inner West	1
4	HOPE VI	R72-074-11-0066	N WILLIAMS ST	HOPE VI	HOPE VI	Area Map B - Hope VI	7
5	HOPE VI	R72-074-11-0065	N WILLIAMS ST	HOPE VI	HOPE VI	Area Map B - Hope VI	7
6	HOPE VI	R72-074-14-0036	AUDUBON PK	HOPE VI	HOPE VI	Area Map B - Hope VI	2
7	HOPE VI	R72-074-14-0035	AUDUBON PK	HOPE VI	HOPE VI	Area Map B - Hope VI	2
8	HOPE VI	R72-074-14-0034	AUDUBON PK	HOPE VI	HOPE VI	Area Map B - Hope VI	2
9	HOPE VI	R72-074-14-0033	AUDUBON PK	HOPE VI	HOPE VI	Area Map B - Hope VI	2
10	HOPE VI	R72-074-14-0032	AUDUBON PK	HOPE VI	HOPE VI	Area Map B - Hope VI	2
11	HOPE VI	R72-074-14-0031	AUDUBON PK	HOPE VI	HOPE VI	Area Map B - Hope VI	2
12	HOPE VI	R72-074-07-0030	EDGEWOOD AVE (205)	HOPE VI	HOPE VI	Area Map B - Hope VI	3
13	HOPE VI	R72-075-10-0065	MEREDITH ST (631)	HOPE VI	HOPE VI	Area Map B - Hope VI	8
14	HOPE VI	R72-074-06-0060	828 MEREDITH	HOPE VI	HOPE VI	Area Map B - Hope VI	1
15	HOPE VI	R72-074-14-0030	EDGEWOOD AVE (119)	HOPE VI	HOPE VI	Area Map B - Hope VI	4
16	HOPE VI	R72-075-10-0027	609-611 MEREDITH ST	HOPE VI	HOPE VI	Area Map B - Hope VI	10
17	HOPE VI	R72-075-10-0032	615 MEREDITH ST	HOPE VI	HOPE VI	Area Map B - Hope VI	9
18	HOPE VI	R72-075-09-0050	500 EDGEWOOD AVE	HOPE VI	HOPE VI	Area Map B - Hope VI	5
19	HOPE VI	R72-075-01-0034	208 HOLT ST	HOPE VI	HOPE VI	Area Map B - Hope VI	13
20	HOPE VI	R72-074-12-0018	708-710 HALF MEREDITH ST	HOPE VI	HOPE VI	Area Map B - Hope VI	6
21	HOPE VI	R72-075-02-0044	2 4 DAYTON AVE	HOPE VI	HOPE VI	Area Map B - Hope VI	17
22	HOPE VI	R72-075-02-0043	6 DAYTON AVE	HOPE VI	HOPE VI	Area Map B - Hope VI	17
23	HOPE VI	R72-075-02-0051	8 DAYTON AVE	HOPE VI	HOPE VI	Area Map B - Hope VI	17
24	HOPE VI	R72-075-02-0059	DAYTON AVE	HOPE VI	HOPE VI	Area Map B - Hope VI	16
25	HOPE VI	R72-075-02-0019	27 DAYTON AVE	HOPE VI	HOPE VI	Area Map B - Hope VI	16
26	HOPE VI	R72-075-02-0018	29 31 DAYTON AVE	HOPE VI	HOPE VI	Area Map B - Hope VI	16
27	HOPE VI	R72-075-02-0016	37 39 DAYTON AVE	HOPE VI	HOPE VI	Area Map B - Hope VI	15
28	HOPE VI	R72-075-02-0012	51 DAYTON AVE	HOPE VI	HOPE VI	Area Map B - Hope VI	14
29	HOPE VI	R72-075-03-0045	879 W. RIVERVIEW TER	HOPE VI	HOPE VI	Area Map B - Hope VI	18
30	HOPE VI	R72-075-03-0046	876 RIVERVIEW TER	HOPE VI	HOPE VI	Area Map B - Hope VI	18
31	HOPE VI	R72-075-03-0048	870 RIVERVIEW TER	HOPE VI	HOPE VI	Area Map B - Hope VI	18
32	HOPE VI	R72-075-03-0057	883 885 RIVERVIEW TERR	HOPE VI	HOPE VI	Area Map B - Hope VI	18
33	HOPE VI	R72-075-03-0044	884 886 RIVERVIEW TERR	HOPE VI	HOPE VI	Area Map B - Hope VI	18
34	HOPE VI	R72-075-03-0043	888 RIVERVIEW TERR	HOPE VI	HOPE VI	Area Map B - Hope VI	18
35	HOPE VI	R72-075-03-0042	892 RIVERVIEW TERR	HOPE VI	HOPE VI	Area Map B - Hope VI	18
36	HOPE VI	R72-075-03-0039	900 902 RIVERVIEW TERR	HOPE VI	HOPE VI	Area Map B - Hope VI	18
37	HOPE VI	R72-075-03-0063	W RIVERVIEW TERR	HOPE VI	HOPE VI	Area Map B - Hope VI	18
38	HOPE VI	R72-075-03-0050	RIVERVIEW TER	HOPE VI	HOPE VI	Area Map B - Hope VI	18
39	HOPE VI	R72-075-12-0013	1218 RIVERVIEW AVE WEST	HOPE VI	HOPE VI	Area Map B - Hope VI	11
40	HOPE VI	R72-075-10-0056	1115 RIVERVIEW AVE	HOPE VI	HOPE VI	Area Map B - Hope VI	12
41	OH5-1	R72-057-06-0011	E HELENA & BRENNAN DR	Parkside Homes	AMP-8	Vicinity Map	2
42	OH5-13A	R72-097-06-0050	621 RANDOLPH ST	621 RANDOLPH ST	AMP-8	Area Map E - West Dayton	1
43	OH5-13A	R72-103-04-0001	1012 W STEWART ST	1012 W STEWART ST	AMP-8	Area Map F - Southwest	4
44	OH5-13A	R72-103-04-0003	1004 W STEWART ST	1004 W STEWART ST	AMP-8	Area Map F - Southwest	5
45	OH5-13C	R72-096-11A-0009	2332 GERMANTOWN	2332 GERMANTOWN	AMP-8	Area Map E - West Dayton	2
46	OH5-15H	R72-086-07-0078	200 HAWTHORN ST	Fitch/Hawthorn	AMP-8	Area Map C - Inner West	4
47	OH5-20	R72-103-02-0011	1010-1012 W STEWART ST	Dunbar Manor	AMP-8	Area Map F - Southwest	1
48	OH5-20	R72-103-04-0048	1280-1286 STALEY AVE	Dunbar Manor	AMP-8	Area Map F - Southwest	6
49	OH5-20	R72-103-02-0019	919-933 W STEWART ST	Dunbar Manor	AMP-8	Area Map F - Southwest	3
50	OH5-20	R72-103-02-0014	935-941 W STEWART ST	Dunbar Manor	AMP-8	Area Map F - Southwest	2
51	OH5-32A	R72-161-06-0008	QUEENS AVE	Caliph Court	AMP-2	Area Map A - Northwest	1
52	OH5-32B	R72-132-13-0090	LIMESTONE ST	Limestone/Modena	AMP-5	Area Map D - Outer West	2
53	OH5-6	R72-131-09-0001	CHICAHOMINY AVE	Arlington Court	AMP-8	Area Map D - Outer West	1
54	OH5-60	R72-123-11-0029	NECCO AVE	Windcliff Village I	AMP-13	Area Map A - Northwest	2
55	OH5-69	R72-086-12-0036	511 S WILLIAMS ST	Germantown Village	AMP-14	Area Map C - Inner West	3
56	OH5-69	R72-086-12-0037	515 S WILLIAMS ST	Germantown Village	AMP-14	Area Map C - Inner West	3
57	OH5-69	R72-086-12-0039	517 S WILLIAMS ST	Germantown Village	AMP-14	Area Map C - Inner West	3
58	OH5-7A	R72-121-05-0001	RIVERVIEW AVE	Westdale Terrace	AMP-3	Area Map A - Northwest	3
59	OH5-7A	G28-016-03-0151	BRONSON ST	Westdale Terrace	AMP-3	Vicinity Map	1

Arlington Courts Disposition

**Section 3 Line 2
Board Resolution**

Attach a copy of signed PHA Board Resolution

Attachments:

- Board Resolution - March 29, 2023

GREATER DAYTON PREMIER MANAGEMENT
400 WAYNE AVENUE
DAYTON, OHIO 45410

TO: Board of Housing Commissioners
FROM: Jennifer Heapy, Chief Executive Officer
DATE: March 29, 2023
SUBJECT: Approval and Authorization to Submit a Disposition Application for 62.38 Acres of the Arlington Courts Vacant Land

Secretary Recommendation:

Request the Adoption of a Resolution authorizing the Chief Executive Officer to execute documents, provide certifications, and submit application to the HUD, Special Application Center (SAC) for the disposition of vacant land at the former Arlington Courts development. The primary parcel ID is R72 13109 0001 and is located in the vicinity of 3500 MCall St, Dayton, OH 45417.

A demolition and disposition application submission was approved by the GDPM Board of Commissions on March 9, 2005 via Board Resolution 4318 (attached). Application #DDA0002194 was approved by the SAC, October 12, 2007. SAC determined that the disposition would be evaluated at a later date upon GDPM providing additional information regarding final use of the site.

The former public housing site was demolished in 2009. The site contains 18.71 acres of vacant land that is in excess of GDPM's needs. Disposal of the land will not interfere with GDPM rental housing operations and will relieve GDPM of vacant land management costs of approximately \$25,000 annually. GDPM intends to sell the property for fair market value. GDPM will utilize any proceeds to assist with GDPM future development activity.



Sherry Gale, Board Chairperson

Arlington Courts Disposition

**Section 3 Line 3
Environmental Review**

Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions

Attachments:

- Part 58 – City of Dayton – indicating project converts to “Exempt”



**U.S. Department of Housing and Urban
Development**
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: Arlington-Ct-Disposition-DMHA

HEROS Number: 900000010311022

Responsible Entity (RE): DAYTON, 101 W 3rd St Dayton OH, 45402

State / Local Identifier: Arlington Ct Disposition

RE Preparer: Peter Thornburgh

Certifying Office Todd M. Kinskey
r:

Grant Recipient (if different than Responsible Entity): Dayton Metropolitan Housing Authority

Point of Contact: Kiya Patrick

Consultant (if applicable):

Point of Contact:

Project Location: 3500 McCall St, Dayton, OH 45417

Additional Location Information:

Parcels are in the vicinity of 3500 McCall Street and are roughly bounded by Maywood Avenue to the North, Resaca Avenue to the East, Arlington and Chickamauga Avenues to the South, and Antietam and South Alder Avenues to the West. The parcels for disposition within this area are illustrated in the attached maps.

Direct Comments to:

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

This project involves the disposition of the former Arlington Court public housing site containing multiple parcels of now vacant land owned by Dayton Metropolitan Housing Authority in the vicinity of 3500 McCall St, Dayton, OH 45417. The primary parcel ID is R72 13109 0001. The parcels total 18.71 Acres. The property will be purchased by the Montgomery County Land Reutilization Corporation at fair market value, as determined by a 3rd party appraiser. This request is for disposition only, the transaction will not include any ground disturbance, and the disposed of land will be retained for the same residential use. The project involves an amendment to the section 18 demolition/Disposition application # DD0002194.

Maps, photographs, and other documentation of project location and description:

- [DIMDS Approval 20071012.pdf](#)
- [McCall Street DMHA Disposition Parcels Map.pdf](#)
- [maps.pdf](#)
- [D parcels looking West.jpg](#)
- [C parcels looking North 4.jpg](#)
- [C parcels looking North 3.jpg](#)
- [C parcels looking North 2.jpg](#)
- [C parcels looking North 1.jpg](#)
- [B Parcels looking SW.jpg](#)
- [B Parcels looking N.jpg](#)
- [A Parcels looking West.jpg](#)
- [A Parcels looking South.jpg](#)
- [A parcels looking SE.jpg](#)

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at 58.5:

- 58.34(a)(12)
- 58.35(a)(5)

Determination:

✓	This categorically excluded activity/project converts to EXEMPT per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; Funds may be committed and drawn down after certification of this part for this (now) EXEMPT project; OR
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	This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, publish NOI/RROF and obtain "Authority to Use Grant Funds" (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Approval Documents:

[Arlington Cts Determ Signed 20230309.pdf](#)

7015.15 certified by Certifying Officer
on:

7015.16 certified by Authorizing Officer
on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
DDA0002194	Public Housing	Other Public Housing Program

Estimated Total HUD Funded, Assisted or Insured Amount: \$0.00

Estimated Total Project Cost: \$0.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
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STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
<p>Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.</p>
<p>Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.</p>
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Based on the project description the project includes no activities that would require further evaluation under this section. The project is not in a flood zone. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.</p>
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is</p>

		in compliance with contamination and toxic substances requirements.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project scope is for disposition only and will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the disposition of vacant land includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. Dayton is a heavily urbanized area and includes no farmland. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project has No Potential to Cause Effects. The proposed undertaking is the disposition of vacant land to be transferred to a land bank with no future change of use and no ground disturbance. The undertaking can have no effect on any historic structures, should one be present. The project is in compliance with Section 106.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description this project includes no activities that would require further evaluation under this section. The disposition does not include any ground disturbance. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The transfer to a landbank may ease the redevelopment of the site. The project is in compliance with Executive Order 12898.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
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Project Mitigation Plan

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[RunwaysDistanceMcCall.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

1. Is the project located in a CBRS Unit?

No

Document and upload map and documentation below.

Yes

Screen Summary

Compliance Determination

This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[2 CBRS USFW LowRes.jpg](#)

Are formal compliance steps or mitigation required?

Yes

No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

- ✓ No. This project does not require flood insurance or is excepted from flood insurance.

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

- ✓ No

Screen Summary

Compliance Determination

Based on the project description the project includes no activities that would require further evaluation under this section. The project is not in a flood zone. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.

Supporting documentation

[FIRMETTE_5ac7c97d-ea3a-4787-bd57-fb395b437acc_3500 McCallSt.pdf](#)

Are formal compliance steps or mitigation required?

Arlington-Ct-Disposition-
DMHA

Dayton, OH

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Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[Ohio Coastl Erosion Area Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening

None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

No

Explain:

A visual Inspection. . . The intended use after disposition continues as vacant land, thus there are no project occupants, and no conflict with the use as vacant land.

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

- ✓ No, the project will have No Effect due to the nature of the activities involved in the project.

This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.

Based on the response, the review is in compliance with this section.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

Yes, the activities involved in the project have the potential to affect species and/or habitats.

Screen Summary

Compliance Determination

This project scope is for disposition only and will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Based on the project description the disposition of vacant land includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. Dayton is a heavily urbanized area and includes no farmland. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)

None of the above

2. Upload a FEMA/FIRM map showing the site here:

[FIRMETTE_5ac7c97d-ea3a-4787-bd57-fb395b437acc 3500 McCallSt\(1\).pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.

Supporting documentation

[FIRMETTE_5ac7c97d-ea3a-4787-bd57-fb395b437acc_3500 McCallSt\(2\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

- ✓ No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

Yes, because the project includes activities with potential to cause effects (direct or indirect).

Threshold (b). Document and upload the memo or explanation/justification of the other determination below:

The proposed undertaking is the disposition of vacant land to be transferred to a land bank with no future change of use and no ground disturbance. The undertaking can have no effect on any historic structures, should one be present.

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

Based on the project description the project has No Potential to Cause Effects. The proposed undertaking is the disposition of vacant land to be transferred to a land

bank with no future change of use and no ground disturbance. The undertaking can have no effect on any historic structures, should one be present. The project is in compliance with Section 106.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

New construction for residential use

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

Screen Summary

Compliance Determination

Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

Arlington-Ct-Disposition-
DMHA

Dayton, OH

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✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

< No

✓

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

3. Does your region have a memorandum of understanding (MOU) or other working agreement with Environmental Protection Agency (EPA) for HUD projects impacting a sole source aquifer?

Yes

No

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[McCall SSA_ags_6ef3c8fe-bc60-11ed-8256-00505684bb18.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Based on the project description this project includes no activities that would require further evaluation under this section. The disposition does not include any ground disturbance. The project is in compliance with Executive Order 11990.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Dayton Wild and Scenic Rivers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project’s total environmental review?

Yes

No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The transfer to a landbank may ease the redevelopment of the site. The project is in compliance with Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Arlington Courts Disposition

Section 3 Line 4

Government Consultation

Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)

On March 7, 2023, GDPM contacted City of Dayton Mayor, Jeffrey Mims. GDPM summarized its intention to dispose of the property. GDPM explained that it intended to dispose of the vacant parcel and any proceeds realized will be used to assist future GDPM development activities. Mayor Mims did not have any questions and memorialized his support in the attached letter.

Attached:

- **Written summary of the project provided to Mayor Mims**
- **Letter of Support**



Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

March 7, 2023

Mayor Jeffrey Mims
City of Dayton
101 W 3rd Street
Dayton, Ohio 45401

Subject: GDPM Disposition of Vacant Land- (former Arlington Courts)

Dear Mayor Mims,

GDPM intends to seek HUD authorization to dispose of the former Arlington Courts. The development was demolished in 2009 and currently contains 18.71 acres of vacant located in the vicinity of 3500 McCall Street and roughly bounded by Maywood Avenue to the North, Resaca Avenue to the East, Arlington and Chickamauga Avenues to the South, and Antietam and South Alder Avenues to the West.

Per 24 CFR § 970.17, HUD permits housing authorities to dispose of vacant land if the land is incidental to or does not interfere with, continued operation of the remaining portion of the development. If authorized, GDPM will sell the property at fair market value.

GDPM has included the disposition of the Arlington Courts Land in its annual PHA Plan, approved by HUD on October 25, 2022. The PHA informed its Resident Advisory Board of GDPM's intention to dispose of the property.

GDPM intends to sell the property for the appraised fair market value and the end use is anticipated to be public recreation. Any proceeds will be used to assist with future GDPM development activity.

HUD guidance requires a letter of support signed by the "highest ranking government official, i.e. the Mayor". I am kindly requesting a letter of support and have attached a draft letter for reference. If you have any questions or concerns, please contact me at kpatrick@dmha.org.

Sincerely,

Kiya Patrick

Digitally signed by Kiya Patrick
DN: cn=Kiya Patrick, o=Greater Dayton
Premier Management, ou=Institutes
Development,
email=kpatrick@gdpm.org, c=US
Date: 2023.03.07 16:29:12 -05'00'

Kiya Patrick
Vice President
937-910-7558

Cc: Todd Kinskey

EXECUTIVE OFFICE

Jennifer N. Heapy
Chief Executive Officer

Elaine Letton
Senior VP of Programs

Lisa McCarty
Chief Financial Officer

Kiya Patrick
VP of Development

400 Wayne Avenue, Dayton, Ohio 45410
Main: 937-910-7500 | Fax: 937-222-3554 | TDD: 937-910-7570
www.gdpm.org





Jennifer N. Heapy
Chief Executive Officer
Greater Dayton premier Management
400 Wayne Avenue
Dayton, Ohio 45410

Subject: *Disposition of the former Arlington Court Land*

Dear Ms. Heapy:

The City of Dayton reviewed your request for a letter of support for GDPM's disposition of the former Arlington Courts vacant land, located at 3500 McCall St, Dayton, OH 45417.

It is my understanding that site is a former public housing site that was demolished in 2009. The site contains just under 19 acres of vacant land that is in excess of GDPM's needs and disposal of the land will not interfere with GDPM operations. GDPM intends to sell the property for fair market value and the end use is anticipated to include future economic development activities. GDPM will utilize any proceeds to assist with GDPM future development activity.

The City of Dayton supports GDPM's disposition plans for this vacant land. If you have any questions or need additional information, please contact my office at 937-333-3646.

Sincerely,

A handwritten signature in blue ink, reading "Jeffrey J. Mims, Jr.", is written over a white background.

Jeffrey J. Mims, Jr. Mayor

Arlington Courts Disposition

Section 5 Line 4

Total Acreage

(a) Attach a description of the land (e.g. survey, copy of the legal description)

(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)

(c) If the removal action is for only a portion of property at a contiguous site, attach a site map

Attachments:

- **Legal Description**
- **Declaration of Trust**
- **Site Map Showing Acreage**

OH 5-6 - ARLINGTON COURTS - 314 UNITS

Situate in the City of Dayton, County of Montgomery, and State of Ohio, and being more particularly described as follows:

PARCEL 1

Being lots numbered Forty-Nine Thousand Two Hundred Fifty-Seven (49,257) to Forty-Nine Thousand Two Hundred Eighty-Five (49,285), both inclusive, of the consecutive numbers of lots on the revised plat of the City of Dayton, together with the following described vacated street and alleys:

- A. Trenton Street from the south line of Maywood Avenue to the north line of McCall Street.
- B. The first alley east of vacated Trenton Street from the south line of Maywood Avenue to the first alley north of McCall Street.
- C. The first alley north of McCall Street from the east line of vacated Trenton Street to the west line of Decker Street.

PARCEL 2

Being lots numbered Forty-Nine Thousand One Hundred Ninety-Eight (49,198) to Forty-Nine Thousand Two Hundred Twenty-Three (49,223), both inclusive, of the consecutive numbers of lots on the revised plat of the City of Dayton, together with the following described vacated alleys:

- A. The first alley east of Alder Street from the first alley north of McCall Street to the north line of said lot 49,198 extended eastwardly.
- B. The first alley north of McCall Street from the east line of Alder Street to the west line of vacated Trenton Street.

PARCEL 3

Being lots numbered Forty-Eight Thousand One Hundred Twenty-One (48,121) to Forty-Eight Thousand One Hundred Twenty-Eight (48,128), both inclusive and lots numbered Forty-Eight Thousand One Hundred Thirty-Four (48,134) to Forty-Eight Thousand One Hundred Sixty-Four (48,164), both inclusive, of the consecutive numbers of lots on the revised plat of the City of Dayton, together with the following described vacated street and alleys:

- A. Savannah Avenue from south line of McCall Street to the north line of Chicamauga Avenue.
- B. The first alley south of McCall Street from the west line of vacated Savannah Avenue to the west line of said lot 48,138 extended southwardly.
- C. The first alley south of McCall Street from the east line of vacated Savannah Avenue to the first alley east of vacated Savannah Avenue.
- D. The first alley east of vacated Savannah Avenue from the south line of McCall Street to the north line of said lot 48,161 and its extension westwardly, said extension being a north line of said lot 48,160.
- E. The first alley south of McCall Street from the west line of Chicahominy Avenue to the first alley east of vacated Savannah Avenue.

PARCEL 4

Being lot numbered Twenty-Eight Thousand Four Hundred Ninety-Two (28,492), lots numbered Thirty Thousand Two Hundred Twenty-Seven (30,227) to Thirty Thousand Two Hundred Thirty-Four (30,234), both inclusive, lots numbered Forty-Eight

OH 5-6 - ARLINGTON COURTS - 314 UNITS Cont.

Thousand One Hundred Eight-One (48,181) to Forty-Eight Thousand Two Hundred Two (48,202), both inclusive, and lots numbered Fifty-Two Thousand Eight Hundred Sixty-Seven (52,867), Fifty-Two Thousand Eight Hundred Sixty-Eight (52,868), and Fifty-Two Thousand Eight Hundred Sixty-Nine (52,869) of the consecutive numbers of lots on the revised plat of the City of Dayton, together with the following described vacated alleys:

- A. The first alley south of McCall Street from the east line of Chicahominy Avenue to the first alley west of Resaca Avenue.
- B. The first alley west of Resaca Avenue from the north line of Arlington Street to the south line of said lot 28,492.
- C. The first alley south of McCall Street from the west line of Resaca Avenue to the first alley west of Resaca Avenue.

PARCEL 5

Being lots numbered Forty-Eight Thousand Two Hundred Three (48,203), Forty-Eight Thousand Two Hundred Four (48,204) Forty-Eight Thousand Two Hundred Twenty-Two (48,222), Forty-Eight Thousand Two Hundred Twenty-Three (48,223), and Forty-Eight Thousand Two Hundred Twenty-Four (48,224) of the consecutive numbers of lots on the revised plat of the City of Dayton, together with the following described vacated alley:

The first alley south of Arlington Street from the east line of Chicahominy Avenue to the east line of said lot 48,204 extended southwardly, excepting sixteen (16) feet taken by parallel lines off the east side of the north half of said alley, and excepting that part of the south half of said alley east of the east line of said lot 48,222 extended northwardly.

Excepting, however, from the foregoing the following described tracts conveyed by deed dated June 3, 1959, by Dayton Metropolitan Housing Authority to the City of Dayton, Ohio, for public street and alley purposes:

TRACT 1

Being part of Parcels 1 and 2 above described and being part of said lots 49,257 to 49,266, both inclusive, part of said lots 49,214 to 49,223, both inclusive, part of vacated Trenton Street, and part of the vacated alley west of Decker Avenue, and being more particularly bounded and described as follows:

Beginning at a point in the south line of Maywood Avenue, said point being one hundred fifty-two and 24/100 (152.24) feet west of the intersection of the south line of Maywood Avenue and the west line of Decker Avenue, said intersection being also the northeast corner of lot 49,285; thence southwardly along a line making a right angle with the south line of Maywood Avenue, two hundred fifty-two and 25/100 (252.25) feet to a point of curvature; thence southwestwardly along a curve to the right having a radius of seventy-five and no/100 (75.00) feet, one hundred seventeen and 81/100 (117.81) feet to a point of tangency; thence westwardly along a line tangent to said curve and parallel with the south line of Maywood Avenue, one hundred fourteen and 58/100 (114.58) feet to a point of curvature; thence northwestwardly along a curve to the right having a radius of seventy-five and no/100 (75.00) feet, one hundred seventeen and 81/100 (117.81) feet to a point of tangency; thence northwardly along a line tangent to said curve and at right angles to the south line of Maywood Avenue, two hundred fifty-two and 25/100 (252.25) feet to a point in the south line of Maywood

OH 5-6 - ARLINGTON COURTS - 314 UNITS Cont.

Avenue; thence eastwardly along the south line of Maywood Avenue fifty and no/100 (50.00) feet to a point; thence southwardly along a line at right angles to the south line of Maywood Avenue, two hundred fifty-two and 25/100 (252.25) feet to a point of curvature, thence southeastwardly along a curve to the left having a radius of twenty-five and no/100 (25.00) feet, thirty-nine and 27/100 (39.27) feet to a point of tangency; thence eastwardly along a line tangent to said curve and parallel to the south line of Maywood Avenue, one hundred fourteen and 58/100 (114.58) feet to a point of curvature; thence northeastwardly along a curve to the left having a radius of twenty-five and no/100 (25.00) feet, thirty-nine and 27/100 (39.27) feet to a point of tangency; thence northwardly along a line tangent to said curve and at right angles to the south line of Maywood Avenue, two hundred fifty-two and 25/100 (252.25) feet to a point in the south line of Maywood Avenue; thence eastwardly along the south line of Maywood Avenue fifty and no/100 (50.00) feet to the place of beginning; containing 0.891 of an acre, more or less.

TRACT 2

Being part of Parcel 2 above described, and being part of said lot 49,198, and part of the vacated alley west of vacated Trenton Street, and being more particularly bounded and described as follows:

Beginning at the northwest corner of lot 49,198; thence eastwardly along the north line of said lot and the north line of said vacated alley, on hundred sixty-one and 10/100 (161.10) feet to a point in the east line of said vacated alley; thence southwardly along said east line, sixteen and no/100 (16.00) feet to a point; thence westwardly along a line parallel with the north line of said lot, one hundred sixty-one and 10/100 (161.10) feet to a point in the west line of said lot; thence northwardly along the west line of said lot, sixteen and no/100 (16.00) feet to the place of beginning containing 2,578 square feet, more or less.

TRACT 3

Being part of Parcels 1 and 2 above described and being part of said lots 49,205 to 49,213, both inclusive, part of said lots 49,267 to 49,275, both inclusive, part of vacated Trenton Street, and being more particularly bounded and described as follows:

Beginning at the intersection of the north line of McCall Street and the east line of Alder Street, said point being the southwest corner of lot 49,205; thence northwardly along the east line of Alder Street seventeen and 01/100 feet to a point; thence eastwardly along a line parallel to the north line of McCall Street, six hundred sixty-two and 43/100 (662.43) feet to a point in the west line of Decker Avenue; thence southwardly along the west line of Decker Avenue, seventeen and 01/100 (17.01) feet to the intersection of the west line of Decker Avenue and the north line of McCall Street, said point being the southeast corner of lot 49,275; thence westwardly along the north line of McCall Street, six hundred sixty-two and 43/100 (662.43) feet to the place of beginning; containing 0.258 of an acre, more or less.

TRACT 4

Being part of Parcel 4 above described, and being part of said lot 52,867, and being more particularly bounded and described as follows:

Beginning at the northwest corner of lot 52,867; thence eastwardly along the north line of said lot three and 50/100 (3.50) feet to a point; thence southwardly along a line parallel with the west line of said lot one hundred ten and no/100 (110.00) feet to a point in the south line of said lot; thence westwardly along the south line of said lot three and 50/100 (3.50) feet to the southwest corner of said lot; thence northwardly along

OH 5-6 - ARLINGTON COURTS - 314 UNITS Cont.

the west line of said lot one hundred ten and no/100 (110.00) feet to the place of beginning; containing 385 square feet, more or less.

TRACT 5

Being part of Parcel 5 above described, and being part of said lots 48,203 and 48,204, and being more particularly bounded and described as follows:

Beginning at the northeast corner of lot 48,203; thence southwardly along the east line of lots 48,203 and 48,204 eighty and no/100 (80.00) feet to the southwest corner of lot 48,204; thence westwardly along the south line of lot 48,204 sixteen and no/100 (16.00) feet to a point; thence northwardly along a line parallel with the east line of lots 48,204 and 48,203 eighty and no/100 (80.00) feet to a point in the north line of lot 48,203; thence eastwardly along the north line of lot 48,203 sixteen and no/100 (16.00) feet to the place of beginning, containing 1,280 square feet, more or less.

The premises hereinabove described are subject to the following easements conveyed by Dayton Metropolitan Housing Authority to the Dayton Power and Light Company:

1. An easement for the transmission and/or distribution of electric energy across a 10-foot strip, the center line of which is located one foot west of the west line of Chicahominy Avenue from the south line of said lot 48,164 to a point twenty-two feet south of the north line of said lot 48,156, and from said point runs to a point on the north line of said lot 48,156 nine feet west of the west line of Chicahominy Avenue.
2. An easement for an anchor located on said lot 52,867 twenty-five feet east of the west line of said lot and nine feet south of the north line of said lot.
3. An easement for an anchor located on said lot 49,275 twenty feet west of the east line of said lot and five feet north of the south line of said lot.
4. An easement for an anchor located on said lot 30,230 six feet south of the north line of said lot and fifteen feet west of the east line of said lot.

5-6

PHA-2190
July 1951

BOOK 1941 PAGE 631

NO TRANSFER NEEDED
JESSE HAINES
COUNTY AUDITOR
1959 JUN 8

DECLARATION OF TRUST

WHEREAS, the Dayton Metropolitan Housing Authority (herein called the "Local Authority"), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the State of Ohio, and the Public Housing Administration (herein called the "PHA") which is administering, in accordance with Reorganization Plan No. 3 of 1947, effective July 27, 1947, the functions of the United States Housing Authority, created in pursuance of the provisions of the United States Housing Act of 1937, Public No. 412, Seventy-fifth Congress, entered into a certain contract dated as of April 25, 1957 (herein called the "Annual Contributions Contract") providing for a loan and for annual contributions to be made by the PHA to assist the Local Authority in developing, and in achieving and maintaining the low-rent character of, low-rent housing project/s; and

THEREAS, as of the date of the execution of this Declaration of Trust the Annual Contributions Contract provides for the development and operation by the Local Authority of certain low-rent housing in the City of Dayton, County of Montgomery, State of Ohio which will provide approximately 314 dwellings; and which low-rent housing will be known as Project No. Ohio 5-6 ~~Project No. _____ with approximately _____ dwellings,~~ ~~Project No. _____ with approximately _____ dwellings,~~ and ~~Project No. _____ with approximately _____ dwellings;~~ and

WHEREAS, the Local Authority (1) proposes to issue and deliver its Bonds and Permanent Notes to aid in financing the Projects from time to time provided for under the terms of the Annual Contributions Contract to which Contract reference is hereby made for definitions of the Bonds, Permanent Notes, and Projects, and (2) may from time to time issue and deliver its obligations (herein called "Refunding Bonds") to refund said Bonds and Permanent Notes; and

WHEREAS, each Project and the site or sites thereof will have been constructed or acquired with the proceeds of the Bonds and/or advances by the PHA on account of the loan provided for in the Annual Contributions Contract and the Bonds and Permanent Notes will be secured (1) severally, by pledges of specific amounts of the annual contributions payable to the Local Authority by the PHA pursuant to said Contract; and (2) by a pledge of certain revenues of the Projects financed by an issue or issues of Bonds to the extent and in the manner described in the Annual Contributions Contract and the resolutions of the Local Authority authorizing such Bonds and Permanent Notes;

NOW, THEREFORE, to assure the PHA and the holder or holders of the Bonds, Refunding Bonds, or Permanent Notes, and each of them, of the performance by the Local Authority of the covenants contained in the Annual Contributions Contract and the resolutions of the Local Authority authorizing the issuance of the Bonds, Refunding Bonds, or Permanent Notes, the Local Authority does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of the PHA and said holders of the Bonds, Refunding Bonds, or Permanent Notes, for the purposes hereinafter stated, the following described real property situated in the

City of Dayton, County of Montgomery, State of Ohio

TO WIT:

Project No. Ohio 5-6

Situate in the City of Dayton, County of Montgomery, and State of Ohio, and being more particularly described as follows:

PARCEL 1

Being lots numbered Forty-Nine Thousand Two Hundred Fifty-Seven (49,257) to Forty-Nine Thousand Two Hundred Eighty-Five (49,285), both inclusive, of the consecutive numbers of lots on the revised plat of the City of Dayton, together with the following described vacated street and alleys:

- A. Trenton Street from the south line of Maywood Avenue to the north line of McCall Street.
- B. The first alley east of vacated Trenton Street from the south line of Maywood Avenue to the first alley north of McCall Street.
- C. The first alley north of McCall Street from the east line of vacated Trenton Street to the west line of Decker Street.

PARCEL 2

Being lots numbered Forty-Nine Thousand One Hundred Ninety-Eight (49,198) to Forty-Nine Thousand Two Hundred Twenty-Three (49,223), both inclusive, of the consecutive numbers of lots on the revised plat of the City of Dayton, together with the following described vacated alleys:

- A. The first alley east of Alder Street from the first alley north of McCall Street to the north line of said lot 49,198 extended eastwardly.
- B. The first alley north of McCall Street from the east line of Alder Street to the west line of vacated Trenton Street.

PARCEL 3

Being lots numbered Forty-Eight Thousand One Hundred Twenty-One (48,121) to Forty-Eight Thousand One Hundred Twenty-Eight (48,128), both inclusive, and lots numbered Forty-Eight Thousand One Hundred Thirty-Four (48,134) to Forty-Eight Thousand One Hundred Sixty-Four (48,164), both inclusive, of the consecutive numbers of lots on the revised plat of the City of Dayton, together with the following described vacated street and alleys:

- A. Savannah Avenue from the south line of McCall Street to the north line of Chicamauga Avenue.
- B. The first alley south of McCall Street from the west line of vacated Savannah Avenue to the west line of said lot 48,138 extended southwardly.

File No. 2266
 Trans. 11-2
 Rec'd. 6-8-57
 Time 6:26 P. M.
 Recorded 6-8-57
 Fee \$ 6.30

CHARLES S. HECK
 Montgomery County Recorder

BOOK 1041 PAGE 633

- C. The first alley south of McCall Street from the east line of vacated Savannah Avenue to the first alley east of vacated Savannah Avenue.
- D. The first alley east of vacated Savannah Avenue from the south line of McCall Street to the north line of said lot 48,161 and its extension westwardly, said extension being a north line of said lot 48,160.
- E. The first alley south of McCall Street from the west line of Chicanominy Avenue to the first alley east of vacated Savannah Avenue.

PARCEL 4

Being lot numbered Twenty-Eight Thousand Four Hundred Ninety-Two (28,492), lots numbered Thirty Thousand Two Hundred Twenty-Seven (30,227) to Thirty Thousand Two Hundred Thirty-Four (30,234), both inclusive, lots numbered Forty-Eight Thousand One Hundred Eighty-One (48,181) to Forty-Eight Thousand Two Hundred Two (48,202), both inclusive, and lots numbered Fifty-Two Thousand Eight Hundred Sixty-Seven (52,867), Fifty-Two Thousand Eight Hundred Sixty-Eight (52,868), and Fifty-Two Thousand Eight Hundred Sixty-Nine (52,869) of the consecutive numbers of lots on the revised plat of the City of Dayton, together with the following described vacated alleys:

- A. The first alley south of McCall Street from the east line of Chicanominy Avenue to the first alley west of Resaca Avenue.
- B. The first alley west of Resaca Avenue from the north line of Arlington Street to the south line of said lot 28,492.
- C. The first alley south of McCall Street from the west line of Resaca Avenue to the first alley west of Resaca Avenue.

PARCEL 5

Being lots numbered Forty-Eight Thousand Two Hundred Three (48,203), Forty-Eight Thousand Two Hundred Four (48,204), Forty-Eight Thousand Two Hundred Twenty-Two (48,222), Forty-Eight Thousand Two Hundred Twenty-Three (48,223), and Forty-Eight Thousand Two Hundred Twenty-Four (48,224) of the consecutive numbers of lots on the revised plat of the City of Dayton, together with the following described vacated alley:

The first alley south of Arlington Street from the east line of Chicanominy Avenue to the east line of said lot 48,204 extended southwardly, excepting sixteen (16) feet taken by parallel lines off the east side of the north half of said alley, and excepting that part of the south half of said alley east of the east line of said lot 48,222 extended northwardly.

Excepting, however, from the foregoing the following described tracts conveyed by deed dated June 3, 1959, by Dayton Metropolitan Housing Authority to the City of Dayton, Ohio, for public street and alley purposes:

Tract 1

Being part of Parcels 1 and 2 above described and being part of said lots 49,257 to 49,266, both inclusive, part of said lots 49,214 to 49,223, both inclusive, part of vacated Trenton Street, and part of the vacated alley west of Decker Avenue, and being more particularly bounded and described as follows:

Beginning at a point in the south line of Maywood Avenue, said point being one hundred fifty-two and $\frac{24}{100}$ (152.24) feet west of the intersection of the south line of Maywood Avenue and the west line of Decker Avenue, said intersection being also the northeast corner of lot 49,285; thence southwardly along a line making a right angle with the south line of Maywood Avenue, two hundred fifty-two and $\frac{25}{100}$ (252.25) feet to a point of curvature; thence southwestwardly along a curve to the right having a radius of seventy-five and $\frac{0}{100}$ (75.00) feet, one hundred seventeen and $\frac{81}{100}$ (117.81) feet to a point of tangency; thence westwardly along a line tangent to said curve and parallel with the south line of Maywood Avenue, one hundred fourteen and $\frac{58}{100}$ (114.58) feet to a point of curvature; thence northwestwardly along a curve to the right having a radius of seventy-five and $\frac{0}{100}$ (75.00) feet, one hundred seventeen and $\frac{81}{100}$ (117.81) feet to a point of tangency; thence northwardly along a line tangent to said curve and at right angles to the south line of Maywood Avenue, two hundred fifty-two and $\frac{25}{100}$ (252.25) feet to a point in the south line of Maywood Avenue; thence eastwardly along the south line of Maywood Avenue, fifty and $\frac{0}{100}$ (50.00) feet to a point; thence southwardly along a line at right angles to the south line of Maywood Avenue, two hundred fifty-two and $\frac{25}{100}$ (252.25) feet to a point of curvature; thence southeastwardly along a curve to the left having a radius of twenty-five and $\frac{0}{100}$ (25.00) feet, thirty-nine and $\frac{27}{100}$ (39.27) feet to a point of tangency; thence eastwardly along a line tangent to said curve and parallel to the south line of Maywood Avenue, one hundred fourteen and $\frac{58}{100}$ (114.58) feet to a point of curvature; thence northeastwardly along a curve to the left having a radius of twenty-five and $\frac{0}{100}$ (25.00) feet, thirty-nine and $\frac{27}{100}$ (39.27) feet to a point of tangency; thence northwardly along a line tangent to said curve and at right angles to the south line of Maywood Avenue, two hundred fifty-two

NYM 1041 PAGE 635

and 25/100 (252.25) feet to a point in the south line of Maywood Avenue; thence eastwardly along the south line of Maywood Avenue fifty and no/100 (50.00) feet to the place of beginning; containing 0.891 of an acre, more or less.

Tract 2

Being part of Parcel 2 above described, and being part of said lot 49,198, and part of the vacated alley west of vacated Trenton Street, and being more particularly bounded and described as follows:

Beginning at the northwest corner of lot 49,198; thence eastwardly along the north line of said lot and the north line of said vacated alley, one hundred sixty-one and 10/100 (161.10) feet to a point in the east line of said vacated alley; thence southwardly along said east line, sixteen and no/100 (16.00) feet to a point; thence westwardly along a line parallel with the north line of said lot, one hundred sixty-one and 10/100 (161.10) feet to a point in the west line of said lot; thence northwardly along the west line of said lot, sixteen and no/100 (16.00) feet to the place of beginning; containing 2,578 square feet, more or less.

Tract 3

Being part of parcels 1 and 2 above described and being part of said lots 49,205 to 49,213, both inclusive, part of said lots 49,267 to 49,275, both inclusive, and part of vacated Trenton Street, and being more particularly bounded and described as follows:

Beginning at the intersection of the north line of McCall Street and the east line of Alder Street, said point being the southwest corner of lot 49,205; thence northwardly along the west line of Alder Street seventeen and 01/100 (17.01) feet to a point; thence eastwardly along a line parallel to the north line of McCall Street, six hundred sixty-two and 43/100 (662.43) feet to a point in the west line of Decker Avenue; thence southwardly along the west line of Decker Avenue, seventeen and 01/100 (17.01) feet to the intersection of the west line of Decker Avenue and the north line of McCall Street, said point being the southeast corner of lot 49,275; thence westwardly along the north line of McCall Street, six hundred sixty-two and 43/100 (662.43) feet to the place of beginning; containing 0.258 of an acre, more or less.

Tract 4 **Block 1041** **Page 636**

Being part of Parcel 4 above described, and being part of said lot 52,867, and being more particularly bounded and described as follows:

Beginning at the northwest corner of lot 52,867; thence eastwardly along the north line of said lot three and 50/100 (3.50) feet to a point; thence southwardly along a line parallel with the west line of said lot one hundred ten and no/100 (110.00) feet to a point in the south line of said lot; thence westwardly along the south line of said lot three and 50/100 (3.50) feet to the southwest corner of said lot; thence northwardly along the west line of said lot one hundred ten and no/100 (110.00) feet to the place of beginning; containing 385 square feet, more or less.

Tract 5

Being part of Parcel 5 above described, and being part of said lots 48,203 and 48,204, and being more particularly bounded and described as follows:

Beginning at the northeast corner of lot 48,203; thence southwardly along the east line of lots 48,203 and 48,204 eighty and no/100 (80.00) feet to the southwest corner of lot 48,204; thence westwardly along the south line of lot 48,204 sixteen and no/100 (16.00) feet to a point; thence northwardly along a line parallel with the east line of lots 48,204 and 48,203 eighty and no/100 (80.00) feet to a point in the north line of lot 48,203; thence eastwardly along the north line of lot 48,203 sixteen and no/100 (16.00) feet to the place of beginning, containing 1,280 square feet, more or less.

The premises hereinabove described are subject to the following easements conveyed by Dayton Metropolitan Housing Authority to The Dayton Power and Light Company:

1. An easement for the transmission and/or distribution of electric energy across a 10-foot strip, the centerline of which is located one foot west of the west line of Chicahominy Avenue from the south line of said lot 48,164 to a point twenty-two feet south of the north line of said lot 48,156, and from said point runs to a point on the north line of said lot 48,156 nine feet west of the west line of Chicahominy Avenue.
2. An easement for an anchor located on said lot 52,867 twenty-five feet east of the west line of said lot and nine feet south of the north line of said lot.
3. An easement for an anchor located on said lot 49,275 twenty feet west of the east line of said lot and five feet north of the south line of said lot.
4. An easement for an anchor located on said lot 49,230 six feet south of the north line of said lot and fifteen feet west of the east line of said lot.

PHA-2190
July 1959

DOM 1944 No. 637

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The Local Authority hereby declares and acknowledges that during the existence of the trust hereby created, the PHA and the holders from time to time of the Bonds, Refunding Bonds, or Permanent Notes issued or to be issued pursuant to the provisions of the Annual Contributions Contract, have been granted and are possessed of an interest in the above described Project property, TO-WIT:

The right to require the Local Authority to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, leasing, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the Local Authority (1) may, to the extent and in the manner provided in Sec. 313 of the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public rights-of-way, and grant easements for the establishment, operation, and maintenance of public utilities, or (2), with the approval of the PHA release any Project which has not then been financed by an issue or issues of Bonds from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to the PHA in pursuance of Sec. 501 or Sec. 502 of the Annual Contributions Contract.

The endorsement by a duly authorized officer of the PHA (1) upon any conveyance made by the Local Authority of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public rights-of-way, or for the establishment, operation, and maintenance of public utilities, or (3) upon any instrument of release made by the Local Authority of any Project which has not then been financed by an issue or issues of Bonds shall be effective to release such property from the trust hereby created.


When all indebtedness of the Local Authority to the PHA arising under the Annual Contributions Contract has been fully paid and when all the Bonds, Refunding Bonds, and Permanent Notes, together with interest thereon, have been fully paid, or monies sufficient for the payment thereof have been deposited in trust for such payment in accordance with the respective resolutions of the Local Authority authorizing the issuance of such Bonds, Refunding Bonds, and Permanent Notes, the trust hereby created shall terminate and shall no longer be effective.

Nothing herein contained shall be construed to bestow upon the holder or holders of any of the Bonds or Refunding Bonds, or of the coupons appertaining thereto, or any holder of the Permanent Notes (other than the PHA) any right or right of action or proceeding by which the Local Authority might be deprived of title to or possession of any Project.

IN WITNESS WHEREOF, the Local Authority by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this 8th day of June

1959

DAYTON METROPOLITAN HOUSING AUTHORITY
by Anderson W. Adams
Chairman


Charles W. Anderson
Secretary

Signed and acknowledged by the proposed Chairman and Secretary in our presence, and we hereby attest such signing by subscribing our names hereunto.

Clayde C. Noel W. W. Brant

STATE OF OHIO)
) SS:
COUNTY OF MONTGOMERY)

BE IT REMEMBERED that on this 8th day of June 1959, before me, the subscriber, a Notary Public in and for the state of Ohio, personally appeared Andrew S. Iddings Chairman, and Charlton O. Putnam, Secretary of the DAYTON METROPOLITAN HOUSING AUTHORITY, the public body corporate and politic whose name is subscribed to and which executed the foregoing instrument, and for themselves and as such officers, respectively, and for and on behalf of said body corporate and politic, acknowledged the signing and execution of said instrument and the affixing of the corporate seal thereto, and that they executed said instrument and affixed said seal by authority of the Board of members and on behalf of said body corporate and politic; that the signing and execution and the affixing of said seal is their free and voluntary act and deed, their free act and deed as such officers, respectively, and the free and voluntary act and deed of said body corporate and politic, for the uses and purposes in said instrument set forth.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last above written.

Clayde C. Noel
Notary Public, State of Ohio
My commission expires
CLAYDE C. NOEL, Notary Public
In and for Montgomery County, Ohio
My Commission Expires March 15, 1961

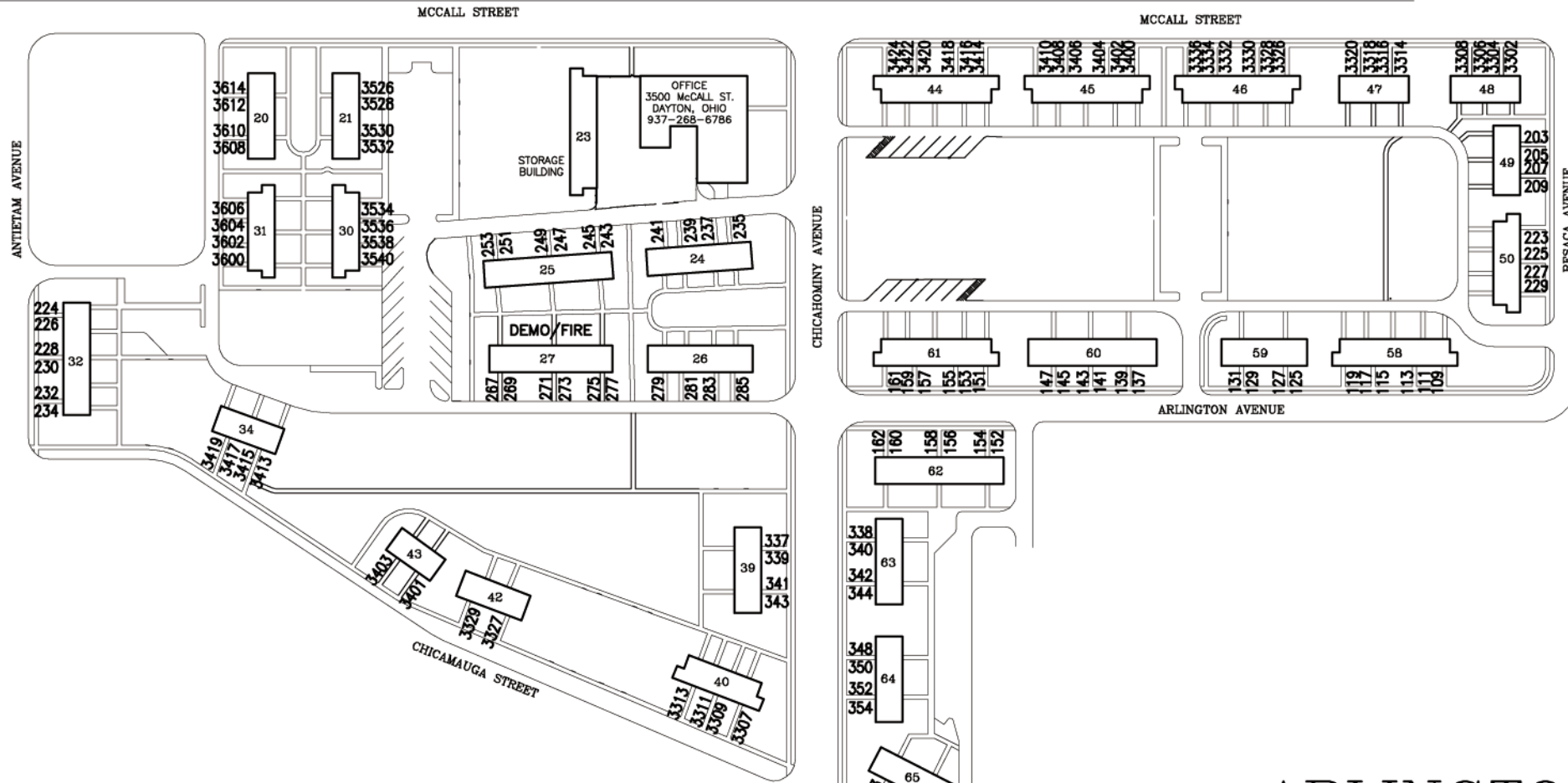
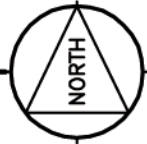


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 E.J.N. 5309-A3.dwg 12-13-04 10:59:14
 E.J.N. 5309-B17X11.dwg 12-13-04 12:55:46

NOTE:
 43-BUILDINGS (WITH UNITS)
 194-UNITS (FAMILY)
 2 BUILDINGS (WITHOUT UNITS)
 OFFICE AND STORAGE (6 UNITS)

SITE PLAN

SCALE: 1" = 150'-0"



ARLINGTON COURTS

20.29 ACRES
 885,800 SQ. FT.

DATE	12-10-04
DRAWN BY	EJN
CHECKED BY	DRH
SHEET	5

Arlington Courts OH5-6
 for
 DMHA

3500 McCall Street

Dayton, Ohio

Helmig Lienesch & Associates
 Consulting Engineers

1660 Kettering Tower
 Dayton, Ohio 45428
 (937) 228-4007
 FAX: (937) 228-1936

Arlington Courts Disposition

**Section 5 Line 5
Estimated Value**

Attach an executive summary of the appraisal or other form of valuation

Date of Appraisal: March 21, 2023

Name of Appraiser: James Eggerding, MAI,

Value: \$210,000

Attachments:

- **Appraisal**

Appraisal is available for viewing .

To request a copy, please contact housingdevelopment@gdpm.org or 937-910-7100

Arlington Courts Disposition

Section 7 Line 4

RAB Consult

Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)

GDPM met with the Metro-wide members on March 15, 2023. During the meeting, GDPM spoke with the members about Arlington Courts. GDPM reminded the members that the property used to be home to a public housing development. The development was demolished some years ago and the property has remained vacant greenspace. GDPM explained that it would be more economical to dispose of the property in lieu of spending funds annually to upkeep the property. GDPM also explained that it would use any proceeds to assist with an upcoming RAD conversion.

The Metro-wide members did not have any questions or comments specific to the Arlington disposition. They also expressed they had no objection to the disposition.

Attachments:

- **Metro-wide meeting sign-in sheet**
- **Copy of signed Metro-wide agenda**



Significant Amendment
Metro-Wide
Sign-in Sheet

March 7, 2023

Please sign below:

Name	Address	Phone number	Email Address
Leanne Darter	958201 Ingington Ave #344	937-525 2767	RUC music@gmta.com
Jennifer Taylor	465 W. Chandler Ave #412	937-301-8993	RUC music@gmta.com
Karin Haley	480 Wayne Ave	910 7604	khaley@gdpm.org
Brenna Mastrom	400 Wayne		bmaschinot@gdpm.org
Daron Miller	400 Wayne Ave	910-5423	dmiller@gdpm.org
Katheryn Kumbill	400 Wayne Ave	910-7616	Kkumbill@gdpm.org
Kalen Chase Gordon	400 Wayne Ave	937-4928	kknox@gdpm.org



Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

METRO-WIDE MEETING MARCH 15, 2023

The Annual Plan and Significant Amendment to the Annual Plan includes projects and policy changes that GDPM intends to complete in the upcoming year. These projects and policy changes include:

- 1. Over Income Policy:** Current public housing tenants earning more than 120% AMI are considered to 'over-income'. Over-income tenants may be required to pay higher contract rent or may be subject to lease termination.
- 2. Germantown Crossing:** 50 unit, new construction family development. Construction is anticipated to begin Summer 2023.
- 3. Wilkinson Demolition** GDPM plans to submit an application to the U.S. Department of Housing and Urban Development (HUD) requesting approval to demolish the Wilkinson Hi-rise.
- 4. Wilkinson Redevelopment:** GDPM will explore all redevelopment options including RAD transfer of assistance, tax credit development, GDPM may buy or finance new property(ies) needed for the Wilkinson replacement, or may sell the property as part of the demolition and use the proceeds to fund a new development.
- 5. DeSoto Bass:** GDPM is exploring several redevelopment options for the Desoto Bass development. GDPM intends to submit an application to HUD requesting approval to demolish the Desoto Bass units in phases. GDPM may also submit a disposition application to dispose of some or all of the non-dwelling buildings at Desoto Bass.
- 6. Renew Miami Chapel Phase I:** In 2023, GDPM submitted a 9% tax credit application requesting funding for Renew Miami Chapel Phase I. This includes the redevelopment of up to 50 units on site at Desoto Bass.

7. **Disposition – HOCH, Willow, Superba, Winters, Gettysburg:** GDPM intends to seek disposition or demolition approval of the following properties:

AMP	Address	#of Units
005OH000004	3004-3005 Superba	24
005OH000005	261 Hoch	6
005OH000005	619 Willow	6
005OH000003	138 N. Gettysburg	5
005OH000003	436-440 Winters	6
005OH000005	443 Quitman	6

The units are obsolete as to physical condition and location and retention of the units is not in the best interest of the residents and GDPM. GDPM intends to dispose of the properties by sale at Fair Market Value. If GDPM is unable to dispose of the properties at Fair Market Value, it will dispose of the properties via public auction. If eligible, GDPM will seek TPV's, Asset Repositioning Fees (ARF) and Demolition Disposition Transition Funds (DDTF).

8. **Disposition of Vacant Parcels:** GDPM may seek authorization from the HUD Special Applications Center in order to dispose of some or all of the parcels. Disposition may be by sale at fair market value or by sale at less than fair market value, if the intended land use would be considered to have a commiserate public benefit. Vacant Parcels include, but are not limited to,:

- Several vacant lots in and around the HOPE VI area.
- Arlington Courts
- Dunbar Manor

9. **RAD Properties and RAD/ Section 18 Blending – Disposition:** GDPM intends to seek HUD approval for up to the maximum percentage allowable for all eligible RAD units to be disposed of under Section 18 of the U.S. Housing Act. In these cases, GDPM intends to dispose of the properties at less than fair market value in order to apply project-based vouchers to the properties under GDPM's Section 8 HCV/PBV Program.

10. Disposition-Scattered Sites Unit: In order to facilitate the use of project based vouchers, GDPM intends to dispose of the following scattered sites properties:

Address	AMP	# of Units
1204 Waterviliet	4	4
5330-5336 Hilgeford	5	4
1250-56 Governors Square	6	4
1301 Red Bluff	6	4

GDPM may dispose of the properties at less than fair market value to a non-profit because the properties may be more efficiently operated as Section 8 PBV units. Any proceeds realized will be used to support GDPM's RAD conversions or other development related items.

11. Disposition Proceeds: GDPM intends to use any proceeds realized from its property dispositions for development related activities

12. Tenant Protection Vouchers: GDPM intends to request tenant protection vouchers for all units demolished or disposed of. GDPM intends to project-base the tenant protection vouchers.

13. Rental Assistance Demonstration: To date, GDPM converted 346 units from the public housing program to the RAD project based voucher program. In 2023, GDPM intends to convert an additional 295 units. These conversions include:

- Northeast Montgomery County
 - Pompano, Bellefontaine, Channingway, Fisher, Wayne Meadows, and Misty Lane
- Fitch Hawthorn/Hawthorn Village
- Winston Woods
- Wolf Creek
- Huffman Parnell
- Imperial

I hereby acknowledge that GDPM met with Metro-Wide on March 15, 2023 at 400 Wayne Avenue, Dayton, Ohio. We reviewed and discussed the Significant Amendment to the current Annual Plan and the new Annual Plan which includes, but is not limited to, the above items. Metro-Wide may submit comments to all the Annual Plan, Significant Amendment and demolition/disposition/ development related items. At this time, Metro-Wide does not wish to purchase any GDPM property proposed for disposition and Metro-Wide does not object to any item delineated in the Significant Amendment or Annual Plan including the items set-forth above.

Linda J Taylor 3/15/23
Sign / Date

LINDA J TAYLOR
Print Name

Elaine Darter 3-15-23
Sign / Date

Elaine Darter
Print Name

Sign / Date

Print Name