

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 Disposition of Willow	
1. Date of Application:	July 14th, 2023
2. Name of Public Housing Agency (PHA):	Dayton Metro Housing Auth. d/b/a Greater Dayton Premier Management
3. PHA Identification Number:	OH005000003
4. PHA Address:	400 Wayne Ave, Dayton, OH 45410
5. Contact Person Name at PHA:	Angela Stearns
6. Contact Person Phone No.:	937-910-7625
7. Contact Person Email:	astearns@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 HUD Field Office
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:	<table> <tr> <td>2022</td> <td>10/25/2022</td> </tr> <tr> <td>Year:</td> <td>Approval Date:</td> </tr> </table>	2022	10/25/2022	Year:	Approval Date:
2022	10/25/2022				
Year:	Approval Date:				

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: 7266 Board Resolution Date: 2/15/2023

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, Ohio Date ER was conducted: 10/19/2018	
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, OH	
5. Date(s) of letter(s) of support from (local) government officials:			1/13/2023
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

1. Name of Development:		Willow		
2. Development Number:		OH005000005		
3. Date of Full Availability (DOFA):		4/1/1970		
4. Number of Residential Buildings:		1		
5. Number of Non-Residential Buildings:		0		
6. Date Constructed:		1970		
7. Is the Development Scattered Site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):		1		
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):		Walk-up		
10. Total Acres in Development:		.19		
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	6			6
2 – Bedrooms				
3 – Bedrooms				
4 - + Bedrooms				
Total				6

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	6					
2 – Bedrooms						
3 – Bedrooms						
4 - + Bedrooms						
Total						6

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings		1
Non-Residential Buildings		
Total Buildings		

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)	.19
--	-----

- (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	\$ 340,000
--	------------

(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: 2/13/23 Name: Garland EP Crawford

(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 type="checkbox"/> -if vacant or for non-dwelling building	90
(b)Complete Relocation of Residents: N/A <input type="checkbox"/> -if vacant or for non-dwelling building	180
(c) Execute Contract for Removal	180
(d) Removal of the property	365

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	3
---	---

2. Number of individual residents that the PHA estimates will be displaced by this removal action:	3
---	---

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?	<input checked="" type="checkbox"/> PHA staff <input type="checkbox"/> 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)?	\$ \$10,500
--	-------------

5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	<input checked="" type="checkbox"/> Capital Funds <input type="checkbox"/> Operating Funds <input checked="" type="checkbox"/> Funding Source Year: 2022 <input type="checkbox"/> Non-1937 Act Funds (describe:)
---	---

6. What comparable housing resources does the PHA expect to offer to displaced residents?	<input checked="" type="checkbox"/> Public Housing. If checked, number: <input type="checkbox"/> Section 8 HCV (existing resources. If checked, number: <input checked="" type="checkbox"/> Section 8 HCV (new award of TPVs) (see question #7). If checked, number: <input type="checkbox"/> PBV Unit. If checked, number: 6 <input type="checkbox"/> 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 checked="" type="checkbox"/> Yes - Replacement TPVs. If checked, number:</p> <p><input type="checkbox"/> Yes - Relocation TPVs. If checked, number:</p> <p><input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date(s): 3/2019; 08/2020</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-Wdie Date(s): 8/2018 <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>	

Section 8: N/A

<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

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: 2023.07.17 13:28:21 -0400</small>
Date:	July 17, 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.

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.

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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 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 checked="" type="checkbox"/> Public Bid FMV Sale b. <input 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 \$ 340,000 Net \$ 307,100
3. Is the PHA requesting to use gross proceeds for relocation costs?	<input checked="" type="checkbox"/> Yes \$ _____ (estimated amount) <input 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 checked="" type="checkbox"/> Section 8 PBV Unit Development <input type="checkbox"/> Loan for development of PBV units <input type="checkbox"/> Supportive Services for Residents <input 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: 2023.07.17 13:27:23 -0400</small>
Date	July 17, 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.

Section 3 Line 1
Annual Plan

Section 3 Line 1: *Attach evidence that the removal action is included in the approved PHA Plan and approval date*

HUD approved GDPM's FY22 Annual Plan on October 25, 2022. A copy of the approval and relevant sections of the Annual Plan are attached hereto.



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

Address	Project #	Bedroom Size	Unit #	Building No.
2005 Val Vista	OH005000010	5	522001	22A
1617 Liscum	OH005000010	4	527001	27A
4826 Burkhardt	OH005000010	3	525001	25A
2056 Hickorydale	OH005000010	3	522004	22D
1706 Hannibal Court	OH005000010	4	533001	33A
1822 Ditzel	OH005000010	5	533002	33B
3000 Germantown	OH005000010	4	533003	33C

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. Further, disposition is consistent with GDPM’s goals, the PHA 5YR Plan and is otherwise consistent with the 1937 Act. GDPM may seek disposition through the di minimis exception for up to 5 of the units. 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).

Disposition of Vacant Parcels: GDPM owns several vacant real estate parcels in Montgomery County Ohio. A list of identified parcels is included that may be disposed, Attachment #3. GDPM may seek to identify any GDPM owned vacant parcels that are in excess of the need of GDPM. GDPM will evaluate the feasibility of disposition of the lots. GDPM may seek authorization from the HUD Special Applications Center in order to dispose of some or all of the parcels. Disposition



Multi-Phase Redevelopment Plan 2022-2025

Rental Assistance Demonstration Program (RAD)- Transition from Public Housing to Section 8 Program				
Property Name	No. of Units	AMP	Type	Estimated Construction Costs
Pending 2022 RAD Closings (Public Housing to Section 8)				
Channingway	32	5	Minor Rehab	\$194,308
Bellefontaine	25	5	Minor Rehab	\$120,000
Pompano	31	5	Minor Rehab	\$70,007
Fisher/Wayne Meadows/Misty Lane I	32	5	Minor Rehab	\$400,000
Fitch-Hawthorn	6	5	mod rehab	\$500,000
Hallmark-Meridian	75	1	sub rehab	\$8,000,000
Hawthorn Village	7	3	Minor Rehab	\$19,505
Huffman-Parnell	11	4	mod rehab	\$1,500,000
Malden Hollencamp	21	3	mod rehab	\$1,800,000
Imperial	12	5	mod rehab	\$600,000
Misty Lane II	6	5	Minor Rehab	\$50,000
Superba	24	4	TOA	
Willow-Hoch	12	5	TOA	
Winston Woods	30	2	Minor Rehab	\$382,000
Winters-Gettysburg	11	3	TOA	
Wolf Creek	35	2	mod rehab	\$505,000
Frederick	6	2	Minor Rehab	\$112,881
Quitman	6	5	mod rehab	\$550,000
Total	382			\$14,803,701
Planned RAD Development Projects 2022 (Public Housing to Section 8)				
Grand, Metropolitan, Triangleview, Short Helena	236	1	4% LIHTC/FHLB/Capital	\$30,000,000
Huffman Parnell	11	4	HDGF	\$1,000,000
Desoto	352	7	LIHTC-phase 1 (50 units); Choice	\$17,000,000
Total	599			
RAD 2023 (Public Housing to Section 8)				
Malden Hollencamp	21	3	HDGF	\$1,600,000
Wilmington & Park Manor	245	4&5	0.04	
Total	266			
RAD 2024 (Public Housing to Section 8)				
Modena/Limestone	26	5	HDGF	
Wilkinson	200	6	0.09	\$29,000,000
Wentworth/Caliph Court/Cornell Ridge/Riverside	253	2	4%/LIHTC/Capital	

Multi-Phase Redevelopment Plan 2022-2025

Rental Assistance Demonstration Program (RAD)- Transition from Public Housing to Section 8 Program				
Property Name	No. of Units	AMP	Type	Estimated Construction Costs
Total	479			
RAD 2025 (Public Housing to Section 8)				
Westdale/Riverview/Friden/Olive Hills	286	3	0.04	
Mt Crest, Smithville, Watervilet, Woodview, Superba, Rosemont	183	4	0.04	
Total	469			
	2195			\$ 93,403,701.00
HUD Section 18 Demolition or Disposition Program				
Property	No. Units	AMP	Demolition or Disposition	
Hilltop	150	7	Demolition	
5H	7	11	Disposition to private market	
RedBluff	4	6	Disposition to GDPM PBV	
Governors Square	4	6	Disposition to GDPM PBV	
Hoch	6	5	Disposition to private market	
Gettysburg	5	3	Disposition to private market	
Winters	6	3	Disposition to private market	
Superba	24	4	Disposition to private market	
Willow	6	5	Disposition to private market	
	212			

Willow

Section 3 Line 2

Board Resolution

Section 3 Line 2: Board Resolution that approves the removal action; and PHA's submission of removal application to HUD:

Board Resolution Number: 7266

Board Resolution Date: 2/15/23

Attach a copy of the signed PHA Board Resolution.

Board Resolution attached.



**GREATER DAYTON PREMIER MANAGEMENT
DAYTON, OHIO**

MINUTES OF A REGULAR MEETING

FEBRUARY 15, 2023

The Commissioners of Greater Dayton Premier Management met in regular **Local Housing Authority (LHA)** Meeting at 1:36 p.m. on Wednesday, February 15, 2023 at 400 Wayne Avenue, Dayton, Ohio. Senior Staff members attended the monthly meeting by telephonic conference due to COVID-19.

Those Commissioners present were as follows:

Sherry Gale, Chairperson
Brian Dershem
Brian Weaver
Lola Smith

Chairperson Gale declared a quorum and called the meeting to order at 1:36 p.m.

The Minutes of a Regular LHA Meeting, held on January 18, 2022 were presented for approval.

Commissioner Weaver moved authorization be granted; Commissioner Dershem seconded;

Motion passed with the following roll call: Ms. Gale, Yea; Mr. Dershem, Yea; Mr. Weaver, Yea and Ms. Smith, Yea.

The Chairperson thereupon declared said Motion be carried and said Resolution adopted.

The following Resolution was introduced by Chairperson Gale, read in full, and considered by the Commissioners.

RESOLUTION NO. 7266

**ADOPT A RESOLUTION AUTHORIZING THE SUBMISSION
OF A SECTION 18 DISPOSITION APPLICATION
FOR THE SALE OF GETTYSBURG, WILLOW, WINTERS,
SUPERBA AND HOCH (47 UNITS)
AND TO USE ANY PROCEEDS FOR REDEVELOPMENT ACTIVITIES**

BE IT RESOLVED the Commissioners have authorized the submission of a Section 18 Disposition application for the sale of Gettysburg, Willow, Winters, Superba and Hoch (47 units) and to use any proceeds for redevelopment activities.

Commissioner Weaver moved authorization be granted; Commissioner Dershem seconded;

Commissioner Dershem asked if properties are sold can we get Tenant Protection Vouchers. CEO Heapy advised yes, if tenant occupied unit 24 months prior.

Motion passed with the following roll call: Ms. Gale, Yea; Mr. Dershem, Yea; Mr. Weaver, Yea; and Ms. Smith, Yea.

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

BOARD UPDATES:

CEO Heapy invited Board members to attend the YWCA Women of Influence on March 9, 2023.

Occupancy and HCV percentages:

	NATIONAL	OHIO	GDPM	CINCINNATI/CLEVELAND/AKRON
PH	94.68	93.00	90.90	91.28 87.03 97.00
HCV	86.13	87.69	86.27	88.12 89.80 86.14

Wilkinson update: 40 families moved, 24 families assigned, and 11 filed for eviction.

Discussed programs and difficulties. Lack of funding and barriers in HCV program including transportation, child care, finding properties and application fees. No entity that supports search and HUD does not provide funding. Conversation continued about HUD’s role in creating homelessness. GDPM is partnering with the City of Dayton, Montgomery County Continuum of Care, Homefull and Miami Valley Housing Opportunities to prevent homelessness.

Chairperson Gale moved the Board of Housing Commissioners enter into Executive Session pursuant to Ohio Revised Code 121.22(G)(1) for the express purpose of discussing personnel issues.

Commissioner Weaver moved authorization be granted; Commissioner Dershem seconded;

Motion passed with the following roll call: Ms. Gale, Yea; Mr. Dershem, Yea; Mr. Weaver, Yea; and Ms. Smith, Yea.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 2:02 p.m.

Sherry Gale, Chairperson

ATTEST:

Jennifer N. Heapy, Chief Executive Officer



ENHANCING NEIGHBORHOODS
STRENGTHENING COMMUNITIES
CHANGING LIVES

GREATER DAYTON PREMIER MANAGEMENT
400 WAYNE AVENUE
DAYTON, OHIO 45410

A Regular Meeting Agenda

BOARD OF HOUSING COMMISSIONERS
Dayton, Ohio

February 15, 2023
1:30 p.m.

AGENDA SCHEDULE

Call Meeting to Order
Roll Call
Approval of Minutes
Secretary Recommendations
Board Updates

ROLL CALL

APPROVAL OF MINUTES

Minutes of Regular Board Meeting held January 18, 2023
Minutes of Executive Session held January 18, 2023

SECRETARY RECOMMENDATIONS:

The following recommendations are offered for the Board of Housing Commissioners approval:

#7263 Adopt a Resolution authorizing Bill List **#220** from January 1, 2023 through January 31, 2023 in the amount of **\$4,544,099.00**.

#7264 Adopt a Resolution authorizing approval to write-off vacated Public Housing tenant accounts receivable being presented for the February 15, 2023 Board meeting in the amount of **\$37,399.05**.

#7265 Adopt a Resolution authorizing the submission of a Section 18 Disposition application for Red Bluff, Governor's Square, Hilgefurd and Watervliet in order to facilitate the PBV conversion of the properties.

#7266 Adopt a Resolution authorizing the submission of a Section 18 Disposition application for the sale of Gettysburg, Willow, Winters, Superba and Hoch (47 units) and to use any proceeds for redevelopment activities.

GREATER DAYTON PREMIER MANAGEMENT

400 Wayne Avenue

Dayton, Ohio 45410

TO: Board of Commissioners **Resolution #7266**
FROM: Jennifer Heapy, Chief Executive Officer
DATE: February 15, 2023
SUBJECT: Disposition of Gettysburg, Willow, Winters, Superba and Hoch

Resolution authorizing the submission of a Section 18 Disposition application for the sale of Gettysburg, Willow, Winters, Superba and Hoch (47 units) and to use any proceeds for redevelopment activities.

Background:

HUD's Special Applications Center (SAC) reviews applications for demolition and disposition (Section 18 applications) in accordance with the requirements of 24 CFR part 970. According to SAC, a development is eligible for demolition if it 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 it to useful life. In other words, the housing authority must demonstrate that a development is significantly distressed (e.g., critical structural issues, deficiencies in major systems, deterioration due to prolonged deferred maintenance) and it cannot be corrected in a cost-effective manner.

To support a certification of physical obsolescence and cost-ineffectiveness, the housing authority submits an application along with a list of specific and detailed work items that require rehabilitation or repair, preferably prepared by an outside engineer or architect.

Altogether, the 47 units have immediate needs in the amount of \$4,950,878.

GDPM intends to sell the properties for fair market value. GDPM will use the proceeds to help fund another GDPM development, such as the upcoming new construction at Germantown Crossing or the rehabilitation of Huffman Parnell. GDPM will request 47 replacement tenant protection vouchers.

GDPM will relocate the tenants to other GDPM owned properties and will pay all reasonable costs associated with the relocation. GDPM has consulted with the tenants and with community stakeholders. The City of Dayton has provided a letter of support for sale of the properties.

Gettysburg: The multi-family property has one 2-story apartment building containing 5 apartment units. The site area is approximately 0.17 acres. Construction of the property was completed in 1975. The building is physically obsolete and cost ineffective to repair. At least \$730,506 of needed repairs have been identified per our most recent PNA.

Hoch: The multi-family property sits on approximately 0.15 acres. Construction of the property was completed in 1970. The building is physically obsolete and cost ineffective to repair. At least \$593,360 of needed repairs have been identified per our most recent PNA.

Superba: The multi-family property sits on approximately 0.97 acres. Construction of the property was completed in 1970. The building is physically obsolete and cost ineffective to repair. At least \$2,251,077 of needed repairs have been identified per our most recent PNA.

Willow: The multi-family property sits on approximately 0.15 acres. Construction of the property was completed in 1970. The building is physically obsolete and cost ineffective to repair. At least \$740,935 of needed repairs have been identified per our most recent PNA.

Winters: The multi-family property sits on approximately 0.09 acres. Construction of the property was completed in 1970. The building is physically obsolete and cost ineffective to repair. At least \$635,000 of needed repairs have been identified per our most recent PNA.

BOARD UPDATES:

BOARD OF HOUSING COMMISSIONERS

Sherry Gale, Chairperson
Dawn Wojcik, Vice-Chairperson
Wilburt O. Shanklin
Brian Dershem
Michele Roberts
Brian Weaver
Lola Smith

Willow

Section 3 Line 3

Environmental Review

Type of Review: Part 58

Name of RE: City of Dayton

Date ER was conducted: 10/18/18

Attach a copy of HUD's approval of the Environmental Review.

The following items are attached:

- *GDPM Request for Part 58 Review*
- *City of Dayton Part 58 Review*



Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

September 7, 2018

Ken Marcellus
 Director's Office
 City of Dayton
 Department of Planning and Community Development
 101 W 3rd Street
 Dayton, Ohio

Subject: *Request for Part 58 Environmental Review
 Winters, Superba, Willow, Hoch, Gettysburg*

Dear Mr. Marcellus,

I am writing to formally request that the City of Dayton, as the HUD Responsible Entity, commence a Part 58 Environmental Review for the disposition (sale at fair market value) of the following properties:

Address	Number of Units	Bdrm.	Parcel No.	Auditor's Value
436-440 Winters Street, Dayton, Ohio 45417	6	6(1-bdrm)	R72 08105 0008, R72 08105 0009	\$57,340
3004-3005 Superba Court, Dayton Ohio 45403	24	20(2-bdrm) 4(3-bdrm)	R72 04702 0007	\$487,020
619 Willow Street, Dayton, Ohio 45404	6	6 (1-bdrm)	R72 05503 0027	\$152,250
261-263 Hoch Street, Dayton, Ohio 45410	6	6 (1-bdrm)	R72 02003 0033	\$151,070
138 N. Gettysburg Avenue, Dayton, Ohio 45417	5	6 (1-bdrm)	R72 12805 0014	\$51,640

The properties are obsolete with substantial physical issues that cannot be corrected in a cost-effective manner. GDPM intends to sell the properties at fair market value. If, at the time of sale, a public housing resident resides in the unit, GDPM will offer to relocate the tenant to another public housing unit or offer the tenant a Housing Choice Voucher. GDPM will pay all expenses related to the relocation, including moving costs and reconnection charges. If needed, GDPM will provide moving supplies and packing assistance along with any necessary advisory services for the tenant. GDPM does not anticipate that the

use of the property will change. I attached additional information about each property. GDPM anticipates the costs related to disposition will be as follows:

Development Budget	
Relocation	\$117,500
Closing Costs	\$53,959
Misc. (mark, meetings, Notices, PNAs)	\$15,000
	\$186,459

GDPM's Request

GDPM intends to sell the aforementioned properties at fair market value. Because the action involves disposition, a Part 58 Environmental Review is required. Therefore, GDPM respectfully requests the City of Dayton commence a Part 58 Environmental Review. Since the projects involves disposition with no anticipated change in use of the property, I anticipate that the necessary Environmental Review will result in a finding that the project is Categorically Excluded Subject to 24 CFR 58.5 and will convert to exempt.

If you have any questions or concerns or if you need additional information, you may contact me at your convenience. Thank you for taking the time to complete the Review.

Sincerely,



Angela Stearns
Compliance Officer
Development Counsel
Greater Dayton Premier Management
400 Wayne Ave
Dayton, Ohio 45410
937-910-7625
Astearns@dmha.org



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: Disposition-Pt.-3---619-Willow-Street

HEROS Number: 900000010070264

State / Local Identifier: 004478194

Project Location: 619 Willow Street, Dayton, OH 45404

Additional Location Information:

This property is located in the northern part of the city in the planning district of McCook Field. It consists of a single building with six (6), 1-bedroom units. It is surrounded by similar structures along with single family housing units.

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

Dayton Metropolitan Housing Authority (DMHA) dba Greater Dayton Premier Management (GDPM) intends to sell five (5) multi-family properties located within the City of Dayton, Montgomery County, Ohio. The properties are as follows: 436-440 Winters Street, 45417; 3004-3005 Superba Court, 45403; 619 Willow Street, 45404; 261-263 Hoch Street, 45410; and 138 N. Gettysburg, 45417. The properties are obsolete with substantial physical issues that cannot be corrected in a cost-effective manner. GDPM intends to sell these properties at fair market value. If, at the time of sale, a public housing resident resides in the unit, GDPM will offer to relocate the tenant to another public housing unit or offer the tenant a Housing Choice Voucher. GDPM will pay all expenses related to the relocation, including moving costs and reconnection charges. It is anticipated that the properties will maintain their residential use. This review is the third of five reviews involving the aforementioned properties.

Level of Environment 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)
- 58.35(a)(4)(ii)

Funding Information

Grant Number	HUD Program	Program Name
OH12P00550117	Public Housing	Other Public Housing Program

Estimated Total HUD Funded Amount: \$4,975,699.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$186,459.00

Mitigation Measures and Conditions [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	Complete
Environmental Justice	Potential relocation	N/A	

Determination:

<input checked="" type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	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)).

Preparer Signature: *Kenneth Marcellus* Date: 10-18-18

Name / Title/ Organization: Kenneth Marcellus / / DAYTON

Responsible Entity Agency Official Signature: *Todd M. Kinskey* Date: 10-19-18

Name/ Title: Todd M. Kinskey, Dir. Planning & Comm. Dev.

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Willow

Section 3 Line 4 & 5

Local Government Consultation

Attach copies of all letters of support from local government officials, along with a narrative description

On January 18, 2023 GDPM consulted, via written documentation, about the Willow disposition. GDPM informed the City of Dayton Mayor that GDPM will be selling Willow for fair market value and that it will use any proceeds to support future affordable housing development. Mayor Mimms did not ask any direct questions. However, Mayor Mimms commented that he understood the dynamics of the sale and that GDPM would relocate all tenants and pay all costs of relocation.

Date(s) of letter(s) of support from (local) government officials: 1/13/23

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

The following items are attached:

- *Request Sent to City of Dayton*
- *City of Dayton Letter of Support*



Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

January 13, 2023

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

Subject: Request Letter of Support for Disposition of Willow

Dear Mayor Mims:

I am writing to share with the City of Dayton GDPM's upcoming development plans for Willow located within the City of Dayton. The address for this site 619 Willow Street Dayton, OH 45417. The property consists of 6 units in 1 building. There are (6) one-bedroom units. The multi-family property sits on approximately .19 acres.

Willow was constructed in 1970 to meet the community's need for affordable housing. GDPM intends to dispose of the property by selling the property at fair market value. The building is physically obsolete and cost ineffective to repair. At least \$560,000 of needed repairs have been identified per our most recent PNA.

Consequently, GDPM intends to dispose of Willow. If, at the time of disposition, a public housing resident resides in a unit, GDPM will offer to relocate the resident to another Public Housing Unit. GDPM will pay all expenses related to the relocation, including moving costs and reconnection charges. If needed, GDPM will also provide moving supplies and packing assistance along with any necessary advisory services for the tenant. GDPM does not anticipate that the use of the property will change. I attached a site map for your convenience.

In order to receive HUD approval for disposition, GDPM must demonstrate that it has conducted a local government consultation. I have also attached a draft letter you may use. If you have any questions or concerns, please contact Angela Stearns, Senior Manager of Planning and Development, at 937-910-7625 or astearns@dmha.org.

Sincerely,

Kiya Patrick
Vice President of Strategic Development
Greater Dayton Premier Management



NOTE:
 1-BUILDING
 6-UNITS (ELDERLY)

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

619 WILLOW STREET

.19 ACRES
 8,300 SQ. FT.

Helwig Lienesch & Associates Consulting Engineers 1899 Main Street Dayton, Ohio 45408 (937) 233-4377 FAX: (937) 233-1398	
619 Willow Street OHG-18F for DMHA	Dayton, Ohio
DATE 4-12-04	DRAWN BY EUN
CHECKED BY DRH	SHEET M-3300

Greater Dayton Premier Management
 400 Wayne Avenue, Dayton, Ohio 45202
 (937) 910-7500



January 13, 2023

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

Subject:

Dear Ms. Heapy:

Subject: Disposition of GDPM Scattered Sites

Dear Ms. Heapy:

The City of Dayton reviewed your request for a letter of support concerning GDPM's disposition of the following properties:

Address	Number of Units	Bdrm.	Parcel No.
436-440 Winters Street,	6	6(1-bdrm)	R72 08105 0008, R72 08105 0009
3004-3005 Superba Court,	24	20(2-bdrm) 4(3-bdrm)	R72 04702 0007
619 Willow Street, Dayton,	6	6 (1-bdrm)	R72 05503 0027
261-263 Hoch Street, Dayton,	6	6 (1-bdrm)	R72 02003 0033
138 N. Gettysburg Avenue,	5	6 (1-bdrm)	R72 12805 0014

It is my understanding that these units are obsolete and rehabilitation would not be cost-effective. GDPM intends to sell the properties for fair market value and use any net proceeds to support future development initiatives that may include Choice Neighborhoods and RAD conversions. The current tenants will be relocated to other GDPM units or issued a Housing Choice Voucher. GDPM will pay all costs related to relocation. The City of Dayton supports GDPM's disposition plans for this properties. If you have any questions or need additional information, please feel free to contact my office.

Sincerely,

Jeffrey J. Mims, Jr.
Mayor, the City of Dayton

Willow Disposition

Section 4 Line 11

Existing Unit Distribution (Description of UFAS Distribution)

Description of distribution of UFAS accessible units: none

Willow Disposition

Section 5 Line 4

Total Acreage Proposed for Removal

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

- Attached

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

- A copy of the deed and DOT are attached.

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

- Property site is contiguous

Legal Description

*assigns forever, the following described Real Estate, situate in the ^{1153 /} City
of Dayton in the County of Montgomery
and State of Ohio.*

and being lot numbered Thirty-six thousand eight hundred forty-six (36,846) and Thirty-six thousand eight hundred forty-seven (36,847) both of said lots being of the consecutive numbers of lots on the revised plat of the said City of Dayton, Ohio.

This conveyance is made subject to all legal highways and easements, all restrictions, conditions and covenants of record, all zoning restrictions, and all taxes and assessments not yet payable.

Last recorded conveyance recorded in Volume 2429, Page 698 of the Deed Records of Montgomery County, Ohio.

Know all Men by these Presents

That EUGENE F. KREUSCH AND SARAH LOUISE KREUSCH, husband and wife

5-18 F
619 Willow
County, Ohio,

in consideration of of Montgomery
One Dollar (\$1.00) and other valuable considerations

to them in hand paid by

DAYTON METROPOLITAN HOUSING AUTHORITY
whose address is 340 West Fourth Street, Dayton, Ohio

to the said

Dayton Metropolitan Housing Authority

do hereby Grant, Bargain, Sell and Convey its heirs and
assigns forever, the following described Real Estate, situate in the City
of Dayton in the County of Montgomery
and State of Ohio.

and being lot numbered Thirty-six thousand eight hundred forty-six
(36,846) and Thirty-six thousand eight hundred forty-seven (36,847)
both of said lots being of the consecutive numbers of lots on the
revised plat of the said City of Dayton, Ohio.

This conveyance is made subject to all legal highways and easements,
all restrictions, conditions and covenants of record, all zoning
restrictions, and all taxes and assessments not yet payable.

Last recorded conveyance recorded in Volume 2429, Page 698 of the
Deed Records of Montgomery County, Ohio.

Recorded

APR 10 1970

APR 10-70 0 3867# ***62.50

and all the Estate, Right, Title and Interest of the said grantor in and to said premises;
Do have and in hold the same, with all the privileges and appurtenances thereunto
belonging, to said grantee, its heirs and assigns forever.

And the said

Eugene F. Kreusch and Sarah Louise Kreusch

do hereby Covenant and Warrant that the title so conveyed is Clear, Free and
Unincumbered, and that they will Defend the same against all lawful claims of
all persons whomsoever, except as to taxes and assessments commencing June, 1970
installment, which grantee assumes and agrees to pay.

70128D12

In Witness Whereof, the said

Eugene F. Kreusch and Sarah Louise Kreusch hereby release their right and expectancy of dower in said premises, who hereunto set their hand, this 6th day of March in the year A. D. nineteen hundred and seventy. Signed and acknowledged in presence of us:

Clinton J. Mott
Margaret K. Mott

Eugene F. Kreusch
Sarah Louise Kreusch

State of Ohio, Montgomery County, ss.

On this 6th day of March A. D. 1970, before me, a Notary in and for said County, personally came

Eugene F. Kreusch and Sarah Louise Kreusch

the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed. Witness my official signature and seal on the day last above mentioned.

Clinton J. Mott
my Commission expires 9-14-74



INDEX NO. 4227
TRANS. 4-10-70
REC'D. 4-10-70
TIME 2:08 P.M.
RECORDED 4-10-70
FEE \$ 2.00
JOE D. PEGG
Montgomery County Recorder.

This instrument prepared by Eugene F. Kreusch

Walter A. ...

EUGENE F. KREUSCH AND SARAH LOUISE KREUSCH TO DAYTON METROPOLITAN HOUSING AUTHORITY

518F
COUNTY AUDITOR
STATE OF OHIO

RECEIVED FOR RECORD ON THE DAY OF ... 2 08 PM '70

RECORDERS FEE \$
COUNTY RECORDER

317

OH 5-18

Covers 7 properties

BOOK 2769 PAGE 548

44-5-18

5-18 A, C, D, E, F

3891

DECLARATION OF TRUST

WHEREAS, 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 United States of America (herein called the "Government") pursuant to the United States Housing Act of 1937 (42 U.S.C. 1401, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract dated as of July 14, 1969

(herein called the "Annual Contributions Contract") providing for a loan and for annual contributions to be made by the Government to assist the Local Authority in financing a 7 low-rent housing project s; and

WHEREAS, as of the date of the execution of this Declaration of Trust the Annual Contributions Contract covers certain low-rent housing in the State of Ohio

Montgomery, County of Montgomery, City of Dayton

which will provide approximately 30 dwellings; and which low-rent

housing will be known as Project No. OH-5-18

~~with approximately 7 low-rent housing units, and which low-rent housing will be known as Project No. OH-5-18~~
~~with approximately 7 low-rent housing units, and which low-rent housing will be known as Project No. OH-5-18~~
~~with approximately 7 low-rent housing units, and which low-rent housing will be known as Project No. OH-5-18~~

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 acquisition of the site or sites thereof will have been financed with the proceeds of the Bonds and/or advances by the Government 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 Government 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 Government 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 Government and said holders of the Bonds, Refunding Bonds, or Permanent Notes, for the purposes hereinafter stated, the following described real property situated in the

State of Ohio, County

of Montgomery, City of Dayton,

JOE D. PEGG
RECORDER

MAR 7 2 03 PM '72

Project No. OH-5-18

MONTGOMERY CO., OHIO
RECORDED

John D. ...

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

And being part of Lot Numbered Sixty-One Thousand Four Hundred Three (61,403) of the revised and consecutive numbers of Lots on the Plat of the City of Dayton, and more particularly described as follows:

Beginning at a point in the East line of said lot, said point being One Hundred Ninety-Four (194) feet from the southeast corner thereof; thence westerly on a line perpendicular to the east line, Two Hundred Twenty-Four and 4/10 (224.4) feet to a point in the west line; thence northerly along the west line, fifty (50) feet to a point; thence easterly and perpendicular to the west line Two Hundred Twenty-Four and 4/10 (224.4) feet to a point in the east line; thence southerly along the east line, fifty (50) feet to a point of beginning.

PARCEL II

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

Being all of Lots Fifteen Thousand Three Hundred Thirty-Eight (15,338) and Fifteen Thousand Three Hundred Thirty-Nine (15,339) of the revised and consecutive numbers of lots on the plat of said City of Dayton, Ohio and being a tract of land described as follows:

Beginning at a point in the south line of Holt Street, said point being the northwest corner of said Lot Fifteen Thousand Three Hundred Thirty-Nine (15,339); thence with the south line of said Holt Street and the north line of said Lot Fifteen Thousand Three Hundred Thirty-Nine (15,339) and its eastward extension, said extension being the north line of said Lot Fifteen Thousand Three Hundred Thirty-Eight (15,338), Due East for seventy and 00/100 (70.00) feet to the northeast corner of said Lot Fifteen Thousand Three Hundred Thirty-Eight (15,338); thence with the east line of said Lot Fifteen Thousand Three Hundred Thirty-Eight (15,338), South no degrees fourteen minutes thirty seconds (0° 14' 30") East for one hundred fifty and 03/100 (150.03) feet to the southeast corner of said Lot, said southeast corner being in the north line of a sixteen and 50/100 (16.50) foot alley; thence with the north line of said alley and the south line of said Lot Fifteen Thousand Three Hundred Thirty-Eight (15,338) and its westward extension, said extension being the south line of said Lot Fifteen Thousand Three Hundred Thirty-Nine (15,339), Due West for seventy and 70/100 (70.70) feet to the southwest corner of said Lot Fifteen Thousand Three Hundred Thirty-Nine (15,339); thence with the west line of said Lot Fifteen Thousand Three Hundred Thirty-Nine (15,339), North no degrees one minute thirty seconds (0° 01' 30") East for one hundred fifty and 03/100 (150.03) feet to the point of beginning, containing ten thousand five hundred fifty-five (10,555) square feet, more or less.

PARCEL III

Situate in the City of Dayton, in the County of Montgomery and State of Ohio and being Lot Numbered Ten Thousand Four Hundred Ninety-Five (10,495) and Ten (10) feet taken by parallel lines off of the North side of Lot numbered Ten Thousand Four Hundred Ninety-Four (10,494) of the revised and consecutive numbers of lots on the plat of the City of Dayton, except the following real estate:

Situate in the City of Dayton, County of Montgomery, State of Ohio and being part of Lots No. Ten Thousand Four Hundred Ninety-Four (10,494) and Ten Thousand Four Hundred Ninety-Five (10,495) of the revised and consecutive numbers of lots as shown on the plat of the City of Dayton, as conveyed to Donald C. and Beverlee J. Dellard in Deed Book 1682, Page 207 of the deed records of said County, being more particularly bounded and described as follows:

Beginning at the northwest corner of lot number Ten Thousand Four Hundred Ninety Five (10,495), said corner being on the east line of a sixteen and five tenths (16.5) foot alley; thence on the north line of said lot number Ten Thousand Four Hundred Ninety-Five (10,495), North(59° 36' 50") fifty-nine degrees thirty-six minutes fifty seconds East for a distance of twenty-three and fifty/100 (23.50) feet to a point; thence South (30° 23' 10") thirty degrees twenty-three minutes ten seconds East for a distance of thirty-nine and thirty-nine/100 (39.39) feet to a point of curve; thence in a southeasterly direction on a curve to the right with a radius of one hundred fifty and no/100 (150.00) feet for a distance of ten and sixty-two/100 (10.62) feet to a point, the tangent to said curve at its ending point bearing South(26° 19' 50") twenty-six degrees nineteen minutes fifty seconds East; thence South (59° 36' 50") fifty-nine degrees thirty-six minutes fifty seconds West for a distance of twenty-three and thirteen/100 (23/13) feet to a point on the west line of lot number Ten Thousand Four Hundred Ninety-Four (10,494), said west line also being the east line of said alley; thence on the west line of said lots number Ten Thousand Four Hundred Ninety-Four (10,494) and Ten Thousand Four Hundred Ninety-Five(10,495) and the east line of said alley North (30° 23' 10') thirty degrees twenty-three minutes ten seconds West for a distance of fifty and no/100 (50.00) feet to the point of beginning.

PARCEL IV

Situate in the City of Dayton, County of Montgomery and State of Ohio and being Lots Numbered Four Thousand Three Hundred Fourteen (4,314) and Four Thousand Three Hundred Fifteen (4,315) of the consecutive numbers of lots on the revised plat of the said City of Dayton, Ohio.

PARCEL V

Situate in the City of Dayton, County of Montgomery and State of Ohio and being Lot Numbered Twenty-One Thousand One Hundred Fifty-One (21,151) of the consecutive numbers of lots on the revised plat of the said City of Dayton, Ohio.

PARCEL VI

Situate in the City of Dayton, County of Montgomery and State of Ohio, and being lot numbered Twenty-One Thousand Fifty (21,150) of the consecutive numbers of lots on the revised plat of the said City of Dayton.

PARCEL VII

Situate in the City of Dayton, County of Montgomery and State of Ohio and being Lots Numbered Thirty-Six Thousand Eight Hundred Forty-Six (36,846) and Thirty-Six Thousand Eight Hundred Forty-Seven (36,847) of the consecutive numbers of lots on the revised plat of the said City of Dayton, Ohio.

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 Government 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 may (1), to the extent and in the manner provided in 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 (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, 42 U.S.C. 1401, et seq., or (2), with the approval of the Government, 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 Government pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of the Government (1) upon any conveyance or transfer 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 transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) 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 Government 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 Government) 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 6th day of March, 1972.



By Carl A. Gopp
Chairman CARL A. GOPP

Hughbert D. Poore
Secretary

HUGHBERT D. POORE

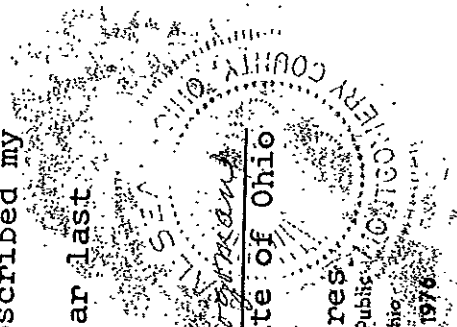
Signed and acknowledged by the aforesaid CARL A. COPP and HUGHBERT D. POORE in our presence, and we hereby attest such signing by subscribing our names hereunto.

Glenda C. Wogoman Glenda C. Wogoman

STATE OF OHIO)
) SS:
COUNTY OF MONTGOMERY)

BE IT REMEMBERED that on this 6th day of March 1972, before me, the subscriber, a Notary Public in and for the State of Ohio, personally appeared CARL A. COPP, Chairman & HUGHBERT D. POORE, Secretary of 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.



Glenda C. Wogoman
Notary Public, State of Ohio
My commission expires
GLENDA C. WOGOMAN, Notary Public
in and for Montgomery County, Ohio
My Commission Expires June 30, 1976

THIS INSTRUMENT PREPARED BY:
HOWARD N. THILLE, JR.
ATTORNEY AT LAW
TALBOT TOWER
DAYTON, OHIO 45402

BOOK 2499 PAGE 461

Know All Men by These Presents:**That**

BILL-JO CORPORATION

FEB 26-70 0 2076# ***106.00

*a corporation organized and existing under the laws of the State of Ohio**the grantor,**in consideration of One Dollar (\$1.00) and other valuable consideration**to it paid by* DAYTON METROPOLITAN HOUSING AUTHORITY*whose address is* 340 West Fourth Street, Dayton, Ohio*the receipt whereof is hereby acknowledged, does hereby* **Grant, Bargain, Sell and Convey** *to the said*

DAYTON METROPOLITAN HOUSING AUTHORITY

its

~~heirs~~, successors¹ and assigns forever,*the following described* **Real Estate**:PARCEL L-11:

Situate in the City of Dayton, County of Montgomery and State of Ohio and being Lots Numbered FOUR THOUSAND THREE HUNDRED FOURTEEN (4,314) and FOUR THOUSAND THREE HUNDRED FIFTEEN (4,315) of the consecutive numbers of lots on the revised plat of the City of Dayton, Ohio.

PARCEL L-14:

Situate in the City of Dayton, in the County of Montgomery and State of Ohio being Lot Numbered TEN THOUSAND FOUR HUNDRED NINETY-FIVE (10,495) and Ten (10) feet taken by parallel lines off of the North side of Lot Numbered TEN THOUSAND FOUR HUNDRED NINETY-FOUR (10,494) of the revised and consecutive numbers of lots on the plat of the City of Dayton, except the following real estate:

Situate in the City of Dayton, County of Montgomery, State of Ohio and being part of Lots No. 10494 and 10495 of the revised and consecutive numbers of lots as shown on the plat of the City of Dayton, as conveyed to Donald C. and Beverlee J. Dellard in Deed Book 1682, Page 207 of the Deed Records of said County, being more particularly bounded and described as follows:

Beginning at the northwest corner of Lot Number 10495, said corner being on the east line of a sixteen and five tenths (16.5) foot alley; Thence on the north line of said Lot Number 10495, North 59° 36' 50" East for a distance of twenty-three and fifty hundredths (23.50) feet to a point; Thence South 30° 23' 10" East for a distance of thirty-nine and thirty-nine hundredths (39.39) feet to a point of curve; Thence in a southeasterly direction on a curve to the

right with a radius of one hundred fifty and no hundredths (150.00) feet for a distance of ten and sixty-two hundredths (10.62) feet to a point, the tangent to said curve at its ending point bearing South 26° 19' 50" East; Thence South 59° 36' 50" West for a distance of twenty-three and thirteen hundredths (23.13) feet to a point on the west line of Lot Number 10494, said west line also being the east line of said alley; Thence on the west line of said Lots Number 10494 and 10495 and the east line of said alley North 30° 23' 10" West for a distance of fifty and no hundredths (50.00) feet to the point of beginning.

Subject, however, to all conditions, covenants, reservations, restrictions and easements of record. Subject, further, to the terms and conditions of a certain Project Agreement dated the 14th day of March, 1966 between the City of Dayton, Ohio, and Bil-Jo Corporation Co.

Prior deed recorded in Deed Book 2345, Page 511

and all the Estate, Title and Interest of the said

BIL-JO CORPORATION

either in Law or Equity, in and to the said premises; Together with all the privileges and appurtenances to the same belonging: To have and to hold the same to the only proper use of the said DAYTON METROPOLITAN HOUSING AUTHORITY

grantor,

*its
~~heirs~~, successors¹ and assigns forever.*

And the said BIL-JO CORPORATION

for itself and for its successors, hereby Covenants with the said

grantor,

DAYTON METROPOLITAN HOUSING AUTHORITY

*its
~~heirs~~, successors¹ and assigns,
that it is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And further, That it does Warrant and will Defend the same against all claims of all persons whomsoever:** Except taxes and assessments due and payable in the June, 1970 installment and thereafter.*

20 71B02

In Witness Whereof, The said BIL-JO CORPORATION

corporate name to be hereunto subscribed and its corporate seal hereunto affixed, by GEORGE A. JONES its President, and PERCY BILBREY its Secretary, thereunto duly authorized by resolution of its Board of Directors, this 26th day of February 1970.

Signed and acknowledged in presence of us:

Charles F. Allbery
Robert J. Madley

BIL-JO CORPORATION

George A. Jones
GEORGE A. JONES President.
Percy Bilbrey
PERCY BILBREY Secretary.

State of OHIO County of MONTGOMERY ss.

Be It Remembered, That on this 26th day of February 1970, before me, the subscriber, a Notary Public in and for said County and State, personally appeared

and GEORGE A. JONES President,
PERCY BILBREY Secretary,

of BIL-JO CORPORATION the corporation, 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 corporation, acknowledged the signing and execution of said instrument; and acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, that they affixed such corporate seal to, and otherwise executed, said instrument, by authority of the Board of Directors, and on behalf, of said corporation; and that the signing and execution of said instrument 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 corporation, for the uses and purposes in said instrument mentioned.

INST. No. 2290
TRANS. 2-26-70
REC'D. 2-26-70
TIME 2:21 P.M.
RECORDED 2-26-70
FEE \$ 4.00
JOE D. PEGG
Montgomery County Recorder

In Testimony Whereof, I have hereunto subscribed my name and affixed my Notarial seal, on the day and year last aforesaid.

Robert J. Madley
Notary Public, Montgomery County,
State of Ohio
My Commission has no expiration date,
Section 147.03 R.C.

This instrument was prepared by Charles F. Allbery Attorney at Law, Dayton, Ohio

(1) If the Deed is to a natural person, delete "successors;" if to a corporation delete "heirs."
(2) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 33-9.20)

**Deed or Mortgage
Corporation**

Handwritten notes and signatures at the bottom of the page.

FROM
BIL-JO CORPORATION

DAYTON METROPOLITAN
HOUSING AUTHORITY
RECORDED
FEB 19 1919

Transferred

COUNTY AUDITOR

State of _____
County, ss.

Presented for Record at

o'clock M.,

Recorded

In Deed Book

19

19

Page

COUNTY RECORDER

Handwritten initials or mark at the top right.

PARCEL V

BOOK 2499 PAGE 405

GENERAL WARRANTY DEED *

5-18 E. Winton
440

JOHN J. MURASKI and BEVERLY ANN MURASKI, husband and wife

(1), of Montgomery County, Ohio

for valuable consideration paid, grant(s), with general warranty covenants, to

DAYTON METROPOLITAN HOUSING AUTHORITY

, whose tax-mailing address is

340 West Fourth Street, Dayton, Ohio 45402

the following **REAL PROPERTY**: Situated in the County of Montgomery, Ohio and in the City of Dayton; State # 23.90

Being lot numbered Twenty One Thousand One Hundred Fifty One (21151) of the consecutive numbers of lots on the revised plat of the said City of Dayton, Ohio.

Subject, however, to all existing conditions, legal highways, easements and restrictions, and building and zoning ordinances.

EXCEPTING taxes and assessments due and payable after December, 1969, and thereafter, which Grantee assumes and agrees to pay.

RECORDED
FEB 25 1970

INST. No. 2292
TRANS. 2-26-70
REC'D. 2-26-70
TIME 3:01 P.M.
RECORDED 2-26-70
FEE \$ 2.00
JOE D. PEGG
Montgomery County Recorder

Prior Instrument Reference: Vol. 2147 Page 197 of the Deed Records of Montgomery

County, Ohio.

(3)-wife-(husband)-of-the

Grantor releases all rights-of-dower-therein. Witness their hand(s) this 26th day of February, 1970

Signed and acknowledged in the presence of:

William J. Churchill
WITNESS

John J. Muraski
John J. Muraski (4)

Robert J. Hadley
WITNESS

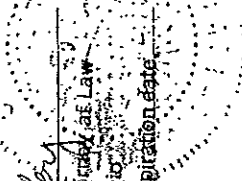
Beverly Ann Muraski
Beverly Ann Muraski

State of Ohio County of MONTGOMERY ss.

BE IT REMEMBERED, That on this 26th day of February, 1970, before me, the subscriber, a Notary Public in and for said county, personally came, JOHN J. MURASKI and BEVERLY ANN MURASKI, husband and wife Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

This instrument was prepared by Hugh E. Wall, Jr., Attorney at Law Dayton, Ohio



1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

70 71B05

* See Sections 5302.05 and 5302.06 Ohio Revised Code.

RAJ...
...
...

FEB 20 '70

REC'D. DIR. OF REG.
RECORDS
FEB 20 1970
FEB 20 1970
FEB 20 1970
FEB 20 1970

FROM

GENERAL WARRANTY DEED

Sts box
1100 (11th Ave) ...
Box N 21451

BOOK 2499 PAGE 406

Know All Men by These Presents:

5-18E
436 Witteress St.

That Mark A. Possert and Marilyn J. Possert, husband and wife,

of Montgomery County, Ohio, in consideration of One Dollar (\$1.00) and other valuable consideration,

to them in hand paid by Dayton Metropolitan Housing Authority,

whose address is 340 West Fourth Street, Dayton, Ohio 45402,

do hereby **Grant, Bargain, Sell and Convey** to the said Dayton Metropolitan Housing Authority, its

XMX heirs

and assigns forever, the following described **Real Estate**,⁽¹⁾ Situate in the City of

Dayton, County of Montgomery and State of Ohio, and being lot numbered Twenty-one Thousand One Hundred and Fifty (21,150) of the consecutive numbers of lots on the revised plat of the said City of Dayton; subject to all legal highways, easements, restrictions and conditions, if any, of record.

Prior Deed Reference: Book 2149 Page 261.

FEB 26-70 0 2077# ***\$24.00

TRANSFERRED
ALL OSWALD
COUNTY CLERK
FEB 26 1970

INST. No. 2293
TRANS. 2-26-70
REC'D. 2-26-70
TIME 3:01 P.M.
RECORDED 2-26-70
FEE \$ 3.00

JOE D. PEGG
Montgomery County Recorder

and all the **Estate, Right, Title and Interest** of the said grantor in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee, its heirs and assigns forever. And the said Mark A. Possert and Marilyn J. Possert

do hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Uncumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever, excepting taxes, assessments and re-assessments becoming due and payable after the December, 1969 installment.

70 71B06

In Witness Whereof, the said grantors have hereunto set their hands, this 26th day of February in the year A. D. nineteen hundred and seventy.

Signed and acknowledged in presence of us:

.....

Robert J. Hadley

Mark A. Possert

Marilyn J. Possert

State of Ohio, Montgomery County, ss.

On this 26th day of February, 1970, before me, a Notary Public in and for said County, personally came Mark A. Possert and Marilyn J. Possert,

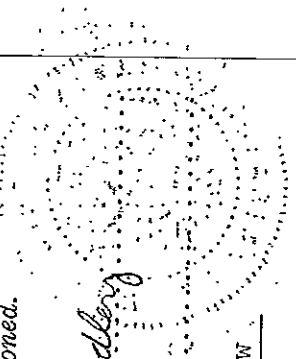
acknowledged the signing thereof to be their voluntary act and deed. the grantors in the foregoing deed, and

Witness my official signature and seal on the day last above mentioned.

Robert J. Hadley

ROBERT J. HADLEY, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.

This instrument was prepared by Robert J. Hadley, Attorney at Law
390 Talbott Tower
Dayton, Ohio 45402



S.I.S. Box
4361
2285
of 2-1-70
717 N. 2150

Warranty Deed

From Mark A. Possert and Marilyn J. Possert

To Dayton Metropolitan Housing Authority

Transferred	19	County Auditor	State of Ohio	Presented for record on the	of	'clock, M.	Recorded	in Deed Book No.
2479			County, ss.	day	19	, at	19	Page
								08 County Recorder

TRANSFERRED
A.L. OSWALD
COUNTY REC'D

20 71B07

300

Know all Men by these Presents

That EUGENE F. KREUSCH AND SARAH LOUISE KREUSCH, husband and wife

5-18 F
619 Wilson

County, Ohio,

of Montgomery

in consideration of

One Dollar (\$1.00) and other valuable considerations

to them in hand paid by

DAYTON METROPOLITAN HOUSING AUTHORITY

whose address is 340 West Fourth Street, Dayton, Ohio

do hereby Grant, Bargain, Sell and Convey

to the said

Dayton Metropolitan Housing Authority

assigns forever, the following described Real Estate, situate in the City

of Dayton in the County of Montgomery

and State of Ohio.

and being lot numbered Thirty-six thousand eight hundred forty-six (36,846) and Thirty-six thousand eight hundred forty-seven (36,847) both of said lots being of the consecutive numbers of lots on the revised plat of the said City of Dayton, Ohio.

This conveyance is made subject to all legal highways and easements, all restrictions, conditions and covenants of record, all zoning restrictions, and all taxes and assessments not yet payable.

Last recorded conveyance recorded in Volume 2429, Page 698 of the Deed Records of Montgomery County, Ohio.

APR 10 1970

APR 10-70 0 3867# ****62.50

and all the Estate, Right, Title and Interest of the said grantor in and to said premises; We have and in full the same, with all the privileges and appurtenances thereunto belonging, to said grantee, its heirs and assigns forever.

And the said

Eugene F. Kreusch and Sarah Louise Kreusch

do hereby Covenant and Warranty that the title so conveyed is Clear, Free and Unincumbered, and that they will defend the same against all lawful claims of all persons whomsoever, except as to taxes and assessments commencing June, 1970 installment, which grantee assumes and agrees to pay.

30128D12

In Witness Whereof, the said

Eugene F. Kreusch
Sarah Louise Kreusch

hereby release their hand, this right and expectancy of dower in said premises, have hereunto set their hand, this 6th day of March

in the year A. D. nineteen hundred and seventy.

Signed and acknowledged in presence of us:

Clinton J. Mott

Eugene F. Kreusch

William M. Mott

Eugene F. Kreusch

Sarah Louise Kreusch

Sarah Louise Kreusch

State of Ohio,

Montgomery

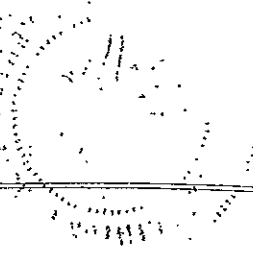
County, ss.

On this 6th day of March A. D. 1970, before me, a Notary in and for said County, personally came

Eugene F. Kreusch and Sarah Louise Kreusch

acknowledged the signing thereof to be their voluntary act and deed, and

Witness my official signature and seal on the day last above mentioned.



Clinton J. Mott

My Commission expires 9-14-74

INSTR. NO. 4225
DATE 4-10-70
RECD. 4-10-70
TIME 2:08 PM
RECORDED 4-10-70
FEE \$ 2.00

JOE D. PEGG
Montgomery County Recorder

This instrument prepared by Eugene F. Kreusch

Montgomery County

EUGENE F. KREUSCH
AND
SARAH LOUISE KREUSCH

DAYTON METROPOLITAN
HOUSING AUTHORITY

5-18F

APR 10 1970
COUNTY AUDITOR

STATE OF OHIO

COUNTY OF MONTGOMERY
RECEIVED FOR RECORD ON THE 19th day of APRIL 1970
RECORDED BY CO. OHIO
RECORDED BY CO. OHIO

DEED BOOK PAGE
RECORDED BY CO. OHIO
RECORDED BY CO. OHIO

RECORDERS FEE \$

3257

Willow Disposition

Section 5 Line 5

Estimated Value of Property

Estimated Value: \$340,000

Date of Appraisal: 2/13/23

Name: Appraisal Stream

Attachment: Appraisal



RESTRICTED APPRAISAL REPORT

Of

Apartment Building

***619 Willow St
Dayton, OH 45404-1686
Montgomery County***

As of

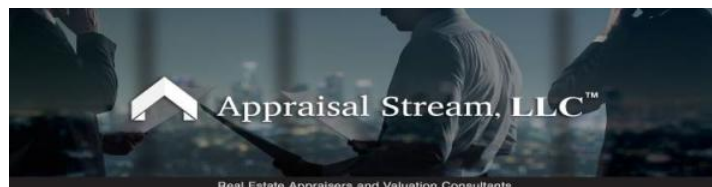
February 1, 2023

Prepared For

Angela Stearns
Greater Dayton Premier Management
400 Wayne Ave
Dayton, OH 45410

Prepared by

Garland EP Crawford, Ohio-2008004021
Certified General Appraiser
President
Appraisal Stream





Apartment Building

*619 Willow St
Dayton, OH 45404-1686
Montgomery County*

February 13, 2023

Angela Stearns
Greater Dayton Premier Management
400 Wayne Ave
Dayton, OH 45410

Re: ***619 Willow St***
 Dayton, OH 45404-1686
 Montgomery County

Dear Ms. Stearns :

At your request, I have prepared an appraisal for the above referenced property. The purpose of this appraisal is to provide an opinion of market value for the subject property's fee simple estate. The intended use of this appraisal is to estimate market value for decision making purposes.

This Restricted Appraisal Report states a prominent use restriction that limits use of the report to the client and warns that the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's work file. This is a Restricted Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2. This format provides for only basic property identification, appraisal statements and value conclusion(s).

I certify that I have no present or contemplated future interest in the property beyond this estimate of value. Your attention is directed to the Limiting Conditions and Assumptions. Acceptance of this report constitutes an agreement with these conditions and assumptions.

In my opinion, the value of the subject property, as of February 1, 2023 was as follows:

Subject Property "As Is" Premise, Fee Simple Estate

Value Conclusion _____ **\$340,000.00**

Further, I estimate the marketing time and exposure time necessary for the subject to have achieved this value to be 6 to 12 months.

Respectfully submitted,



Garland EP Crawford-2008004021

Certified General Appraiser

President

Appraisal Stream

Did Observe

TABLE OF CONTENTS

Summary of Important Facts and Conclusions	6
Appraisal Scope	8
Sale History.....	9
Market Value is defined as follows:	11
Market Area Analysis	12
Area Location.....	17
Neighborhood Map	19
Property Description	20
Site Map	22
Highest and Best Use	24
Valuation Methodology	25
Cost Approach	25
Income Approach.....	25
Sales Comparison Approach.....	25
Final Reconciliation	25
Sales Comparison Approach.....	26
Comparables	26
Sales Analysis Grid.....	26
Comparable Sale Adjustments.....	27
Sales Comparison Approach Conclusion.....	27
Final Reconciliation	29
Value Indications	29
Value Conclusion.....	29
Certification Statement	30
Flood Map.....	31
Addenda	32
Subject Info.....	33
Comparable	34
License	39

Summary of Important Facts and Conclusions

GENERAL

Subject:	619 Willow St Dayton, OH 45404-1686 Montgomery County
Owner:	Dayton Metropolitan Housing Authority
Tax Identification:	R72-05503-0027
Date of Report:	February 13, 2023
Date of Inspection:	February 1, 2023
Date of Value:	February 1, 2023
Property Rights Appraised:	Fee Simple
Intended Use:	The intended use of this appraisal is to estimate market value for decision making purposes.
Intended User(s):	The intended user is Angela Sterns, Greater Dayton Premier Management. Use of this report by others is not intended by the appraiser(s). This report was prepared for the sole benefit of Greater Dayton Premier Management and should not be relied upon by any other entity.
Appraisal Purpose:	The purpose of this appraisal is to provide an opinion of market value for the subject property's fee simple estate.
Assessed Value:	\$45,670 at 35%
Implied Market Value:	\$130,490 Taxes appear typical to the subject marketing area.
Property Tax:	\$0.00
Special Assessments:	\$122.50

PROPERTY

Land Area:	Total: 0.19 acre (8,308 Sq Ft)
Land to Building Ratio:	2.13:1
Improvements:	Building Type: Apartment Building Year Built: 1970 Condition: Average Number of stories: 2 Story Number of Buildings: 1 Gross Building Area: 3,900 SF
Zoning:	MR-5 – Mature Residential – Mixed Use
Zoning Authority:	City of Dayton Planning Division
Highest and Best Use As Vacant:	The highest and best use of the subject site, as vacant, is for a commercial use permitted by MR-5 zoning regulations.
Highest and Best Use As Improved	The highest and best use of the subject as improved is the current use. The remaining economic life of the improvements allow for satisfactory investment. Razing the improvements and redeveloping the site would not be financially feasible

VALUE INDICATIONS

Cost Approach:	N/A
Sales Comparison Approach:	\$340,000.00
Income Approach:	N/A
Reconciled “As Is” Value Conclusion:	Premise: “As Is” as of February 1, 2023 Estate: Fee Simple Value Conclusion: \$340,000.00

Appraisal Scope

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to determine the appropriate scope of work. USPAP defines the scope of work as:

The amount and type of information researched, and the analysis applied in an assignment.

Scope of work includes, but is not limited to, the following:

- the degree to which the property is inspected or identified;
- the extent of research into physical or economic factors that could affect the property;
- the extent of data research; and
- the type and extent of analysis applied to arrive at opinions or conclusions.
-

SCOPE OF WORK

Scope:	This Restricted Appraisal Report states a prominent use restriction that limits use of the report to the client and warns that the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's work file.
Report Type:	This is a Restricted Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(b). This format provides for only basic property identification, appraisal statements and value conclusion(s).
Inspection:	Garland EP Crawford, Certified General Appraiser, observed the subject's exterior and site. He has investigated available market data for use in the sales approach to value. Information from this observation as well as the owner and county records were used in this analysis.
Highest and Best Use Analysis:	An analysis of the highest and best use has been made. The conclusions developed within this report are based upon the highest and best use conclusions.
Market Area and Analysis of Market Conditions:	As of the effective date of value the market area and market conditions are considered supportive of the property's highest and best use.

Valuation Analyses

Cost Approach:	The cost approach was not developed for this analysis. Due to the age of the improvements the cost approach is not applicable. The elimination of this approach does not prohibit a creditable opinion of value.
Sales Comparison Approach:	The direct sales comparison approach was developed utilizing reliable unit(s) of comparison for the value.
Income Approach:	Due to the lack of data on current leasing, the income approach was not developed. This scope of work was approved by the client.
Extraordinary Assumptions:	The appraiser is making the extraordinary assumption that the subject is in average condition. The appraiser assumes are peer reviewed and accepted data sources are accurate and credible. If any were found to be different that could impact assignment results.
Hypothetical Conditions:	None

Sale History

The subject has not transferred within the past 36 months prior to this appraisal.

Listing History

The subject is not currently listed for sale on Cincinnati Area Board of Realtors' Multiple Listing Services nor is it actively listing for sale on LoopNet/CoStar

Contract History

There is currently no contract on the subject property.

Prior Service

The appraiser has not performed a prior service on the subject within the past 36 months.

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property Appraisal Stream. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) our regular per diem rate plus expenses.

Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

"The appraiser has not identified any purchaser, borrower, or seller as an intended user of this appraisal and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. This appraisal report should not serve as the basis for any property purchase decision or any appraisal contingency in a purchase agreement relating to the property."

Market Value is defined as follows:

The most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and acting in what they consider their best interests;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Federal Register, Volume 55, 12 C.F.R. Part 34.42(g), Page 34696, August 24, 1990, as amended at Federal Register, Volume 57 Page 12202, April 9, 1992; Federal Register, Volume 59 Page 29499, June 7, 1994 & The Appraisal of Real Estate 14th Edition, Page 59.

Market Area Analysis

An analysis of population, employment, and income trends for Montgomery County and the State of Ohio is performed using data provided by county trends website.

The 2020 population in Montgomery County is 537,309. The 2010 Census revealed a population of 535,153, and in 2000 it was 559,062 representing a 0.29% annual decrease. It is estimated that the population in this area will be 496,650 in 2030, representing a decrease. Currently For 2020, the median age of the population in this area is 39.2, the majority of the population is between 25-64 years of age representing a total of 51.0% of the Montgomery County population.

Total Population			
Census			
1800		1910	163,763
1810	7,722	1920	209,532
1820	15,999	1930	273,481
1830	24,362	1940	295,480
1840	31,938	1950	398,441
1850	38,218	1960	527,080
1860	52,230	1970	606,148
1870	64,006	1980	571,697
1880	78,550	1990	573,809
1890	100,852	2000	559,062
1900	130,146	2010	535,153
		2020	537,309
Projected			
		2030	496,650
		2040	489,390

Population by Age	Number	Percent
ACS Total Population	531,670	100.0%
Under 5 years	32,677	6.1%
5 to 17 years	85,319	16.0%
18 to 24 years	49,121	9.2%
25 to 44 years	132,210	24.9%
45 to 64 years	138,619	26.1%
65 years and more	93,724	17.6%
Median Age	39.2	

The most recent information indicates there are 254,810 households in Montgomery County.

The most recent information indicates 53.68% of the 254,810 housing units are owner occupied, 34.35% renter occupied; and 11.96% vacant. The 2010 Census indicates 56.0% of the 251,775 housing units were owner occupied; 32.9% rented; and 12.1% vacant. In 2000, there were 248,443 housing units, of which 59.7% were owner occupied, 32.6% renter occupied and 7.7% vacant.

The most recent information indicates the median home value in Montgomery County is \$119,800. With 39.9% being under \$100,000 and 60.1% of the population being above \$100,000 home value.

Housing Units			Value for Specified Owner-Occupied Housing Units		
	Number	Percent		Number	Percent
Total housing units	254,810	100.0%	Specified owner-occupied housing units	136,792	100.0%
Occupied housing units	224,328	88.0%	Less than \$20,000	4,027	2.9%
Owner occupied	136,792	61.0%	\$20,000 to \$39,999	6,585	4.8%
Renter occupied	87,536	39.0%	\$40,000 to \$59,999	10,182	7.4%
Vacant housing units	30,482	12.0%	\$60,000 to \$79,999	16,633	12.2%
			\$80,000 to \$99,999	17,262	12.6%
			\$100,000 to \$124,999	17,350	12.7%
			\$125,000 to \$149,999	15,291	11.2%
			\$150,000 to \$199,999	22,542	16.5%
			\$200,000 to \$299,999	17,129	12.5%
			\$300,000 to \$499,999	7,453	5.4%
			\$500,000 to \$999,999	1,907	1.4%
			\$1,000,000 or more	431	0.3%
			Median value	\$119,800	

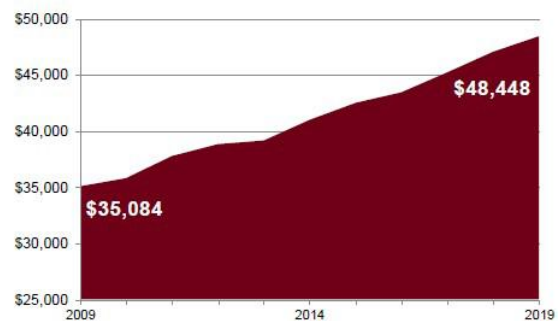
The per capita personal income in Montgomery County is \$48,448, compared to \$50,199 for the State of Ohio per capita income in 2019, in 2009 the per capita personal income was \$35,084 and is projected to continue to increase.

The 2019 median household income for this area is \$51,542, compared to \$56,602 for the State of Ohio and \$68,703 for the entire U.S.

Household Income	Number	Percent
Total Households	224,328	100.0%
Less than \$10,000	17,913	8.0%
\$10,000 to \$19,999	23,158	10.3%
\$20,000 to \$29,999	24,221	10.8%
\$30,000 to \$39,999	22,904	10.2%
\$40,000 to \$49,999	21,018	9.4%
\$50,000 to \$59,999	17,493	7.8%
\$60,000 to \$74,999	22,807	10.2%
\$75,000 to \$99,999	27,888	12.4%
\$100,000 to \$149,999	28,259	12.6%
\$150,000 to \$199,999	10,617	4.7%
\$200,000 or more	8,050	3.6%
Median household income	\$51,542	

Percentages may not sum to 100% due to rounding.

Per Capita Personal Income



The most recent information indicates 91.4% of the civilian labor force in Montgomery County is employed and 8.6% is unemployed. In comparison, 91.9% are employed and 8.1% unemployed, in the State of Ohio as well as 91.69% of the U.S. civilian workforce is employed and 8.31% unemployed.

Civilian Labor Force	2020	2019	2018	2017	2016
Civilian labor force	253,400	253,100	251,600	252,600	251,000
Employed	231,700	242,400	240,200	240,300	238,600
Unemployed	21,700	10,700	11,400	12,300	12,500
Unemployment rate	8.6	4.2	4.5	4.9	5.0

Largest Places	Census 2020	Census 2010	Land Use/Land Cover	Perce
Dayton city (part)	137,644	141,527	Developed, Lower Intensity	33.87
Kettering city (part)	57,123	55,696	Developed, Higher Intensity	10.67
Huber Heights city (part)	37,788	37,142	Barren (strip mines, gravel pits, etc.)	0.21
Washington twp UB	37,444	32,610	Forest	12.91
Miami twp UB	30,828	29,131	Shrub/Scrub and Grasslands	0.25
Riverside city	24,474	25,201	Pasture/Hay	7.70
Centerville city (part)	24,238	23,997	Cultivated Crops	32.97
Trotwood city	23,070	24,431	Wetlands	0.35
Harrison twp	21,814	22,397	Open Water	1.07
Miamisburg city	19,923	20,181		

Establishments, Employment, and Wages by Sector: 2019

Industrial Sector	Number of Establishments	Average Employment	Total Wages	Average Weekly Wage
Private Sector	11,628	225,254	\$10,920,743,475	\$932
Goods-Producing	1,493	39,625	\$2,264,813,726	\$1,099
Natural Resources and Mining	23	335	\$18,193,273	\$1,044
Construction	771	9,519	\$573,783,217	\$1,159
Manufacturing	699	29,770	\$1,672,837,236	\$1,081
Service-Providing	10,134	185,630	\$8,655,929,749	\$897
Trade, Transportation and Utilities	2,637	42,484	\$1,775,380,981	\$804
Information	182	6,455	\$456,906,440	\$1,361
Financial Services	1,226	14,141	\$922,974,119	\$1,255
Professional and Business Services	2,164	31,918	\$1,734,952,406	\$1,045
Education and Health Services	1,898	57,492	\$3,072,082,148	\$1,028
Leisure and Hospitality	1,246	26,120	\$469,725,282	\$346
Other Services	966	6,989	\$222,809,272	\$613
Federal Government		4,183	\$329,233,356	\$1,514
State Government		1,096	\$79,741,102	\$1,399
Local Government		25,203	\$1,259,376,082	\$961

Private Sector total includes Unclassified establishments not shown.

Change Since 2013

Private Sector	1.5%	4.8%	17.9%	12.4%
Goods-Producing	-1.4%	16.6%	24.3%	6.6%
Natural Resources and Mining	-4.2%	31.9%	58.6%	20.3%
Construction	2.4%	16.3%	33.4%	14.6%
Manufacturing	-5.0%	16.5%	21.2%	4.0%
Service-Producing	1.9%	2.6%	16.4%	13.5%
Trade, Transportation and Utilities	-0.7%	0.8%	13.2%	12.3%
Information	10.3%	-10.8%	-8.2%	3.0%
Financial Services	-1.2%	5.1%	23.8%	17.7%
Professional and Business Services	6.0%	0.6%	11.2%	10.5%
Education and Health Services	7.6%	6.6%	24.1%	16.4%
Leisure and Hospitality	-0.4%	3.7%	21.1%	16.9%
Other Services	-2.5%	-3.8%	11.3%	15.7%
Federal Government		0.6%	11.9%	11.2%
State Government		-21.2%	-0.8%	25.8%
Local Government		-1.0%	12.9%	14.1%

Residential

Construction	2020	2019	2018	2017	2016
Total units	913	440	761	449	411
Total valuation (000)	\$157,473	\$93,156	\$129,787	\$107,696	\$84,276
Total single-unit bldgs	481	406	469	447	409
Average cost per unit	\$226,382	\$216,700	\$229,500	\$240,583	\$205,564
Total multi-unit bldg units	432	34	292	2	2
Average cost per unit	\$112,461	\$152,239	\$75,863	\$77,802	\$100,000

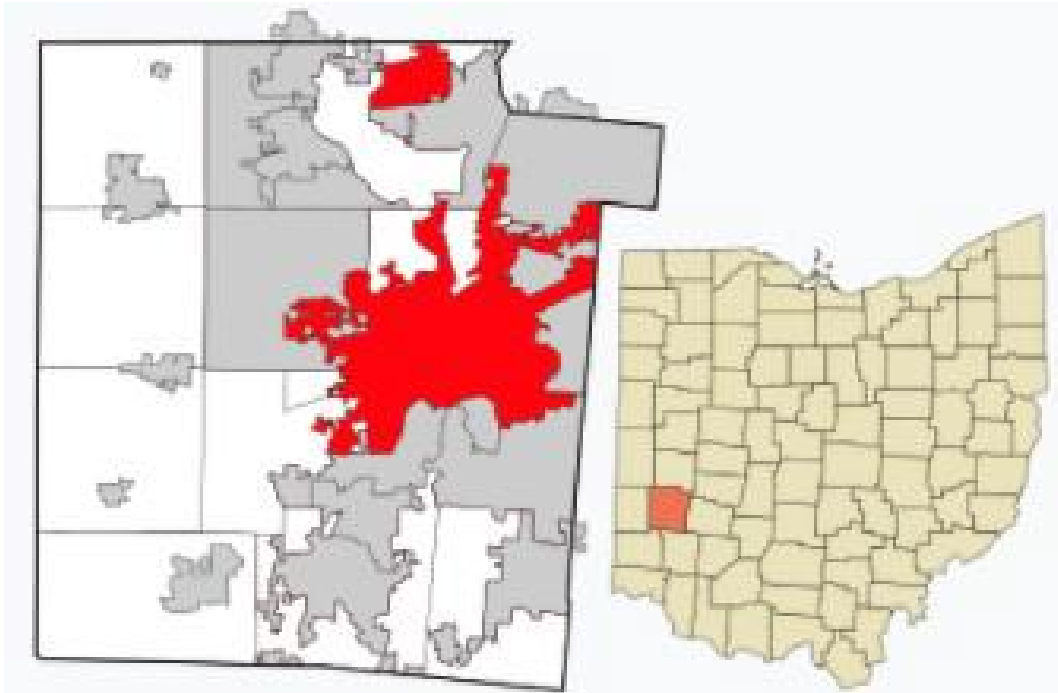
Montgomery County



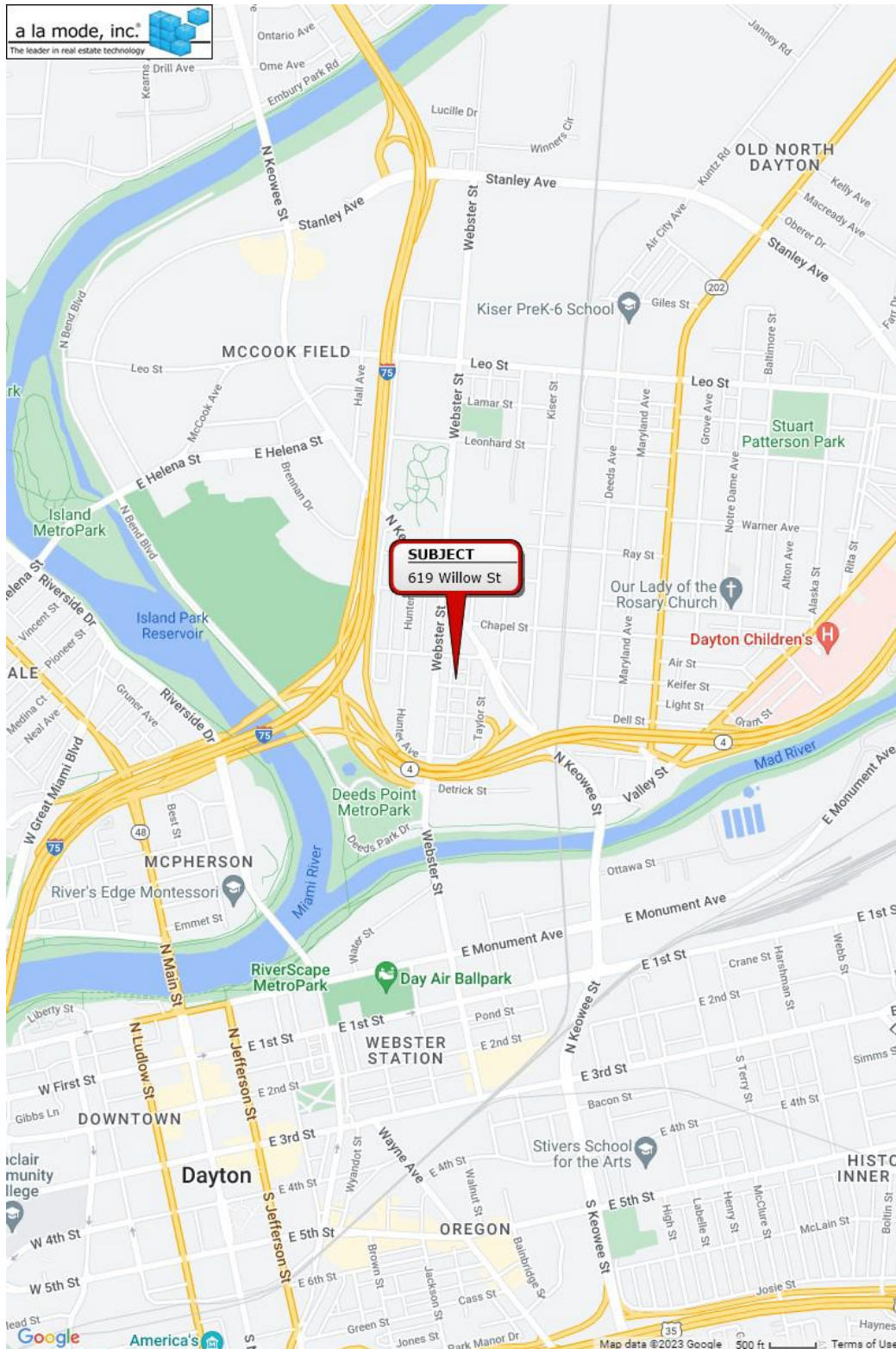
Overall, the economic outlook for Montgomery County is stable. Total population and households are projected to decrease slightly, however, more importantly; the area is projected to experience an increase in income and employment growth. Based on this analysis, it is anticipated that Montgomery County will continue to remain stable. The anticipated growth should provide an economic base that supports future demand for real estate in the subject's general market area and for the subject property.

619 Willow St
Dayton, OH 45404-1686
Montgomery County

Location of Dayton within Montgomery County

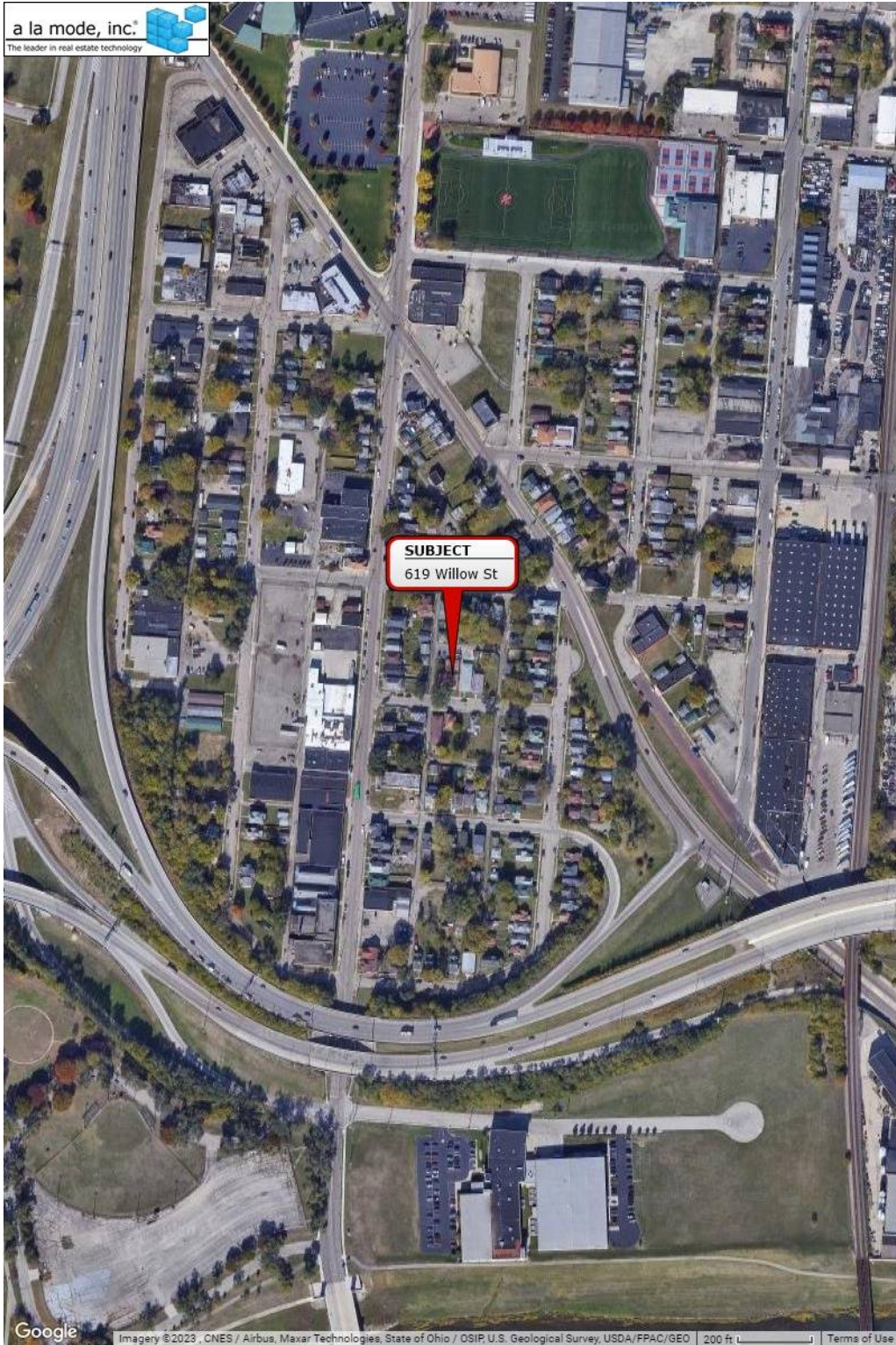


Area Location



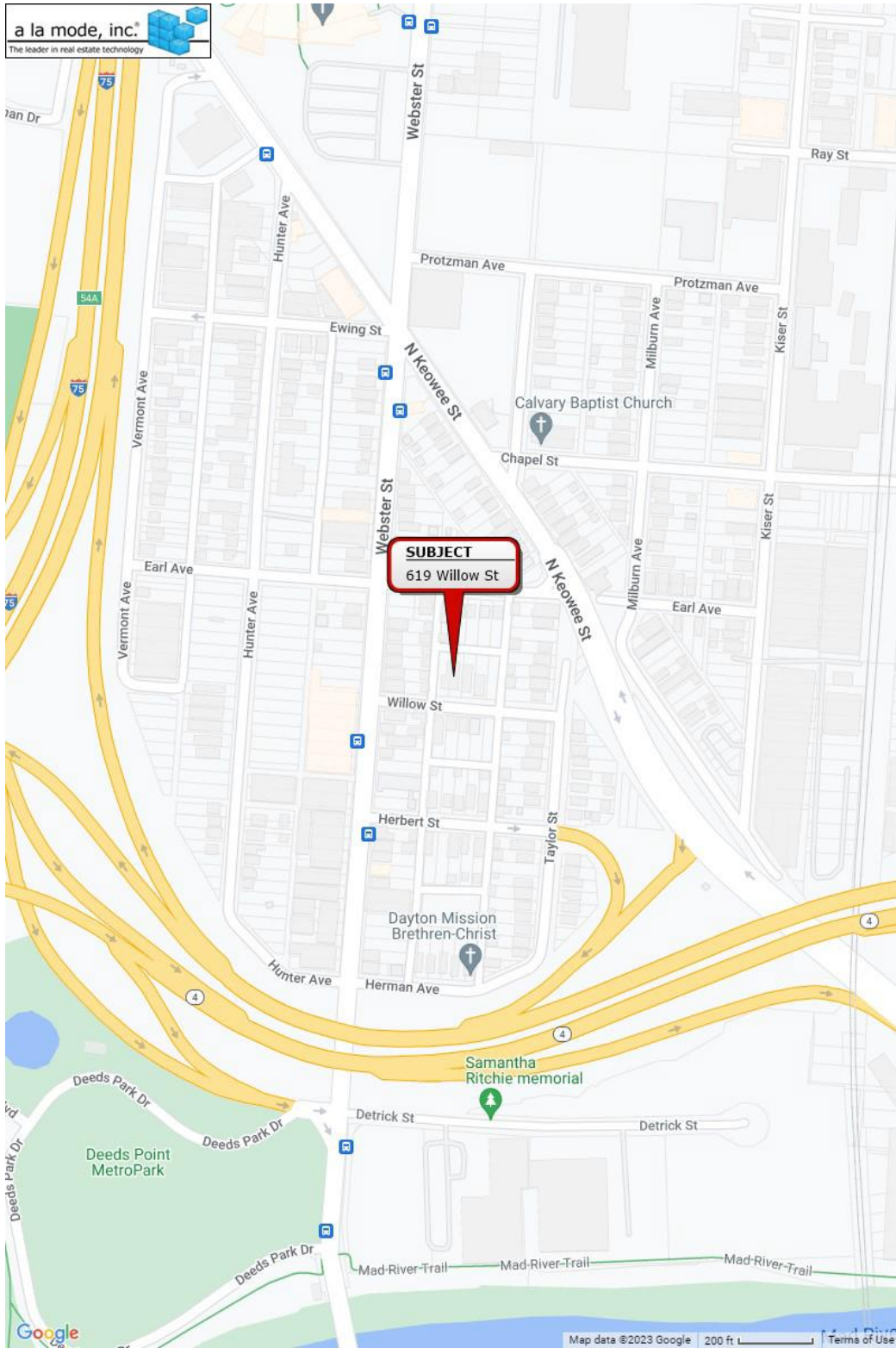
619 Willow St
Dayton, OH 45404-1686
Montgomery County

Neighborhood Aerial View



619 Willow St
Dayton, OH 45404-1686
Montgomery County

Neighborhood Map



Property Description

SITE

Information Sources:	Field observation, county records, CoStar/ LoopNet.
Total Site Size:	0.19 acre (8,308 Sq Ft)
Land to Building Ratio:	2.13:1
Corner Lot:	The site is not a corner lot.
Visibility:	Adequate
Shape:	Rectangular, see site map
Topography:	Level
Drainage:	Appears adequate
Soils:	Based on my viewing of the property and observation of development on nearby sites, I assume that the subject is not affected by any adverse soil conditions that would restrict it from being developed to its highest and best use. Nothing has been disclosed to the appraiser regarding hazardous substances.
Utilities:	Electricity: At Site/Public Sewer: At Site/Public Water: At Site/Public Natural Gas: At Site/Public Adequacy: Average
Flood Zone:	The subject is not located in a flood hazard zone. FEMA Map Number: 39113C0168E FEMA Map Date: 01/06/2005 FEMA Zone Classification: X 500L
Easements:	None noted. I assume that there are no adverse easements, other than typical utility/access, encumbrances, or restrictions that would restrict the property from being developed to its highest and best use.
Encroachments:	An observation of the site revealed no apparent encroachments. It is assumed that the property is free and clear of encroachments.
Site Comments:	I am not aware of any land use regulations other than zoning that would affect the property.

FOUNDATION, FRAME & EXTERIOR

Foundation:	Concrete
Frame:	Frame/Block
Exterior:	Brick
Roof:	Fiberglass Shingle
Access/ Overhead Doors:	The buildings is served by 6 walk-in doors.

INTERIOR ASSUMPTIONS

Interior Finish:	Typical apartment area with painted drywall.
Ceilings & Ceiling Height:	Drywall/8' Ceilings
Floor Cover:	Carpet and tile flooring/concrete
Doors:	Wood/Metal (Exterior)
Mezzanine:	None

MECHANICAL SYSTEMS ASSUMPTIONS

Heating:	Gas fired ducted forced hot air
Cooling:	Central Air
Hot Water:	Electric water heater
Electrical:	Adequate
Plumbing:	Adequate
Sprinkler:	No

619 Willow St
Dayton, OH 45404-1686
Montgomery County

Site Map



*619 Willow St
Dayton, OH 45404-1686
Montgomery County*



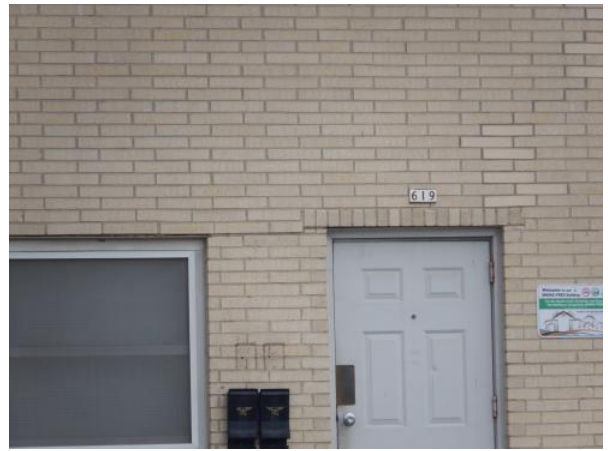
Picture taken by Appraiser



Picture taken by Appraiser



Picture taken by Appraiser



Picture taken by Appraiser



Picture taken by Appraiser



Picture taken by Appraiser

Highest and Best Use

Highest and best use may be defined as

the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.¹

1. **Permissible Use.** What uses are permitted by zoning and other legal restrictions?
2. **Possible Use.** To what use is the site physically adaptable?
3. **Feasible Use.** Which possible and permissible use will produce any net return to the owner of the site?
4. **Maximally Productive.** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

Highest and Best Use as Vacant

The highest and best use of the subject site, as vacant, is for any commercial use permitted by MR-5, Mature Residential - Mixed Use zoning regulations. Due to neighborhood trends, location and surrounding land uses a commercial use is considered most probable. The property has adequate frontage, depth, accessibility and visibility, and is physically suited for a variety of industrial uses.

Highest and Best Use as Improved

The highest and best use of the subject as improved is the current use (Multi Family Building). The remaining economic life of the improvements allow for satisfactory investment. Razing the improvements and redeveloping the site would not be financially feasible. EREL is 40 years.

¹ *The Appraisal of Real Estate* 14th Edition, Page 333, Appraisal Institute

Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

1. The Cost Approach
2. The Income Approach
3. The Sales Comparison Approach

Cost Approach

The Cost Approach is summarized as follows:

$$\begin{array}{r} \text{Cost New} \\ - \text{Depreciation} \\ + \text{Land Value} \\ \hline = \text{Value} \end{array}$$

Income Approach

The Income Approach converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and or a discounting process.

Sales Comparison Approach

The Sales Comparison Approach compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

Final Reconciliation

The appraisal process concludes with the Final Reconciliation of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others.

In this appraisal:

- The cost approach was not developed for this analysis. Due to the age of the improvements the cost approach is not applicable.
- The direct sales comparison approach was developed utilizing reliable unit(s) of comparison.
- The income approach is not required to arrive at credible assignment results.

Sales Comparison Approach

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principals of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed, and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.
- The value indication of each comparable sale is analyzed, and the data reconciled for a final indication of value via the Sales Comparison Approach.

Comparables

I have researched and analyzed multiple comparable sales for this analysis. All sales have been researched through various sources. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

Sales Analysis Grid

The sales have been analyzed and compared with the subject property. We have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Economic Trends (time)
- Location
- Physical Characteristics

Following is a sales comparison grid displaying the subject property, the comparables and the adjustments applied.

Comparable Sale Adjustments

Adjustments were necessary to the comparable for the typical asking vs selling price (Pending Sale), location, age/condition, building features, and land-to-building ratio. If a comparable was superior a downward adjustment was made and if a comparable was inferior an upward adjustment was made.

The adjusted values of the comparable sales range from \$41,250.00 to \$66,000.00 per unit. Taking into consideration the subject's location and building quality/design consideration was given to comparable one and two because they are the most recent transactions. The appraiser selected a value per unit of \$57,000.00. This results in the following property value indication by the sales comparison approach:

Weighted Analysis			
<u>Comparable Sale</u>	<u>Adjusted Value</u>	<u>Weight Factor</u>	<u>Weighted Value</u>
536 Brandt St	\$66,000.00	35%	\$23,100.00
544 Brandt St	\$66,000.00	35%	\$23,100.00
123-162 Kelly Ave	\$48,675.00	5%	\$2,433.75
21-47 Rita St	\$41,250.00	20%	\$8,250.00
		95%	\$56,883.75
	Call		\$57,000.00

6	Units @	\$57,000.00 /Per Unit	\$342,000
	Rounded To:		\$340,000

Sales Comparison Approach Conclusion

Based on the above analysis, I have reconciled to an improved "as-is" value as stated above, as of the effective date of this report, and subject to the Limiting Conditions and Assumptions of this appraisal.

Sales Adjustments Grid

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Address	619 Willow St	536 Brandt St	544 Brandt St	123-162 Kelly Ave	21-47 Rita St
APN#	R72-05503-0027	R72-05114-0015	R72-05114-0016	See Addenda	R72-05205-0056
Sale Date Confirmed	2/13/2023	9/1/2022	9/1/2022	11/23/2020	12/29/2020
Sale Price		\$330,000	\$330,000	\$1,475,000	\$330,000
Price Per Unit		\$66,000	\$66,000	\$29,500	\$41,250
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00	\$0.00
Financing		Conventional	Conventional	Conventional	Conventional
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00	\$0.00
Conditions of Sale		Normal	Normal	Normal	Normal
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00	\$0.00
Economic Trends	2/13/2023	9/1/2022	9/1/2022	11/23/2020	12/29/2020
Annual % Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustments		\$0	\$0.00	\$0	\$0
Adjusted Price		\$66,000	\$66,000	\$29,500	\$41,250
Location	Dayton	Dayton	Dayton	Dayton	Dayton
Comparison		Similar	Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustment		\$0	\$0	\$0	\$0
Age/Condition	53/Average	57/Average	57/Average	60/Average	65/Average
Comparison		Similar	Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustment		\$0	\$0.00	\$0.00	\$0.00
Number of Units	6	5	5	50	8
Comparison		Similar	Similar	Fewer	Similar
% Adjustment		0.00%	0.00%	65.00%	0.00%
\$ Adjustment		\$0.00	\$0	\$19,175	\$0
Use/Design	6-1 Bed	5-1 Bed	5 - 1 Bed	10-1 Bed/40-2 Bed	8-2 Bed
Comparison		Similar	Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustment		\$0	\$0	\$0	\$0
Typical Unit Size (SF)	650 - 1 Bed	648-1 Bed	648- 1 Bed	600 - 1 Bed/750-2 Bed	600 - 2 Bed
Comparison		Similar	Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Final Adjusted Value		\$66,000	\$66,000	\$48,675	\$41,250
Value per Unit	\$57,000				
Calculations	6	X	\$57,000		
Reconciled Value	\$342,000				
Rounded	\$340,000				

Final Reconciliation

The process of reconciliation involves the analysis of each developed approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed.

Value Indications

Cost Approach:	N/A
Improved Sales Comparison:	\$340,000.00
Income Approach:	N/A

Value Conclusion

Based on the data and analyses developed in this appraisal, I have reconciled to the following “as-is” as of the effective date of this report, subject to the Limiting Conditions and Assumptions of this appraisal.

Reconciled Value Conclusion	Premise: “As Is” as of February 1, 2023
	Estate: Fee Simple
	Value Conclusion: \$340,000.00

Certification Statement

I certify that, to the best of our knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial and unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

I have not performed an appraisal service regarding the property that is the subject of this report within the previous three-year period preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or report of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

This report conforms to appraisal requirements of the Office of the Comptroller of the Currency Appraisal Regulations, 12CFR part 34, Title XI of FIRREA.

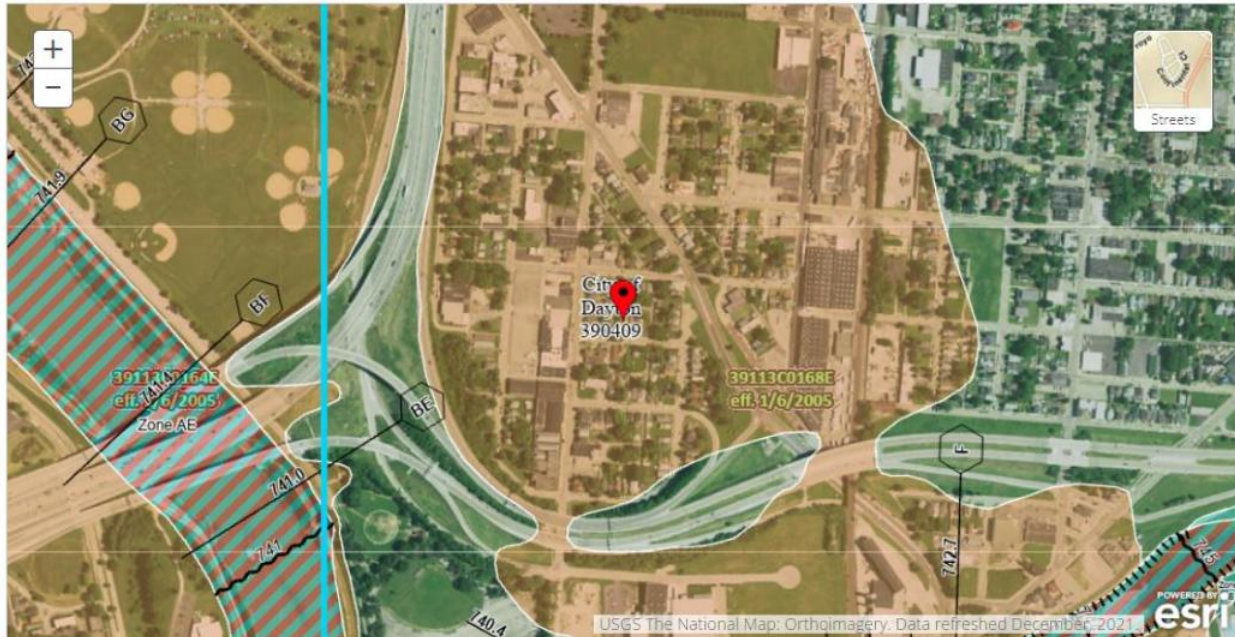
Garland EP Crawford, Certified General Appraiser, made a personal observation of the subject site that is the subject of this report.

No one provided significant real property appraisal assistance to the person(s) signing this certification.



Garland EP Crawford Ohio-2008004021
Certified General Appraiser
President
Appraisal Stream
Did Observe

Flood Map




*619 Willow St
Dayton, OH 45404-1686
Montgomery County*

Addenda

Subject Info

619 Willow St, Dayton, OH 45404-1686, Montgomery County
APN: R72-05503-0027 CLIP: 4498905866

	Beds N/A	Full Baths 1	Half Baths N/A	Sale Price N/A	Sale Date N/A
	Bldg Sq Ft 3,900	Lot Sq Ft 4,356	Yr Built 1970	Type MUNI PROP	

OWNER INFORMATION			
Owner Name	Dayton Metropolitan	Tax Billing City & State	Dayton, OH
George Hopkins (g_jeffrey@charter.net) is signed in		Tax Billing Zip	45410
Tax Billing Address	400 Wayne Ave	Tax Billing Zip+4	1118
		Mailing Carrier Route	C004

LOCATION INFORMATION			
School District	Dayton City SD	Property Zip+4	1686
Township	Dayton Corp	Property Carrier Route	C058
Census Tract	17.00	Flood Zone Code	X500L
Topography	Flat/Level	Flood Zone Panel	39113C0168E
Location Influence	Apt/Condo Complex	Flood Zone Date	01/06/2005
Property Zip Code	45404		

TAX INFORMATION			
Parcel ID 1	R72-05503-0027	% Improved	87%
Lot #	27	Tax Area	R72
Legal Description	36846 36847 55-3-28		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$45,670	\$45,670	\$45,670
Assessed Value - Land	\$5,710	\$5,710	\$5,710
Assessed Value - Improved	\$39,960	\$39,960	\$39,960
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$130,490	\$130,490	\$130,490
Market Value - Land	\$16,320	\$16,320	\$16,320
Market Value - Improved	\$114,170	\$114,170	\$114,170
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$123		
2021	\$123	\$0	0%
2022	\$123	\$0	0%

CHARACTERISTICS			
Land Use - County	Municipal Property	Building Type	Apartment Garden
Land Use - State	Exempt	Building Sq Ft	3,900
Land Use - CoreLogic	Municipal Property	Gross Sq Ft	3,900
Lot Acres	0.1	Total Baths	1
Lot Sq Ft	4,356	Full Baths	1
# of Buildings	1	Electric Service Type	Available
Total Units	6	Water	Public
Year Built	1970	Sewer	Public Service

FEATURES			
Feature Type	Unit	Size/Qty	Year Built
Asp/Blacktop Paving	S	1,000	1970

SELL SCORE			
Value As Of	2023-02-05 04:40:22		

LAST MARKET SALE & SALES HISTORY			
Owner Name	Dayton Metropolitan	Owner Name 2	Housing Authority

Comparable 1

<p>536 Brandt St Dayton, OH 45404</p> <p>Class C Apartments Building 10 Units of 4,087 SF Sold on 9/1/2022 for \$330,000 - Research Complete (Part of Multi-Property)</p>	<p>Photo not Available</p>		
<p>buyer</p> <p>Tina Del Cueto 573 N Jalapa Dr Covina, CA 91724 (323) 404-0193</p>			
<p>seller</p> <p>Agora Realty Group 31 N Locust St West Carrollton, OH 45449 (513) 849-6808</p>			
<p>vital data</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Escrow/Contract: - Sale Date: 9/1/2022 Days on Market: - Exchange: No Conditions: - 0 Bedroom: 5/100% (0 + 0) 1 Bedroom: 0 2 Bedroom: 0 3 Bedroom: 0 Other: 0 Land Area SF: 22,664 Acres: 0.52 \$/SF Land Gross: \$14.56 Year Built, Age: 1966 Age: 56 Parking Spaces: 3 Parking Ratio: 0.60/Unit FAR 0.18 Lot Dimensions: - Frontage: - Comp ID: 6136352</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Sale Price: \$330,000 Status: Allocated Building SF: 4,087 SF Price/SF: \$80.74 Pro Forma Cap Rate: - Actual Cap Rate: - Price/Unit: \$66,000 No Units: 10 Down Pmnt: - Pct Down: - Doc No: - Trans Tax: - Corner: No Zoning: C Percent Improved: - Submarket: Old North Dayton MF Map Page: - Parcel No: - Property Type: Multi-Family</p> </td> </tr> </table>		<p>Escrow/Contract: - Sale Date: 9/1/2022 Days on Market: - Exchange: No Conditions: - 0 Bedroom: 5/100% (0 + 0) 1 Bedroom: 0 2 Bedroom: 0 3 Bedroom: 0 Other: 0 Land Area SF: 22,664 Acres: 0.52 \$/SF Land Gross: \$14.56 Year Built, Age: 1966 Age: 56 Parking Spaces: 3 Parking Ratio: 0.60/Unit FAR 0.18 Lot Dimensions: - Frontage: - Comp ID: 6136352</p>	<p>Sale Price: \$330,000 Status: Allocated Building SF: 4,087 SF Price/SF: \$80.74 Pro Forma Cap Rate: - Actual Cap Rate: - Price/Unit: \$66,000 No Units: 10 Down Pmnt: - Pct Down: - Doc No: - Trans Tax: - Corner: No Zoning: C Percent Improved: - Submarket: Old North Dayton MF Map Page: - Parcel No: - Property Type: Multi-Family</p>
<p>Escrow/Contract: - Sale Date: 9/1/2022 Days on Market: - Exchange: No Conditions: - 0 Bedroom: 5/100% (0 + 0) 1 Bedroom: 0 2 Bedroom: 0 3 Bedroom: 0 Other: 0 Land Area SF: 22,664 Acres: 0.52 \$/SF Land Gross: \$14.56 Year Built, Age: 1966 Age: 56 Parking Spaces: 3 Parking Ratio: 0.60/Unit FAR 0.18 Lot Dimensions: - Frontage: - Comp ID: 6136352</p>	<p>Sale Price: \$330,000 Status: Allocated Building SF: 4,087 SF Price/SF: \$80.74 Pro Forma Cap Rate: - Actual Cap Rate: - Price/Unit: \$66,000 No Units: 10 Down Pmnt: - Pct Down: - Doc No: - Trans Tax: - Corner: No Zoning: C Percent Improved: - Submarket: Old North Dayton MF Map Page: - Parcel No: - Property Type: Multi-Family</p>		
<p>income expense data</p>	<p>Listing Broker</p>		
<p>financing</p>	<p>Buyer Broker</p>		

Comparable 2

<p>544 Brandt St Dayton, OH 45404</p> <p>Class C Apartments Building 10 Units of 4,104 SF Sold on 9/1/2022 for \$330,000 - Research Complete (Part of Multi-Property)</p>	Photo not Available
<p>buyer</p>	
<p>Tina Del Cueto 573 N Jalapa Dr Covina, CA 91724 (323) 404-0193</p>	
<p>seller</p> <p>Agora Realty Group 31 N Locust St West Carrollton, OH 45449 (513) 849-6808</p>	
vital data	
<p>Escrow/Contract: - Sale Date: 9/1/2022 Days on Market: - Exchange: No Conditions: - 0 Bedroom: 5/100% (0 + 0) 1 Bedroom: 0 2 Bedroom: 0 3 Bedroom: 0 Other: 0 Land Area SF: 22,651 Acres: 0.52 \$/SF Land Gross: \$14.57 Year Built, Age: 1966 Age: 56 Parking Spaces: 5 Parking Ratio: 1.00/Unit FAR 0.18 Lot Dimensions: - Frontage: - Comp ID: 6136352</p>	<p>Sale Price: \$330,000 Status: Allocated Building SF: 4,104 SF Price/SF: \$80.41 Pro Forma Cap Rate: - Actual Cap Rate: - Price/Unit: \$66,000 No Units: 10 Down Pmnt: - Pet Down: - Doc No: - Trans Tax: - Corner: No Zoning: C Percent Improved: - Submarket: Old North Dayton MF Map Page: - Parcel No: - Property Type: Multi-Family</p>
income expense data	Listing Broker
	Buyer Broker
financing	

Comparable 3

123-162 Kelly Ave Dayton, OH 45404 Class C Apartments Building 9 Units of 16,683 SF Sold on 11/23/2020 for \$1,475,000 - Research Complete											
buyer Randall J Lawlor 3700 De Lapp Pl Loomis, CA 95650 (650) 208-3648											
seller Bottom to the Top Investments, LLC 4977 Northcutt Pl Dayton, OH 45414 (937) 684-5097											
vital data											
Escrow/Contract: - Sale Date: 11/23/2020 Days on Market: - Exchange: No Conditions: - 0 Bedroom: 0 1 Bedroom: 15/27% (1 + 1) 2 Bedroom: 40/73% (2 + 1) 3 Bedroom: 0 Other: 0 Land Area SF: 47,973 Acres: 1.1 \$/SF Land Gross: \$30.75 Year Built, Age: 1963 Age: 57 Parking Spaces: 35 Parking Ratio: 0.64/Unit FAR: 0.35 Lot Dimensions: - Frontage: - Comp ID: 5330713	Sale Price: \$1,475,000 Status: Confirmed Building SF: 16,683 SF Price/SF: \$88.41 Pro Forma Cap Rate: - Actual Cap Rate: 9.00% Price/Unit: \$29,500 No Units: 9 Down Pmnt: \$700,000 Pot Down: 47.5% Doc No: 20-074490 Trans Tax: - Corner: No Zoning: Residential Percent Improved: 85.8% Submarket: Old North Dayton MF Map Page: - Parcel No: R72-16706-0018 [Partial List] Property Type: Multi-Family										
income expense data		Listing Broker									
<table border="0"> <tr> <td>Expenses</td> <td>- Taxes</td> <td>\$6,491</td> </tr> <tr> <td></td> <td>- Operating Expenses</td> <td></td> </tr> <tr> <td></td> <td>Total Expenses</td> <td>\$6,491</td> </tr> </table>	Expenses	- Taxes	\$6,491		- Operating Expenses			Total Expenses	\$6,491	No Listing Broker on Deal	
Expenses	- Taxes	\$6,491									
	- Operating Expenses										
	Total Expenses	\$6,491									
		Buyer Broker									
		Agora Realty Group 31 N Locust St West Carrollton, OH 45449 (513) 849-6808 Craig Kellogg									
financing		prior sale									
1st Seller (due in 2 yrs) Bal/Pmt: \$775,000	Date/Doc No: 1/24/2020 Sale Price: \$521,600 CompID: 5069133										

Comparable 3 Parcel Numbers:

R72-16705-0001
R72-16705-0024
R72-16706-0015
R72-16706-0016
R72-16706-0017
R72-16706-0018
R72-16706-0019
R72-16706-0020
R72-16706-0023

R72-16706-0029
R72-16706-0030
R72-16706-0031

Comparable 4

27-41 Rita St Dayton, OH 45404 Class C Apartments Building 8 Units of 6,466 SF Sold on 12/29/2020 for \$330,000 - Public Record										
buyer										
seller										
Strobe Russell A 7650 Taylorsville Rd Huber Heights, OH 45424 (937) 236-5639										
vital data										
Escrow/Contract: - Sale Date: 12/29/2020 Days on Market: 71 days Exchange: No Conditions: - 0 Bedroom: 8/100% (0 + 0) 1 Bedroom: 0 2 Bedroom: 0 3 Bedroom: 0 Other: 0 Land Area SF: 15,246 Acres: 0.35 \$/SF Land Gross: \$21.65 Year Built, Age: 1958 Age: 62 Parking Spaces: 8 Parking Ratio: 1.00/Unit FAR 0.42 Lot Dimensions: - Frontage: - Comp ID: 5338372	Sale Price: \$330,000 Status: Confirmed Building SF: 6,466 SF Price/SF: \$51.04 Pro Forma Cap Rate: - Actual Cap Rate: - No Units: 8 Down Pmnt: - Pct Down: - Doc No: - Trans Tax: - Corner: No Zoning: - Percent Improved: - Submarket: Old North Dayton MF Map Page: - Parcel No: - Property Type: Multi-Family									
income expense data		Listing Broker								
<table border="0"> <tr> <td>Expenses</td> <td>- Taxes</td> <td>\$7,772</td> </tr> <tr> <td></td> <td>- Operating Expenses</td> <td></td> </tr> <tr> <td></td> <td>Total Expenses</td> <td>\$7,772</td> </tr> </table>	Expenses	- Taxes	\$7,772		- Operating Expenses			Total Expenses	\$7,772	West Fork Realty Group, LLC 8965 Columbia Rd Loveland, OH 45140 (513) 936-9110 Doug Broomhall
Expenses	- Taxes	\$7,772								
	- Operating Expenses									
	Total Expenses	\$7,772								
		Buyer Broker								
financing		prior sale								
		Date/Doc No: 3/29/2019 Sale Price: - CompID: 4726004								

License



Willow

Section 6, Line 2

Summary of Households

Section 6 Line 2: *Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability.*

Category	Number of Residents
Persons with Disabilities	2
Hispanic	0
Non-Hispanic	3
Black African American	2
White	1
American Indian	0
Asian	0
Native Hawaiian/Pacific Islander	0

Attached: Demographics Report

PHA Demographics

Demographic#
Willow 3/13/23

Tenant Code	Family Income Limit	HOH Address 1	HOH Disability	HOH Ethnicity	Family Size	HOH Race	White	Black African American	American Indian Alaska Native	Asian	Native Hawaiian/Other Pacific Islander
t0006683	vii	619 WILLOW ST-C	Non Disabled	NonHispanic		1 Black/African Americz	No	Yes	No	No	No
t0509675	eli	619 WILLOW STREET	Disabled	NonHispanic		1 Black/African Americz	No	Yes	No	No	No
t0526078	eli	619 WILLOW STREET Apt# F	Disabled	NonHispanic		1 White Only	Yes	No	No	No	No

Willow

Section 6 Line 3

Relocation Counseling and Advisory Services

Section 6 Line 3: Counseling and Advisory Services

As part of the GDPM's relocation process, at least one in-person interview is required between staff and each head of household. This requirement will also be followed with Willow residents through the Section 18 dispo/demo process. These interviews are intended to record any special requests, needs and preferences that each family may have related to moving such as utility deposit concerns and packing and unpacking needs (GDPM currently plans to hire, use and schedule their own moving company to move Willow tenants). Additionally, tenants that express needs which the housing authority cannot assist with directly shall be referred to a community resource.

**Section 6 Line 6:
Comparable Housing Resources**

GDPM plans to provide new housing opportunities via a transfer to other GDPM owned properties, most notably and most likely being other AMP 5 properties. The table below reflects the available 28 vacancies in AMP 5. Additionally, GDPM’s upcoming RAD development Huffman Parnell just received a funding award from the Ohio Housing Finance Agency. This is a twelve-unit public housing development. Construction is planned to begin in the Summer 2023. For the past two years, units have been left vacant after a tenant moves out. After construction completion, GDPM expects it will have seven available. Additionally, GDPM’s Southern Montgomery County (SMC) tax credit development will be complete in April 2023. SMC has two developments (at least 100 units) with one-bedroom units. If the tenants are qualified for the PBV Program and vacant units are available, GDPM will offer the Willow residents available RAD PBV units.

Furthermore, GDPM currently has an additional 176 vacant public housing units. A complete list of vacancies is attached hereto.

AMP 5 Current Vacancies

Development Number	Bldg/Ent/Unit	Address
OH005000005	28E/1/528900	2135 POMPANO CIRCLE
OH005000005	28F/2/528901	2131 POMPANO CIRCLE
OH005000005	28U/1/528922	2166 POMPANO CIRCLE
OH005000005	32F/1/532232	3620 MODENA STREET
OH005000005	35A/2/535961	6002 CHANNINGWAY COURT
OH005000005	35F/1/535980	6050 CHANNINGWAY COURT
OH005000005	52C/6/552671	5127 BELLEFONTAINE AVE
OH005000005	56E1/4/556004	5336 Hilgeford Drive
OH005000005	57A1/3/557003	5535 Fisher Drive
OH005000005	57D1/1/557301	149 Imperial Court 1
OH005000005	57D1/1/557304	149 Imperial Court 4
OH005000005	57D1/2/557306	149 Imperial Court 6
OH005000005	59A1/1/559002	137 Imperial Court 2
OH005000005	59A1/1/559003	137 Imperial Court 3
OH005000005	59A1/1/559004	137 Imperial Court 4
OH005000005	72A/1/572001	220 PARK MANOR DRIVE 1-A
OH005000005	72A/1/572005	220 PARK MANOR DRIVE 1-E
OH005000005	72A/1/572006	220 PARK MANOR DRIVE 1-F
OH005000005	72A/1/572007	220 PARK MANOR DRIVE 1-G

OH005000005	72A/1/572022	220 PARK MANOR DRIVE 2-H
OH005000005	72A/1/572045	220 PARK MANOR DRIVE 3-H
OH005000005	72A/1/572048	220 PARK MANOR DRIVE 3-L
OH005000005	72A/1/572098	220 PARK MANOR DRIVE 5-Q
OH005000005	72A/1/572102	220 PARK MANOR DRIVE 5-U
OH005000005	72A/1/572149	220 PARK MANOR DRIVE 7-V
OH005000005	72A/1/572161	220 PARK MANOR DRIVE 8-J
OH005000005	72F/1/572196	301 PARK MANOR DRIVE
OH005000005	80L/1/580649	200 HAWTHORN STREET

	A	B	C
1	Development Number	Bldg/Ent/Unit	Address
2	OH005000001	16A/1/516007	50 CENTRAL AVENUE 105
3	OH005000001	16A/1/516062	50 CENTRAL AVENUE 503
4	OH005000001	23G/3/523751	2755 TRIANGLE VIEW DRIVE
5	OH005000001	26A/1/526803	465 GRAND AVENUE 803
6	OH005000002	14A/1/514001	2765 WENTWORTH AVENUE 119
7	OH005000002	14A/1/514007	2765 WENTWORTH AVENUE 127
8	OH005000002	14A/1/514047	2765 WENTWORTH AVENUE 314
9	OH005000002	14A/1/514048	2765 WENTWORTH AVENUE 315
10	OH005000002	14A/1/514057	2765 WENTWORTH AVENUE 325
11	OH005000002	14A/1/514069	2765 WENTWORTH AVENUE 407
12	OH005000002	14A/1/514072	2765 WENTWORTH AVENUE 410
13	OH005000002	14A/1/514090	2765 WENTWORTH AVENUE 431
14	OH005000002	14A/1/514103	2765 WENTWORTH AVENUE 514
15	OH005000002	14A/1/514117	2765 WENTWORTH AVENUE 530
16	OH005000002	14A/1/514128	2765 WENTWORTH AVENUE 610
17	OH005000002	47B/3/547999	1820 Winston Woods
18	OH005000002	47C/3/547407	1806 WINSTON WOODS DRIVE
19	OH005000002	48E/2/548635	4057 IDDINGS COURT
20	OH005000002	53A/6/553010	6010 COTILLION COURT
21	OH005000002	53E/5/553054	6054 COTILLION COURT
22	OH005000002	53E/6/553056	6056 COTILLION COURT
23	OH005000002	53F/3/553035	6035 COTILLION COURT
24	OH005000002	90B/2/590337	2006 CORNELL RIDGE DRIVE
25	OH005000002	90C/3/590342	2016 CORNELL RIDGE DRIVE
26	OH005000002	90D/2/590345	2022 CORNELL RIDGE DRIVE
27	OH005000002	90G/4/590356	2031 CORNELL RIDGE DRIVE
28	OH005000002	90H/3/590330	3843 CORNELL RIDGE DRIVE
29	OH005000002	91A/2/591361	5002 CALIPH COURT
30	OH005000002	91A/4/591363	5006 CALIPH COURT
31	OH005000002	91C/12/591387	5062 CALIPH COURT
32	OH005000002	91C/5/591380	5048 CALIPH COURT
33	OH005000002	91D/1/591388	5064 CALIPH COURT
34	OH005000003	31B/1/531401	503 MALDEN AVENUE
35	OH005000003	31C/1/531402	508 MALDEN AVENUE
36	OH005000003	31F/1/531405	521 MALDEN AVENUE
37	OH005000003	31K/1/531410	511 HOLLENCAMP AVENUE
38	OH005000003	31Q/1/531416	529 HOLLENCAMP AVENUE
39	OH005000003	31T/1/531419	540 HOLLENCAMP AVENUE
40	OH005000003	36B/1/536429	54 WHITMORE AVENUE
41	OH005000003	41B/8/541061	115 PAWTUCKET STREET
42	OH005000003	41C/7/541042	134 PAWTUCKET STREET
43	OH005000003	41E/3/541086	183 PAWTUCKET STREET
44	OH005000003	41E/9/541080	195 PAWTUCKET STREET
45	OH005000003	41F/12/541089	7449 BRONSON STREET
46	OH005000003	41F/2/541099	7429 BRONSON STREET

	A	B	C
47	OH005000003	41F/6/541095	7437 BRONSON STREET
48	OH005000003	41F/9/541092	7443 BRONSON STREET
49	OH005000003	41G/1/541032	151 PAWTUCKET STREET
50	OH005000003	41G/2/541033	153 PAWTUCKET STREET
51	OH005000003	41G/5/541036	159 PAWTUCKET STREET
52	OH005000003	41G/7/541038	163 PAWTUCKET STREET
53	OH005000003	41H/1/541017	7487 BRONSON STREET
54	OH005000003	41J/10/541022	7473 BRONSON STREET
55	OH005000003	41J/5/541027	7463 BRONSON STREET
56	OH005000003	41L/1/541999	7401 BRONSON - MAINTENANCE GARAGE
57	OH005000003	41L/11/541010	7421 BRONSON STREET
58	OH005000003	41L/6/541005	7411 BRONSON STREET
59	OH005000003	71D/4/571616	234 WESTDALE COURT
60	OH005000003	71J/5/571648	141 MELBA STREET
61	OH005000003	71P/1/571748	108 MELBA STREET 311
62	OH005000003	71P/1/571753	108 MELBA STREET 403
63	OH005000003	71P/1/571754	108 MELBA STREET 404
64	OH005000003	71P/1/571782	108 MELBA STREET 606
65	OH005000003	92A/8/592853	3032 W RIVERVIEW AVENUE
66	OH005000003	92B/1/592849	3104 W RIVERVIEW AVENUE
67	OH005000003	92E/14/592813	3400 RIVERVIEW AVENUE
68	OH005000004	15F/2/515509	3610 FIELDING DRIVE
69	OH005000004	15Q/1/515531	1086 SUNSHINE COURT
70	OH005000004	17A/1/517706	958 WILMINGTON AVENUE MU
71	OH005000004	17A/1/517710	958 WILMINGTON AVENUE MU
72	OH005000004	17A/1/517712	958 WILMINGTON AVENUE MU
73	OH005000004	17A/1/517715	958 WILMINGTON AVENUE MU
74	OH005000004	17A/1/517716	958 WILMINGTON AVENUE 123
75	OH005000004	17A/1/517718	958 WILMINGTON AVENUE ELVTR
76	OH005000004	17A/1/517721	958 WILMINGTON AVENUE 203
77	OH005000004	17A/1/517724	958 WILMINGTON AVENUE MU
78	OH005000004	17A/1/517728	958 WILMINGTON AVENUE MU
79	OH005000004	17A/1/517730	958 WILMINGTON AVENUE MU
80	OH005000004	17A/1/517736	958 WILMINGTON AVENUE MU
81	OH005000004	17A/1/517737	958 WILMINGTON AVENUE MU
82	OH005000004	17A/1/517740	958 WILMINGTON AVENUE MU
83	OH005000004	17A/1/517742	958 WILMINGTON AVENUE ELVTR
84	OH005000004	17A/1/517748	958 WILMINGTON AVENUE MU
85	OH005000004	17A/1/517752	958 WILMINGTON AVENUE MU
86	OH005000004	17A/1/517754	958 WILMINGTON AVENUE MU
87	OH005000004	17A/1/517761	958 WILMINGTON AVENUE MU
88	OH005000004	17A/1/517762	958 WILMINGTON AVENUE MU
89	OH005000004	17A/1/517765	958 WILMINGTON AVENUE MU
90	OH005000004	17A/1/517767	958 WILMINGTON AVENUE ELVTR
91	OH005000004	17A/1/517773	958 WILMINGTON AVENUE MU
92	OH005000004	17A/1/517777	958 WILMINGTON AVENUE MU

	A	B	C
93	OH005000004	17A/1/517779	958 WILMINGTON AVENUE MU
94	OH005000004	17A/1/517786	958 WILMINGTON AVENUE MU
95	OH005000004	17A/1/517787	958 WILMINGTON AVENUE MU
96	OH005000004	17A/1/517790	958 WILMINGTON AVENUE MU
97	OH005000004	21A/6/521581	510 MOUNT CREST COURT
98	OH005000004	21H/5/521610	608 MOUNT CREST COURT
99	OH005000004	21Q/2/521649	818 MOUNT CREST COURT
100	OH005000004	21R/6/521639	838 MOUNT CREST COURT
101	OH005000004	86A/2/586724	9 PARNELL AVENUE
102	OH005000004	86A/3/586725	11 PARNELL AVENUE
103	OH005000004	86A/4/586726	11 PARNELL AVENUE
104	OH005000004	86A/5/586715	1202 HUFFMAN AVENUE
105	OH005000004	86A/7/586717	1204 HUFFMAN AVENUE
106	OH005000004	86A/9/586719	1208 HUFFMAN AVENUE
107	OH005000004	94C/1/594441	1438 ROSEMONT BOULEVARD E
108	OH005000004	94C/1/594450	1438 ROSEMONT BOULEVARD N
109	OH005000007	02A/2/502107	818 OLDFIELD PLACE
110	OH005000007	02B/1/502100	800 OLDFIELD PLACE
111	OH005000007	02E/4/502141	806 BOONE PLACE
112	OH005000007	02E/6/502139	810 BOONE PLACE
113	OH005000007	02G/5/502074	1732 GERMANTOWN STREET
114	OH005000007	02G/6/502075	1734 GERMANTOWN STREET
115	OH005000007	02G/7/502077	1736 GERMANTOWN STREET
116	OH005000007	02I/2/502172	802 WILBERFORCE PLACE
117	OH005000007	02J/11/502078	1720 GERMANTOWN STREET
118	OH005000007	02J/8/502066	1714 GERMANTOWN STREET
119	OH005000007	02K/4/502055	807 DANNER AVENUE
120	OH005000007	02K/5/502054	809 DANNER AVENUE
121	OH005000007	02K/6/502053	811 DANNER AVENUE
122	OH005000007	02K/8/502051	815 DANNER AVENUE
123	OH005000007	02K/9/502050	817 DANNER AVENUE
124	OH005000007	02L/1/502182	1701 BANKER PLACE
125	OH005000007	02L/3/502183	1705 BANKER PLACE
126	OH005000007	02L/6/502186	1711 BANKER PLACE
127	OH005000007	02M/6/502043	911 DANNER AVENUE
128	OH005000007	02N/10/502031	935 DANNER AVENUE
129	OH005000007	02T/4/502157	1727 BANKER PLACE
130	OH005000007	02U/5/502148	1745 BANKER PLACE
131	OH005000007	02V/7/502118	1813 BANKER PLACE
132	OH005000007	02V/8/502117	1815 BANKER PLACE
133	OH005000007	05E/3/505329	906 CUSTER PLACE
134	OH005000007	05E/7/505333	914 CUSTER PLACE
135	OH005000007	05E/8/505334	916 CUSTER PLACE
136	OH005000007	05F/2/505320	923 CUSTER PLACE
137	OH005000007	05G/4/505338	926 CUSTER PLACE
138	OH005000007	05I/3/505465	19 BENNING PLACE

	A	B	C
139	OH005000007	05L/1/505485	59 BENNING PLACE
140	OH005000007	05L/4/505488	65 BENNING PLACE
141	OH005000007	05M/3/505447	79 BENNING PLACE
142	OH005000007	05M/4/505448	81 BENNING PLACE
143	OH005000007	05M/6/505450	85 BENNING PLACE
144	OH005000007	05S/3/505429	6 BENNING PLACE
145	OH005000007	05U/2/505402	72 BRAGG PLACE
146	OH005000007	05V/3/505397	62 BRAGG PLACE
147	OH005000007	05V/4/505398	64 BRAGG PLACE
148	OH005000007	05V/6/505400	68 BRAGG PLACE
149	OH005000007	05W/5/505393	48 BRAGG PLACE
150	OH005000007	05X/2/505382	22 BRAGG PLACE
151	OH005000007	05X/3/505383	24 BRAGG PLACE
152	OH005000007	05X/4/505384	26 BRAGG PLACE
153	OH005000007	05Y/3/505377	6 BRAGG PLACE
154	OH005000007	2AB/3/502270	1035 HUGHES PLACE
155	OH005000007	2AB/5/502272	1039 HUGHES PLACE
156	OH005000007	2AB/8/502275	1045 HUGHES PLACE
157	OH005000007	2AB/9/502276	1047 HUGHES PLACE
158	OH005000007	2AD/10/502254	1049 ROBESON PLACE
159	OH005000007	2AD/11/502255	1051 ROBESON PLACE
160	OH005000007	2AD/3/502247	1035 ROBESON PLACE
161	OH005000007	2AD/5/502249	1039 ROBESON PLACE
162	OH005000007	2AF/2/502224	1033 CARVER PLACE
163	OH005000007	2AF/3/502225	1035 CARVER PLACE
164	OH005000007	2AF/8/502230	1045 CARVER PLACE
165	OH005000007	2AF/9/502231	1047 CARVER PLACE
166	OH005000007	2AH/10/502210	1051 DANNER AVENUE
167	OH005000007	2AH/3/502203	1037 DANNER AVENUE
168	OH005000007	2AH/7/502207	1045 DANNER AVENUE
169	OH005000007	2AH/9/502209	1049 DANNER AVENUE
170	OH005000007	2AI/2/502291	1603 W STEWART STREET
171	OH005000007	2AI/3/502292	1605 W STEWART STREET
172	OH005000007	2AJ/10/502310	1719 W STEWART STREET
173	OH005000007	2AJ/7/502307	1713 W STEWART STREET
174	OH005000007	2AK/1/502910	900 WILBERFORCE PLACE
175	OH005000007	2AK/2/502911	902 WILBERFORCE PLACE
176	OH005000007	2AK/3/502912	912 WILBERFORCE PLACE
177	OH005000007	2AK/4/502914	914 WILBERFORCE PLACE
178	Total Number of records281		

Willow

Section 6 Line 7

Tenant Protection Vouchers

Attach a brief explanation supporting the TPV request.

Under current HUD policy, replacement or relocation Tenant Protection Vouchers (TPVs) may be issued in connection to an approved disposition application for vacant units that have been occupied by a HUD-assisted family in the past 24 months. Whether a TPV is a replacement or relocation TPV depends on whether the HUD-assisted housing is permanently lost. Here, all 6 Willow units will be permanently lost as a result of the disposition. Because it does not have any immediate plans for the redevelopment of Willow GDPM considers the units to be permanently lost. Thus, GDPM will request 6 replacement TPVs.

GDPM oversees a Housing Choice Voucher Program that administers more than 4,000 Housing Choice Vouchers and is able to seamlessly absorb 6 vouchers. The TPVs will be in the form of a Housing Choice Voucher or Project Based Voucher. GDPM intends to apply for the TPVs within 180 days of SAC approval of the disposition application.

Willow

Section 7 Line 1

Resident Displacement Consultation Process

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).

GDPM staff reached out to residents of Superba, Winters, Willow, Hoch, Gettysburg and Willow in March of 2019 to discuss disposition of these properties and again in August of 2020 to discuss the selling of these properties. Specifically discussed was that residents would be offered a comparable unit when sold, at least 90 days' notice prior to relocation start and relocation services as well as payment for moving costs. During August 2020 meeting, a resident from Hoch participated who wanted to relocate sooner than its disposition date due to a deterioration of their unit. This relocation was eventually able to be accommodated as the resident was moved to a similar Hallmark-Meridian unit. No other specific questions were submitted as part of the record.

Attachments Include:

- Meeting Notices
- Meeting Handout
- Sign in Sheet
- FAQs



Site Disposition and Resident Relocation Meeting

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

GDPM is holding a resident meeting as a first step in HUD’s disposition application process. Upon careful review of your property’s capital needs, over xx million for all five properties, your properties meet HUD’s definition of obsolescence. Therefore GDPM plans to remove your property from its portfolio and put it on the market for sale at fair market value instead of attempting to rehab your property via RAD. After your comments are recorded and should your property’s application be approved by HUD, tenants will be considered displaced upon conversion and are entitled to protections under HUD’s Section 18 regulations. See below for specifics related to your relocation plan. The disposition application is anticipated to be submitted in the fall of 2019 and denial or approval plus relocation can take anywhere between a few months to 2 years.

Meeting

At the resident meeting, GDPM will share its timeline estimate and details about moving assistance GDPM is required to provide displaced residents. Residents have the right to make and write comments at the meeting, by phone or by email; GDPM is required by HUD to formally respond to resident comments in our disposition application to HUD.

Disposition Sites



138 N. Gettysburg



436-440 Winters St.



261 Hoch



619 Willow



3004-3005 Superba Ct.



Greater Dayton Premier Management

Enhancing Neighborhoods · Strengthening Communities · Changing Lives

400 Wayne Ave. Dayton, OH 45410 | Office: 937-910-7600 | Fax: 937-222-3554 | Email: admin@gdpm.org

EXECUTIVE	OFFICE
Jennifer N. Heapy	Chief Executive Officer
Elaine Letton	Sr. Vice-President of Programs
Kiya Patrick	Vice-President of Strategic Planning
Lisa McCarty	Chief Financial Officer

Relocation Plan

GDPM may not complete disposition of your property until all tenants residing in the building are relocated. Relocation is anticipated to begin at minimum 90 days prior to disposition, likely spring through fall of 2019. You will be notified via hand delivered mail when GDPM has public housing available for you or an alternative method of relocation has been identified. Replacement housing must be comparable to your existing housing, meet housing quality standards (HQS), and must be located in an area that is generally not less desirable than the tenant’s current location. Relocation assistance shall be provided, including payment by GDPM of actual and reasonable relocation expenses, as well as providing necessary counseling or advisory services. Tenants will be notified in writing 90 days prior to their displacement date. If you do not agree with GDPM’s offer of a comparable unit, you may appeal.

Non-Discrimination

HUD requires that housing must be offered on a nondiscriminatory basis, without regard to race, color, religion, creed, national origin, handicap, age, familial status, or gender, in compliance with applicable Federal and state laws. For persons with disabilities displaced from a unit with reasonable accommodations, comparable housing should include similar accommodations.

Disposition Application

Residents will have the opportunity to view the application in full upon its completion on our website or at our office. Please notify Michael Melko (contact info below) or the office secretary and the application will be provided.

QUESTIONS ABOUT THE MEETING?

[Michael Melko](mailto:mmelko@dmha.org) | Planning and Development Assistant | mmelko@dmha.org | 937.910.7646

Please continue reading for answers to frequently asked questions.



Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

March 11, 2019

Resident Name
Resident Address

Subject: *GDPM Sale of _____ address_____*

Dear Resident:

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

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

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

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

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

EXECUTIVE OFFICE

Jennifer N. Heapy
Chief Executive Officer

Elaine Letton
Senior VP of Programs

Lisa McCarty
Chief Financial Officer

Kiya Patrick
VP of Strategic Development

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





Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

Disposition Resident Meeting Agenda

1. WHAT IS DISPOSITION?

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

2. WHY DISPOSITION?

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

3. WHAT'S NEXT?

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

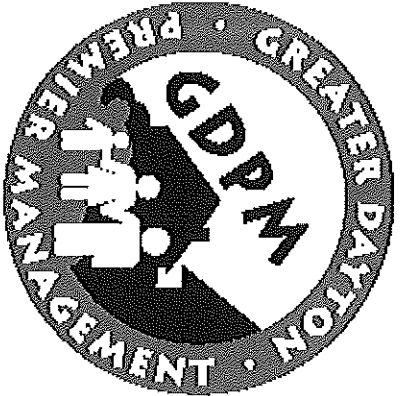
4. RESIDENT RIGHTS & RELOCATION

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

4. RESIDENT RIGHTS & RELOCATION (Continued)

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

in



**Disposition
Resident Meeting
SIGN-IN SHEET
3/15/2019**

Please sign below:

Name	Address	Phone number	Email Address
Elisa Stouderman	4136 W. Huron	923 829-8912	
Desha' Zachery	138 N. Gethers Apt E	(937) 422-7127	
Elenna Doshi	138 N Gethers Apt D	937-789-6058	elennadoshi@gmail.com
Barbara Holmes	267 Hoch. A	937-3055096	

N

Name	Address	Phone number	Email Address
Kimberly Demme	3014 Superba ct	937 956 4704	myspace018@aol.com
KOURTNEY YOUNG	3006 Superba Court	937 254 2091	
Anthony Woods	619 willow st.	937 558 8319	
Desha Zachery	138 N. Gettysburg	(937) 422-7127	



Disposition and Resident Relocation Frequently Asked Questions (FAQ)

Why Disposition?

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

Why Not Rehabilitate or Rebuild On The Current Sites?

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

When Will Disposition Happen?

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

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

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

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

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

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

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

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

Will my Monthly Rent Increase?

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

What will happen to my present security deposit?

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

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

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



Greater Dayton Premier Management

Enhancing Neighborhoods · Strengthening Communities · Changing Lives

400 Wayne Ave. Dayton, OH 45410 | Office: 937-910-7600 | Fax: 937-222-3554 | Email: admin@gdpm.org

EXECUTIVE | OFFICE

Jennifer N. Heapy	Chief Executive Officer
Elaine Letton	Sr. Vice-President of Programs
Kiya Patrick	Vice-President of Strategic Planning
Lisa McCarty	Chief Financial Officer

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

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

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

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

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

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

What if I need an accessible unit?

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

QUESTIONS OR CONCERNS?

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

Email or Phone:

Section 7 Line 2
Resident Council Consultation

Willow does not have a resident council.

Section 7 Line 3
Jurisdiction-Wide Resident Council Consultation

GDPM does not have an active jurisdiction-wide resident council.

***Section 7 Line 4
RAB Consultation***

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's Resident Advisory Board is referred to as Metro-Wide. GDPM periodically meets with Metro-Wide and discusses all development related activities. GDPM first consulted with Metro-Wide in 2018. GDPM discussed the disposition. Metro-Wide did not submit any comments and seemed favorable to the disposition during the meetings. Metro-Wide signed a certification indicating their support of the disposition.



Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

Executive Summary

Disposition of Winters, Superba, Willow, Hoch, Gettysburg

August 8, 2018 Metro-Wide/GDPM Meeting

Disposition of Winters, Superba, Willow, Hoch, Gettysburg

GDPM intends to submit a disposition application to the HUD Special Applications Center requesting approval for the disposition of the following properties:

Address	Number of Units	Bdrm.	Parcel No.	Estimated Rehab Needs (2020)	Auditor's/Appraised Value
436-440 Winters Street, Dayton, Ohio 45417	6	6(1-bdrm)	R72 08105 0008, R72 08105 0009	\$166,507	\$57,340
3004-3005 Superba Court, Dayton Ohio 45403	24	20(2-bdrm) 4(3-bdrm)	R72 04702 0007	\$309,743	\$487,020
619 Willow Street, Dayton, Ohio 45404	6	6 (1-bdrm)	R72 05503 0027	\$23,842	\$152,250
261-263 Hoch Street, Dayton, Ohio 45410	6	6 (1-bdrm)	R72 02003 0033	\$57,206	\$151,070
138 N. Gettysburg Avenue, Dayton, Ohio 45417	5	6 (1-bdrm)	R72 12805 0014	\$100,648	\$51,640

These properties are functionally or physically obsolete and it would be infeasible for GDPOM to spend the funds to rehabilitate the properties. If Metro-Wide is interested in purchasing the properties, please let me know.

Certification

GDPM met with Metro-Wide Council to discuss the disposition of the above units. On behalf of Metro-Wide, I acknowledge the following:

- GDPM informed us of our right to purchase the properties, but we do not wish to purchase the properties
- Metro-wide may submit comments to the application;
- Metro-wide does not object to this action.

Greta Banks August 8, 2018
Sign / Date

GARETA BANKS
Print Name



Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

Executive Summary
Disposition of Winters, Superba, Willow, Hoch, Gettysburg
 August 8, 2018 Metro-Wide/GDPM Meeting

Disposition of Winters, Superba, Willow, Hoch, Gettysburg

GDPM intends to submit a disposition application to the HUD Special Applications Center requesting approval for the disposition of the following properties:

Address	Number of Units	Bdrm.	Parcel No.	Estimated Rehab Needs (2020)	Auditor's/Appraised Value
436-440 Winters Street, Dayton, Ohio 45417	6	6(1-bdrm)	R72 08105 0008, R72 08105 0009	\$166,507	\$57,340
3004-3005 Superba Court, Dayton Ohio 45403	24	20(2-bdrm) 4(3-bdrm)	R72 04702 0007	\$309,743	\$487,020
619 Willow Street, Dayton, Ohio 45404	6	6 (1-bdrm)	R72 05503 0027	\$23,842	\$152,250
261-263 Hoch Street, Dayton, Ohio 45410	6	6 (1-bdrm)	R72 02003 0033	\$57,206	\$151,070
138 N. Gettysburg Avenue, Dayton, Ohio 45417	5	6 (1-bdrm)	R72 12805 0014	\$100,648	\$51,640

These properties are functionally or physically obsolete and it would be infeasible for GDPOM to spend the funds to rehabilitate the properties. If Metro-Wide is interested in purchasing the properties, please let me know.

Certification

GDPM met with Metro-Wide Council to discuss the disposition of the above units. On behalf of Metro-Wide, I acknowledge the following:

- GDPM informed us of our right to purchase the properties, but we do not wish to purchase the properties
- Metro-wide may submit comments to the application;
- Metro-wide does not object to this action.

 Elsie Carter 8-8-18

Sign / Date

 Elsie Carter

Print Name

**Total Development Cost (TDC)
and Rehab Cost Estimate Addendum
HUD-52860-B**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0075
(exp. 08/31/2023)

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 information is required as a supplement to the HUD-52860 for all SAC applications that propose a demolition under 24 CFR 970.15 or a disposition under 24 CFR 970.17 based on physical obsolescence. HUD will use this information to determine whether, and under what circumstances, to approve SAC applications 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. All terms not defined in this form have the meanings as 24 CFR part 970 and PIH notice 2018-04 (or any replacement notice). The information requested does not lend itself to confidentiality.

1. SAC Application Number in IMS/PIC **DDA** DDA0012352
Project (AMP) Name & Number in IMS/PIC Willow

2. Housing Construction Cost (HCC) Calculation
Based on HUD Notice PIH-2021-07 TDC's Year: 2022 For Locality: Dayton, Ohio

Complete the calculations below for the unit proposed for demolition and/or disposition based on physical obsolescence:

Size - Type	Number of units	Times	TDC Per Unit	= TDC
0 - Bdr Detached and Semi detached		X		\$0
0 - Bdr Row Dwelling		X		\$0
0 - Bdr Walk-Up		X		\$0
0 - Bdr elevator		X		\$0
1 - Bdr Detached and Semi detached		X		\$0
1 - Bdr Row Dwelling		X		\$0
1 - Bdr Walk-Up	6	X	\$ 193,367.00	\$1,160,202
1 - Bdr elevator		X		\$0
2 - Bdr Detached and Semi detached		X		\$0
2 - Bdr Row Dwelling		X		\$0
2 - Bdr Walk-Up		X		\$0
2 - Bdr elevator		X		\$0
3 - Bdr Detached and Semi detached		X		\$0
3 - Bdr Row Dwelling		X		\$0
3 - Bdr Walk-Up		X		\$0
3 - Bdr Elevator		X		\$0
4 - Bdr Detached and Semi detached		X		\$0
4 - Bdr Row Dwelling		X		\$0
4 - Bdr Walk-Up		X		\$0
4 - Bdr Elevator		X		\$0
5 - Bdr Detached and Semi detached		X		\$0
5 - Bdr Row Dwelling		X		\$0
5 - Bdr Walk-Up		X		\$0
5 - Bdr Elevator		X		\$0
6 - Bdr Detached and Semi detached		X		\$0
6 - Bdr Row Dwelling		X		\$0
6 - Bdr Walk-Up		X		\$0
6 - Bdr Elevator		X		\$0
Total Units	6			\$1,160,202

3. Estimated Cost of Rehabilitation \$758,698
Attach a document showing rehabilitation needs by line item and dollar amount

4. Rehabilitation Cost % (estimated cost of Rehabilitation/Total HCC) x 100 = 65.39%

Instructions Form HUD-52860-B

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

PHAs proposing to demolish or dispose of public housing developments based on physical obsolescence under 24 CFR part 970 must complete this HUD-52860-B in order to demonstrate to HUD that no reasonable program of modification is cost-effective to return the development to their useful life.

Item 1: Insert the number of the PIH Notice from which the PHA extracted the Total Development Cost (TDC) data. The year of the PIH Notice should coincide with the year the rehabilitation estimate was generated, which should not be more than two years prior to the SAC application submission date. Insert the name of the nearest locality to the proposed developments.

Item 2: TDC Calculation: Complete the TDC calculation for the proposed developments.

Item 3: Rehabilitation Calculation: Attach a document showing rehabilitation needs by line item and dollar amount for the proposed developments in accordance with 24 CFR 970.15 and PIH notice 2018-04 (or any replacement notice). Soft costs associated with the rehabilitation (e.g. construction contingency, architectural/engineer's design and construction monitoring fees; profit & overhead fees for specialty sub-contractor; general condition fees; and PHA administrative costs) should all be listed as separate line items. Certain costs may require additional third-party documentation. See PIH notice 2018-04 (or any replacement notice).

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650
Project:	Willow Apartments		Net Leasable Square Feet:	3,300
Address:	619 Willow Street		Number of Units:	6
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Existing Conditions				\$ 11,686.80
6	024119190840	Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	Week	\$ 850.00	\$ 5,100.00
24	024119192000	Selective demolition, rubbish handling, 0'-50' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost	C.Y.	\$ 43.66	\$ 1,047.84
12	024119192040	Selective demolition, rubbish handling, 0'-100' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost	C.Y.	\$ 63.17	\$ 758.04
12	024119192155	Selective demolition, rubbish handling, 0'-50' haul, load, haul, dump and return, wheeled, including 11-21 riser stairs, cost to be added to demolition cost	C.Y.	\$ 33.91	\$ 406.92
54	024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	Ton	\$ 81.00	\$ 4,374.00
					\$ -
	Concrete	Selective removal/replacement of floor slab due to replacement of the under-slab plumbing water/waste lines and 2nd floor gypcrete flooring replacement needed.			\$ 16,498.68
285	024119161250	Selective demolition, cutout, concrete, slab on grade, bar reinforced, to 6" thick, 8-16 S.F., excludes loading and disposal	S.F.	\$ 19.64	\$ 5,597.40
8	030505100160	Selective concrete demolition, 2 - 5 tons, remove whole pieces, incl loading, excludes shoring, bracing, saw or torch cutting, hauling, dumping	Ea.	\$ 133.56	\$ 1,068.48
285	033053404700	Structural concrete, in place, slab on grade (3500 psi), 6" thick, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), and placing, excludes finishing	S.F.	\$ 13.32	\$ 3,796.20
285	033513300150	Concrete finishing, fresh concrete flatwork, floors, basic finishing for unspecified flatwork, bull float, manual float & broom finish, incl edging and joints, excl placing, striking off & consolidating	S.F.	\$ 0.81	\$ 230.85
2325	035413501500	Poured gypsum underlayment, self-leveling, hand placed, 2500 psi, 3/4" thick	S.F.	\$ 2.47	\$ 5,742.75
100	038113500420	Concrete sawing, concrete, existing slab, mesh reinforcing, for each additional inch of depth over 3", includes blade cost, layout and set up time	L.F.	\$ 0.63	\$ 63.00
					\$ -
	Masonry	The buildings' exterior brick veneer observed in good to fair condition with select areas of sectional brick restoration/tuck-pointing (approximately 25%) and 100% pressure wash cleaning is recommended.			\$ 23,380.53
12	024119162040	Selective demolition, cutout, brick, opening, to 4 S.F., 4" thick, excludes tooting, loading and disposal	Ea.	\$ 98.18	\$ 1,178.16
168	024119163100	Selective demolition, cutout, tooting masonry cutouts, brick, hard mortar, tooting	V.L.F.	\$ 17.37	\$ 2,918.16
288	024119251200	Selective demolition, saw cutting, masonry walls, brick, per inch of depth, hydraulic saw	L.F.	\$ 8.08	\$ 2,327.04
697.5	040120200320	Pointing masonry, tuck, cut and re-point, hard mortar, common bond	S.F.	\$ 8.04	\$ 5,607.90
1162.5	040120520320	Cleaning masonry, heavy restoration, heavy soil, biological and mineral staining, paint, by chemical, high pressure wash, brush and rinse, excludes scaffolding	S.F.	\$ 4.22	\$ 4,905.75
384	042113132600	Brick veneer masonry, buff or grey brick, running bond, truckload lots, 6.75/SF, 4" x 2-2/3" x 8", includes 3% brick and 25% mortar waste, excludes scaffolding, grout and reinforcing	S.F.	\$ 16.78	\$ 6,443.52
					\$ -
	Metals				\$ 19,149.14
48	050505100360	Selective metals demolition, manufactured or fabricated specialty item, 41-80 lb, remove whole or cut up into smaller pieces, excl shoring, bracing, cutting, loading, hauling, dumping	Ea.	\$ 25.97	\$ 1,246.56
78	050505100370	Selective metals demolition, manufactured or fabricated specialty item, 81-120 lb, remove whole or cut up into smaller pieces, excl shoring, bracing, cutting, loading, hauling, dumping	Ea.	\$ 41.71	\$ 3,253.38
30	055213500600	Railing, pipe, steel, primed, 3 rails, 3'-6" high, posts @ 5' OC, 1-1/2" diameter, shop fabricated	L.F.	\$ 93.24	\$ 2,797.20
75	055213500640	Railing, pipe, steel, galvanized, 3 rails, 3'-6" high, posts @ 5' OC, 1-1/2" diameter, shop fabricated	L.F.	\$ 132.84	\$ 9,963.00
50	055213500940	Railing, pipe, steel, wall rail, primed, 1-1/2" diameter, shop fabricated	L.F.	\$ 37.78	\$ 1,889.00

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650
Project:	Willow Apartments		Net Leasable Square Feet:	3,300
Address:	619 Willow Street		Number of Units:	6
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
					\$ -
					\$ -
	Rough Carpentry	There is water damage and mold throughout many of the units. This represents the materials and labor to repair the damaged floor and roof systems where water intrusion was observed.			\$ 5,180.75
15	024119167200	Selective demolition, cutout, wood frame, floors, sheathing and flooring, to 2" thick, openings to 5 S.F., excludes re-framing, loading and disposal	Ea.	\$ 104.98	\$ 1,574.70
15	024119167310	Selective demolition, cutout, wood frame, roofs, sheathing, to 1" thick, openings to 5 S.F., excludes re-framing, roofing, loading and disposal	Ea.	\$ 87.33	\$ 1,309.95
670	060505105685	Selective demolition, wood framing, rafters, 6/12 - 8/12 pitch, 2" x 10", 16" OC	S.F.	\$ 1.07	\$ 716.90
420	061623100105	Subfloors, plywood, CDX, 5/8" thick, pneumatic nailed	SF Flr.	\$ 1.86	\$ 781.20
420	061636100205	Sheathing, plywood on roof, CDX, 5/8" thick, pneumatic nailed	S.F.	\$ 1.90	\$ 798.00
					\$ -
	Finish Carpentry	Costs included are for replacement of one damaged staircase in unit #619 and replacement of baseboards due to plumbing line replacement.			\$ 5,935.42
450	060505203000	Selective demolition, millwork and trim, baseboard, to 6" wide	L.F.	\$ 3.63	\$ 1,633.50
450	062213155380	Moldings, base, combination, base and shoe, 9/16" x 3-1/2" & 1/2" x 3/4", pine	L.F.	\$ 6.09	\$ 2,740.50
14	060505106200	Selective demolition, wood framing, stairs and stringers, straight run	Riser	\$ 16.66	\$ 233.24
14	064313200600	Prefabricated wood stairs, box stairs, pine treads for carpet, no handrails, up to 14 risers, 3'-0" wide	Riser	\$ 94.87	\$ 1,328.18
					\$ -
	Waterproofing				\$ -
		<i>None Included</i>			\$ -
					\$ -
	Thermal & Moisture	Replacement of caulking and sealants due to replacement of plumbing water/waste lines.			\$ 6,408.00
3310	070505100020	Selective demolition, thermal and moisture protection, caulking/sealant, to 1" x 1" joint	L.F.	\$ 0.76	\$ 2,515.60
665	079213200055	Joint sealants, caulking and sealants, bulk acrylic latex, 1/4" x 1/4", in place	L.F.	\$ 2.04	\$ 1,356.60
500	079213200065	Joint sealants, caulking and sealants, bulk acrylic latex, 1/4" x 1/2", in place	L.F.	\$ 2.34	\$ 1,170.00
335	079213200080	Joint sealants, caulking and sealants, bulk acrylic latex, 3/8" x 1/2", in place	L.F.	\$ 2.58	\$ 864.30
170	079213200095	Joint sealants, caulking and sealants, bulk acrylic latex, 3/8" x 3/4", in place	L.F.	\$ 2.95	\$ 501.50
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650	
Project:	Willow Apartments		Net Leasable Square Feet:	3,300	
Address:	619 Willow Street		Number of Units:	6	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR	
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Insulation	Replacement of insulation due to replacement of plumbing water/waste lines and water damaged material.			\$ 6,998.50
600	072116102150	Blanket insulation for floors/ceilings, fiberglass, paper or foil backing, 1 side, 6-1/4" thick, R19, incl. spring type wire fasteners	S.F.	\$ 2.81	\$ 1,686.00
2125	072126100120	Blown-in insulation, ceilings, with open access, cellulose, 10-7/8" thick, R38	S.F.	\$ 2.50	\$ 5,312.50
					\$ -
	Roofing	The shingles were replaced in 2015.			\$ -
					\$ -
	Sheet Metal	Gutters and downspouts were replaced previously. Select roof flashing (approximately 30%) was observed in poor condition leading to moisture intrusion.			\$ 1,120.00
800	070505100220	Selective demolition, thermal and moisture protection, flashing, sheet metal	S.F.	\$ 1.40	\$ 1,120.00
	Doors	Select dwelling unit storm doors were observed with damage, replace is warranted. Select interior doors was observed with damage due to tenant abuse and water damage, replacement is warranted.			\$ 9,857.08
5	080505100500	Door demolition, interior door, single, 3' x 7' high, 1-3/8" thick, remove	Ea.	\$ 21.17	\$ 105.85
1	080505100700	Door demolition, interior bi-fold door, 3' x 6' - 8" high, remove	Ea.	\$ 21.17	\$ 21.17
3	080505101500	Door demolition, interior door, hollow core, remove	Ea.	\$ 66.15	\$ 198.45
2	080505101520	Door demolition, interior door, Solid, 1-3/8" thick, remove and reset, minimum	Ea.	\$ 87.70	\$ 175.40
6	081163230440	Doors, storm, aluminum, residential, combination storm and screen, clear anodic coating, 6'-8" x 3'-0" wide, incl. frame	Ea.	\$ 491.91	\$ 2,951.46
11	081416092080	Door, wood, architectural, flush, interior, 5 ply particle core, luan face, 1-3/8", 3'-0" x 7'-0"	Ea.	\$ 403.57	\$ 4,439.27
11	087120401100	Door hardware, lockset, heavy duty, cylindrical, with sectional trim, non-keyed, privacy	Ea.	\$ 178.68	\$ 1,965.48
					\$ -
	Windows	The windows have been replaced previously.			\$ -
					\$ -
	Glass				\$ -
		NO SINGLE GLAZING INCLUDED			\$ -
					\$ -
	Lath and Plaster				\$ -
		NO LATH AND PLASTER INCLUDED			\$ -
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650
Project:	Willow Apartments		Net Leasable Square Feet:	3,300
Address:	619 Willow Street		Number of Units:	6
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Drywall	Four of the six dwelling units were observed with gypsum board (drywall) in poor condition (the other two units, one vacant and one occupied, need select repairs). The drywall as observed with areas of extensive damage/cracking/separating/holes and water damage from various sources as well as replacing plumbing lines. As a result, the drywall in the five units is need of replacement and painting with the sixth needing repairs caused by the plumbing line replacement.			\$ 71,229.53
53	090170100100	Gypsum wallboard, repairs, fill and sand, pin / nail holes	Ea.	\$ 0.56	\$ 29.40
53	090170100110	Gypsum wallboard, repairs, fill and sand, screw head pops	Ea.	\$ 1.11	\$ 58.28
53	090170100120	Gypsum wallboard, repairs, fill and sand, dents, up to 2" square	Ea.	\$ 11.11	\$ 583.28
53	090170100130	Gypsum wallboard, repairs, fill and sand, dents, 2" to 4" square	Ea.	\$ 22.18	\$ 1,164.45
53	090170100140	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, up to 2" square	Ea.	\$ 44.29	\$ 2,325.23
53	090170100150	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 2" to 4" square	Ea.	\$ 48.55	\$ 2,548.88
53	090170100160	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 4" to 8" square	Ea.	\$ 53.67	\$ 2,817.68
53	090170100170	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 8" to 12" square	Ea.	\$ 67.26	\$ 3,531.15
53	090170100180	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 12" to 32" square	Ea.	\$ 90.27	\$ 4,739.18
53	090170100210	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 16" by 48"	Ea.	\$ 109.73	\$ 5,760.83
53	090170100220	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 32" by 48"	Ea.	\$ 138.92	\$ 7,293.30
53	090170100230	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 48" square	Ea.	\$ 159.43	\$ 8,370.08
26	090170100240	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 60" square	Ea.	\$ 176.28	\$ 4,627.35
3,938	090170100500	Gypsum wallboard, repairs, skim coat surface with joint compound	S.F.	\$ 0.38	\$ 1,496.25
1,680	090170100510	Gypsum wallboard, repairs, prepare, retape and refinish joints	L.F.	\$ 9.81	\$ 16,480.80
26	024119166100	Selective demolition, cutout, drywall, to 5/8" thick, openings to 5 S.F., excludes re-framing, loading and disposal	Ea.	\$ 21.83	\$ 573.04
1,575	090505100200	Ceiling demolition, gypsum wall board, furred and nailed, remove	S.F.	\$ 1.08	\$ 1,701.00
504	090505301000	Walls and partitions demolition, gypsum wallboard, per s.f., nailed or screwed	S.F.	\$ 0.43	\$ 216.72
504	092116333400	Partition wall, interior, standard, taped both sides, installed on & incl. 2" x 4" wood studs, 16" OC, 8' to 12' high, 5/8" gypsum drywall	S.F.	\$ 5.70	\$ 2,872.80
26	092910302050	Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 5/8" thick	S.F.	\$ 1.50	\$ 39.38
1,575	092910303050	Gypsum wallboard, on ceilings, standard, taped & finished (level 4 finish), 5/8" thick	S.F.	\$ 1.78	\$ 2,803.50
1,050	092910305500	Gypsum wallboard, for acoustical sealant, add per bead	L.F.	\$ 1.14	\$ 1,197.00
					\$ -
	Ceramic Tile				\$ -
		NONE INCLUDED			\$ -
					\$ -
	Acoustical				\$ -
		NONE INCLUDED		\$ -	\$ -
				\$ -	\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650
Project:	Willow Apartments		Net Leasable Square Feet:	3,300
Address:	619 Willow Street		Number of Units:	6
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
			R.S. Means Year 2023 Quarter 1 Unit Pricing	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Wood Flooring				\$ -
		NONE INCLUDED		\$ -	\$ -
					\$ -
	Resilient Flooring	Five of the six dwelling units flooring was observed to be in poor condition with areas of missing/damaged vinyl tiles and replacement of plumbing pipes. Replacement of the VCT flooring in the five units is recommended.			\$ 34,284.36
3,300	090505200900	Flooring demolition, vinyl composition tile, 12" x 12"	S.F.	\$ 0.86	\$ 2,838.00
3,300	096510103600	Latex underlayment, cementitious for resilient flooring, 1/8" thick	S.F.	\$ 3.73	\$ 12,309.00
3,300	096519237800	Flooring, vinyl tile, max, premium colors/patterns, 12" x 12"x 1/8"	S.F.	\$ 5.13	\$ 16,929.00
42	090505200865	Selective demolition, stair treads & risers, vinyl, riser, coved, 7" h, 1/8" thick	L.F.	\$ 12.65	\$ 531.30
42	096513232400	Stair treads & risers, vinyl, riser, coved, 7" h, 1/8" thick	L.F.	\$ 39.93	\$ 1,677.06
	Painting	Costs included are for painting of all ceilings and walls of the dwelling units as a result from gypsum board replacement/repairs and repairs due to plumbing pipe replacement.			\$ 36,067.46
4,650	090190920510	Paint preparation, surface protection, placement & removal, basic drop cloths	S.F.	\$ 0.07	\$ 325.50
4,650	090190920520	Paint preparation, surface protection, placement & removal, masking w/paper	S.F.	\$ 0.65	\$ 3,022.50
4,650	090190920530	Paint preparation, surface protection, placement & removal, volume cover up (using plastic sheathing or building paper)	S.F.	\$ 0.03	\$ 139.50
3680	090190930810	Surface preparation, exterior, siding, masonry, brick & block, pressure wash, based on 2500 lb operating pressure	S.F.	\$ 0.72	\$ 2,649.60
3,300	090190940660	Surface preparation, interior, walls, sand, gypsum board and plaster, light	S.F.	\$ 0.14	\$ 462.00
15492	090190940670	Surface preparation, interior, walls, sand, gypsum board and plaster, medium	S.F.	\$ 0.21	\$ 3,253.32
18,792	090190940730	Surface preparation, interior, walls, wash, gypsum board and plaster	S.F.	\$ 0.14	\$ 2,630.88
290	099113800150	Paints & coatings, trim, exterior, fascia, latex paint, 1 coat coverage, brushwork, 1" x 6" to 1" x 10"	L.F.	\$ 0.82	\$ 237.80
11	099123350400	Paints & coatings, interior latex, doors, panel, both sides, roll & brush, primer + 2 coats, incl. frame & trim	Ea.	\$ 180.33	\$ 1,983.63
275	099123527250	Paints & coatings, miscellaneous interior, trim, wood, paint 1 coat, oil base, brushwork, under 6" wide, incl. puttying	L.F.	\$ 0.75	\$ 206.25
12600	099123740790	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, cut-in by brush	L.F.	\$ 0.65	\$ 8,190.00
18792	099123740840	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, roller	S.F.	\$ 0.69	\$ 12,966.48
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650	
Project:	Willow Apartments		Net Leasable Square Feet:	3,300	
Address:	619 Willow Street		Number of Units:	6	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR	
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Specialties	Mirrors were observed in poor condition and need to be replaced.			\$ 1,002.78
6	100505101105	Specialties demolition, demolition, mirror, wall mounted	Ea.	\$ 16.59	\$ 99.54
6	102813133100	Toilet accessories, mirror, 36" x 24", with stainless steel 3/4" square frame	Ea.	\$ 150.54	\$ 903.24
					\$ -
	Special Equipment				\$ -
		NONE INCLUDED			\$ -
					\$ -
	Appliances	The range hoods were observed in fair to poor condition and replacement is recommended. [Only built-in and HA owned appliances are eligible to include per PIH 2021-07 (HA)]			\$ 2,332.50
6	113013194200	Range hood, residential appliances, vented, 2 speed, 30" wide, maximum	Ea.	\$ 388.75	\$ 2,332.50
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650
Project:	Willow Apartments		Net Leasable Square Feet:	3,300
Address:	619 Willow Street		Number of Units:	6
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Cabinets	Four of the six dwelling unit kitchen cabinets/tops and vanities/tops were observed to be in poor condition with the two remaining units was observed near or at the end of the estimated useful life (EUL) and in fair to poor condition. The four units were observed with broken /missing hardware, delaminating doors/drawers, rotted bottoms of cabinet bases and countertops that were observed damaged. Replacement of the cabinets and tops in five units is recommended. All cabinets and tops in the dwelling units will need to be removed during the plumbing pipe replacement.			\$ 46,492.70
50	060505201060	Selective demolition, millwork and trim, wood base cabinets, remove and reset	Ea.	\$ 60.53	\$ 3,026.50
50	060505201070	Selective demolition, millwork and trim, wood wall cabinets, remove and reset	Ea.	\$ 54.67	\$ 2,733.50
50	060505201550	Selective demolition, millwork and trim, counter top, straight runs, remove and reset	L.F.	\$ 21.87	\$ 1,093.50
50	123223109600	Custom cabinets, rule of thumb: kitchen cabinets, excl. counters & appliances, maximum	L.F.	\$ 574.93	\$ 28,746.50
5	123223308050	Wood casework vanities, base, 2 door, 30" h x 21" d x 30" w	Ea.	\$ 622.45	\$ 3,112.25
50	123623132200	Countertops, built in place, plastic laminate, 25" wide	L.F.	\$ 103.34	\$ 5,167.00
5	123661170040	Vanity top, solid surface, center bowl, 19" x 37"	Ea.	\$ 522.69	\$ 2,613.45
					\$ -
	Blinds, Shades & Art	<i>Non-eligible to include per PIH 2021-07 (HA)</i>			\$ -
					\$ -
	Carpets	Carpet was noted to be at or exceeding the assigned EUL. Replacement of the carpet with VCT is recommended. [Non-eligible to include per PIH 2021-07 (HA)]			\$ 1,280.28
2724	090505200560	Carpet tile, permanent adhesive, removal	S.F.	\$ 0.47	\$ 1,280.28
					\$ -
	Special Construction				\$ 30,000.00
6	HCM Abatement	Special demolition handling and waste disposal for hazardous materials	Ea.	\$ 3,500.00	\$ 21,000.00
6	Final Cleaning	Apartment punch-out, cleaning, prelease procedures, historical costs	Ea.	\$ 1,500.00	\$ 9,000.00
					\$ -
	Elevators				\$ -
		NONE INCLUDED			\$ -
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650
Project:	Willow Apartments		Net Leasable Square Feet:	3,300
Address:	619 Willow Street		Number of Units:	6
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Plumbing & Hot Water	The plumbing lines on-site were observed to be in poor condition with the site reporting multiple issues of leaks and backups. In a majority of the inspected units, water damage due to plumbing leaks were observed on the ceiling of kitchen directly below the unit bathrooms water was observed to be infiltrating the bathroom subfloors and damaging the floor joists. The cabinets below the sinks of kitchens and bathrooms below In select units were observed with water damage to the cabinets. Replacement of the water and waste lines and all plumbing fixtures is recommended. Water heaters were noted as manufactured in 1999 and exceeding the components EUL.			\$ 136,973.64
6	110505104540	Water heater, residential, to 80 gal./day, selective demolition	Ea.	\$ 292.05	\$ 1,752.30
6	110505104420	Cleaning and disposal, garbage disposal, commercial, to 5 HP, selective demolition	Ea.	\$ 184.08	\$ 1,104.48
6	113013183350	Garbage disposal, residential appliances, sink type, maximum	Ea.	\$ 422.85	\$ 2,537.10
6	220505101140	Fixture, steel tub/shower, selective demolition	Ea.	\$ 142.24	\$ 853.44
6	220505101220	Fixture, counter top lavatory, disconnect and remove	Ea.	\$ 88.49	\$ 530.94
6	220505101320	Fixture, sink, double compartment, selective demolition	Ea.	\$ 101.72	\$ 610.32
6	220505101400	Fixture, water closet, floor mounted, selective demolition, includes 10' piping	Ea.	\$ 88.49	\$ 530.94
72	220505102050	Pipe, metal pipe, 2" to 3-1/2" diam., selective demolition	L.F.	\$ 4.76	\$ 342.72
108	220505102000	Pipe, metal pipe, to 1-1/2" diam., selective demolition	L.F.	\$ 3.56	\$ 384.48
48	220505102100	Pipe, metal pipe, 4" to 6" diam., selective demolition	L.F.	\$ 14.22	\$ 682.56
72	220505102160	Pipe, plastic, with fittings, up thru 1-1/2" diameter, selective demolition	L.F.	\$ 2.84	\$ 204.48
108	220505102162	Pipe, plastic, with fittings, 2" thru 3" diameter, selective demolition	L.F.	\$ 3.56	\$ 384.48
48	220505102164	Pipe, plastic, with fittings, 4" thru 6" diameter, selective demolition	L.F.	\$ 6.41	\$ 307.68
6	220523100550	Valves, brass, gas cocks, threaded, 1"	Ea.	\$ 106.44	\$ 638.64
6	220523100540	Valves, brass, gas cocks, threaded, 3/4"	Ea.	\$ 76.94	\$ 461.64
12	220523208814	Valves, bronze, water heater water & gas safety shut off, valve	Ea.	\$ 278.59	\$ 3,343.08
6	220523208822	Valves, bronze, water heater water & gas safety shut off, gas control wiring harness	Ea.	\$ 52.85	\$ 317.10
12	220523601230	Valves, plastic, PVC, ball, true union, socket or threaded, 1/2"	Ea.	\$ 77.98	\$ 935.76
12	220523601240	Valves, plastic, PVC, ball, true union, socket or threaded, 3/4"	Ea.	\$ 88.48	\$ 1,061.76
12	220523601250	Valves, plastic, PVC, ball, true union, socket or threaded, 1"	Ea.	\$ 102.95	\$ 1,235.40
72	221113440560	Pipe, steel, black, threaded, 1/2" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	L.F.	\$ 18.02	\$ 1,297.44
6	223430132100	Water heater, residential, gas fired, foam lined tank, 10 year, 75 gallon, excludes vent	Ea.	\$ 2,093.03	\$ 12,558.18
6	223430132900	Water heater, safety-drain pan, 26" diameter	Ea.	\$ 59.65	\$ 357.90
6	224113131100	Water closet, tank type, vitreous china, floor mounted, close coupled, two piece, includes seat, supply pipe with stop	Ea.	\$ 523.12	\$ 3,138.72
6	224113131980	Water closet, tank type, vitreous china, floor mounted, rough-in, supply, waste and vent, one piece	Ea.	\$ 1,097.27	\$ 6,583.62
6	224116130640	Lavatory, vanity top, porcelain enamel on cast iron, white, oval, 33" x 19", includes trim	Ea.	\$ 1,050.07	\$ 6,300.42

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650
Project:	Willow Apartments		Net Leasable Square Feet:	3,300
Address:	619 Willow Street		Number of Units:	6
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
6	224116133580	Lavatory, vanity top, rough-in, supply, waste and vent	Ea.	\$ 1,407.73	\$ 8,446.38
6	224116164100	Sink, kitchen, counter top style, steel, enameled, with ledge, self rimming, double bowl, 32" x 21", includes faucet and drain	Ea.	\$ 895.10	\$ 5,370.60
6	224116164980	Sink, kitchen, counter top style, rough-in, supply, waste and vent	Ea.	\$ 1,388.69	\$ 8,332.14
6	224119102000	Bath, tub, enameled formed steel, 4'-6" long	Ea.	\$ 922.62	\$ 5,535.72
6	224119109600	Bath, rough-in, supply, waste and vent for all above tubs	Ea.	\$ 1,553.31	\$ 9,319.86
6	224139100150	Faucets/fittings, bath, faucets, diverter spout combination, soldered	Ea.	\$ 202.47	\$ 1,214.82
6	224139101000	Faucets/fittings, kitchen sink faucets, top mount, cast spout	Ea.	\$ 180.74	\$ 1,084.44
6	224139101100	Faucets/fittings, kitchen sink faucets, top mount, cast spout, for spray, add	Ea.	\$ 52.23	\$ 313.38
6	224139102100	Faucets/fittings, lavatory faucet, center set, excludes drain	Ea.	\$ 160.99	\$ 965.94
6	224139104250	Faucets/fittings, shower pressure balancing mixing valve, satin nickel, with shower head, arm, flange and diverter tub spout	Ea.	\$ 828.69	\$ 4,972.14
72	221113741860	Pipe, plastic, PVC, 1/2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 25.09	\$ 1,806.48
108	221113741870	Pipe, plastic, PVC, 3/4" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 26.26	\$ 2,836.08
48	221113741880	Pipe, plastic, PVC, 1" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 20.81	\$ 998.88
72	221113741890	Pipe, plastic, PVC, 1-1/4" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 23.35	\$ 1,681.20
108	221113741900	Pipe, plastic, PVC, 1-1/2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 27.99	\$ 3,022.92
48	221113741910	Pipe, plastic, PVC, 2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 31.19	\$ 1,497.12
72	221113744410	Pipe, plastic, PVC, 1-1/4" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 27.19	\$ 1,957.68
108	221113744420	Pipe, plastic, PVC, 1-1/2" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 25.58	\$ 2,762.64
72	221113744460	Pipe, plastic, PVC, 2" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 28.83	\$ 2,075.76
108	221113744470	Pipe, plastic, PVC, 3" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 39.47	\$ 4,262.76
48	221113744480	Pipe, plastic, PVC, 4" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 48.15	\$ 2,311.20
72	221113744490	Pipe, plastic, PVC, 6" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 90.22	\$ 6,495.84
72	221316202120	Pipe, cast iron soil, one hub, service weight, 2" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 29.73	\$ 2,140.56
72	221316202160	Pipe, cast iron soil, one hub, service weight, 4" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 40.02	\$ 2,881.44
72	221316202200	Pipe, cast iron soil, one hub, service weight, 6" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 55.78	\$ 4,016.16
6	221316601100	Traps, cast iron, service weight, running P trap, 2", excluding vent	Ea.	\$ 369.32	\$ 2,215.92
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650
Project:	Willow Apartments		Net Leasable Square Feet:	3,300
Address:	619 Willow Street		Number of Units:	6
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Heat & Ventilation	The units feature gas-fired furnaces for heat and outdoor condensing units with replacement on an as-needed basis. Select components were observed in various conditions (some appear to be in disrepair/not functioning properly). Replacement of the furnaces, condensers, thermostats and select ductwork is recommended. Gas furnaces and condenser units were noted as manufactured in 1999 and exceeding the components EUL.			\$ 55,456.24
6	230505100100	Air conditioner, split unit air conditioner, 3 ton, selective demolition	Ea.	\$ 645.06	\$ 3,870.36
360	230505101100	Air conditioner, ductwork, rigid, 6" x 8", selective demolition	L.F.	\$ 6.85	\$ 2,466.00
6	235416133020	Furnace, gas, upflow, direct drive model, intermittent pilot, 45 MBH input, AGA certified, includes standard controls, excludes gas, oil or flue piping	Ea.	\$ 1,865.40	\$ 11,192.40
6	238143101020	Heat pump, air to air split system, 2 ton cooling, 8.5 MBH heat @ 0Deg.F, includes outside condensing unit only, excludes interconnecting tubing, curbs, pads and ductwork	Ea.	\$ 4,200.08	\$ 25,200.48
1,100	233353103344	Insulation, ductwork, board type, fiberglass liner, FSK, 1-1/2 lb. density, 1" thick	S. F.	\$ 11.57	\$ 12,727.00
					\$ -
	Air Conditioning				\$ -
		<i>None included</i>			\$ -
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650
Project:	Willow Apartments		Net Leasable Square Feet:	3,300
Address:	619 Willow Street		Number of Units:	6
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Electrical	Apartment units' circuit breaker panels and electrical devices require modernization. Select electrical devices were observed to be original to the date of construction and therefore, replacement in conjunction with the panel replacement is recommended. Based on observations during the inspection, select fixtures were broken, non-operational, missing. Replacement of lighting fixtures is recommended. The dwelling units feature bathroom exhaust fans that were reported to be original to the date of construction (1970) and in various operating conditions. Replacement of the fans and ducting is recommended.			\$ 77,909.10
4,650	AEI Estimate	Electrical make safe for MEP demolition	S. F.	\$ 0.55	\$ 2,557.50
6	262416301300	Panelboards, 3 phase 4 wire, main lugs, 277/480 V, 100 amp, 20 circuits, NF, incl 20 A 1 pole bolt-on breakers	Ea.	\$ 5,684.53	\$ 34,107.18
6	260590102170	Switch devices, residential, 3-way, #14/3, type MC cable, 20', incl box & cover plate	Ea.	\$ 83.98	\$ 503.88
6	260590102120	Switch devices, residential, single pole, ivory, type MC cable, 20', 15 amp, incl box & cover plate	Ea.	\$ 68.35	\$ 410.10
6	260590102220	Switch devices, residential, 4-way, #14/3, type MC cable, 20', incl box & cover plate	Ea.	\$ 93.29	\$ 559.74
12	260590102270	Switch devices, residential, single pole, #12/2, type MC cable, 20', 20 amp, incl box & cover plate	Ea.	\$ 84.15	\$ 1,009.80
6	260590102320	Switch devices, residential, single pole, rotary dimmer, type MC cable, 20', 600 W, incl box & cover plate	Ea.	\$ 106.21	\$ 637.26
6	260590104120	Receptacle devices, residential, duplex outlet, ivory, w/#12/2, type MC cable, 20', 20 amp, incl box & cover plate	Ea.	\$ 97.77	\$ 586.62
6	260590104370	Receptacle devices, residential, decorator style, GFI with #12/2, type MC cable, 20', incl box & cover plate	Ea.	\$ 115.66	\$ 693.96
6	260590104420	Receptacle devices, residential, decorator style, receptacle, #12/2, type MC cable, 20 amp, incl box & cover plate	Ea.	\$ 135.83	\$ 814.98
6	260590104580	Air conditioner outlet, residential, 30' of #12/2, 2 pole circuit breaker, type MC cable, 20 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 182.32	\$ 1,093.92
6	260590104680	Dryer outlet, residential, 30' of #10/3, 2 pole circuit breaker, type MC cable, 30 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 196.74	\$ 1,180.44
6	260590104720	Range outlet, residential, 30' of #8/3, type MC cable, 50 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 312.07	\$ 1,872.42
30	260590106120	Lighting outlets, residential, box 4" & wire (for fixture), type MC cable, 20'	Ea.	\$ 55.69	\$ 1,670.70
24	260590106220	Light fixtures, residential, canopy style, custom grade	Ea.	\$ 87.04	\$ 2,088.96
6	260590106320	Light fixtures, residential, kitchen fixture (fluorescent), custom grade	Ea.	\$ 274.52	\$ 1,647.12
12	260590107070	Smoke detectors, residential, box, #14/3, type MC cable, 20'	Ea.	\$ 103.63	\$ 1,243.56
6	260590108310	Bathroom or kitchen vent fan, residential, economy model, 110 CFM	Ea.	\$ 232.82	\$ 1,396.92
6	260590108280	Bathroom vent fan, residential, hook-up, (use w/above hook-up), custom model, 50 CFM	Ea.	\$ 186.96	\$ 1,121.76
6	260590109070	Furnace/boiler, residential, hook-up, emergency switch & MC cable, 40'	Ea.	\$ 276.69	\$ 1,660.14
6	260590109250	Heat pump, residential, hookup, 40' #8/2 & 30' #3/2, EMT & wire, incl 1-40A & 1-100A 2 pole breaker, local disc switch, 3' sealtite	Ea.	\$ 1,380.66	\$ 8,283.96
6	260590109530	Thermostat, residential, hook-up, using low voltage wire, heating/cooling, 25' of #18-4	Ea.	\$ 47.47	\$ 284.82
12	265113550100	Interior LED fixtures, downlight, recess mounted, 25 watt, 7.5" diameter, incl lamps, mounting hardware and connections	Ea.	\$ 484.33	\$ 5,811.96
12	265113550180	Interior LED fixtures, downlight, cylinder, 20 watts, incl lamps, mounting hardware and connections	Ea.	\$ 177.23	\$ 2,126.76
6	265623550200	Exterior LED fixture, wall mounted, outdoor, 110 watt, incl lamps	Ea.	\$ 321.29	\$ 1,927.74
6	265623550410	Exterior LED fixture, wall pack, poly w/photocell, 26 watt, incl lamps	Ea.	\$ 436.15	\$ 2,616.90
				\$	-
	Subtotal (Structures)			\$	593,400.09
				\$	-

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650
Project:	Willow Apartments		Net Leasable Square Feet:	3,300
Address:	619 Willow Street		Number of Units:	6
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Accessory Structures			\$ -	\$ -
		<i>Non-eligible to include per PIH 2021-07 (HA)</i>		\$ -	\$ -
				\$ -	\$ -
	Total (Lines 33 and 34)				\$ 593,400.09
					\$ -
	Earthwork				\$ 3,750.00
1500	AEI Allowance	Building foundation perimeter mobilization/erosion control/import fill for positive drainage/site grading and restoration - five foot perimeter around the building.	Sq. Ft.	\$ 2.50	\$ 3,750.00
					\$ -
	Site Utilities				\$ -
		None			\$ -
					\$ -
					\$ -
	Roads & Wlks				\$ -
		None			\$ -
					\$ -
	Landscaping				\$ 15,000.00
1	AEI Allowance	Building foundation perimeter lawn restoration	Ea.	\$ 5,000.00	\$ 5,000.00
1	AEI Allowance	Building foundation perimeter planting and beds restoration	Ea.	\$ 10,000.00	\$ 10,000.00
					\$ -
		Land Improvements Hard Cost Subtotal:			\$ 18,750.00
		Structure(s) and Land Improvements Hard Cost Subtotal			\$ 612,150.09
		Soft Costs and Fees			
		Contingency	7.50%		\$ 45,911.26
		General Conditions	5.00%		\$ 30,607.50
		Builder's Profit & Overhead	10.00%		\$ 24,117.99
		Architectural Design Fees	5.50%		\$ 33,668.26
		PHA Administration Fee	2.00%		\$ 12,243.00
		Subtotal Soft Costs and Fees	30.00%		\$ 146,548.01
		TOTAL REHABILITATION / RETROFIT CONSTRUCTION COST BUDGET:			\$ 758,698.10
		HUD TOTAL DEVELOPMENT COST (TDC):			\$ 1,160,202.00
		TOTAL REHABILITATION ESTIMATE / TDC COST:			65.39%

Willow

52860-A -Justification

Section 2 Line 1

Attach a narrative statement describing the justification for disposition.

The building is physically obsolete and cost ineffective to repair. In accordance with HUD Notice *PIH 2021- 07 (HA) - Demolition and/or disposition of public housing property, eligibility for tenant-protection vouchers, and associated requirements*, GDPM has determined the disposition to be appropriate for reasons that are in the best interests of the residents and the PHA; consistent with the PHA goals and plans; and otherwise consistent with the 1937 Act. The units are obsolete as to physical condition. Obsolescence was determined in accordance with the applicable demolition criteria described at section 4. A.1 of the above reference notice.

619 Willow Street features six dwelling units within one apartment building. The property sits on .19 acres and was built in 1970. GDPM procured engineering firm, AEI to complete a needs assessment for the property. The assessment was completed in accordance to the above referenced notice.

According to the May 31, 2023 AEI report, the property in in poor condition. AEI determined that the repair estimate for the properties needs over the next three years totals \$758,698. The ration of renovation costs to new construction costs is **65.39% TDC**.

Please see attached complete narrative and cost estimate.



HUD Physical Needs Assessment

REPORT DATE: May 31, 2023

PROPERTY INFORMATION:

Willow
619 Willow Street
Dayton, Montgomery County, Ohio 45404

PROJECT INFORMATION:

AEI Project No. 468945
Site Assessment Date: October 27, 2022 & April 4, 2023

PREPARED FOR:

Greater Dayton Premier
Management
400 Wayne Avenue
Dayton, Ohio 45410

PREPARED BY:

AEI Consultants - Corporate Headquarters
2500 Camino Diablo
Walnut Creek, California 94597



May 31, 2023

Xavier Gullatte
Greater Dayton Premier Management
400 Wayne Avenue
Dayton, Ohio 45410

Subject: HUD Physical Needs Assessment
Willow
619 Willow Street
Dayton, Ohio 45404
AEI Project No. 468945

Dear Xavier Gullatte:

AEI's Physical Needs Assessment (PNA) (the Physical Inspection Report) has been prepared for the above-mentioned asset (the Property). During the property assessment and research, our needs assessor met with agents representing the Property, or agents of the owner, and reviewed the property and its history. This assessment and Physical Inspection Report have been prepared in accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process", and HUD protocols, including PIH 2021-07.

The purpose for which this report shall be used shall be limited to the use as stated in the contract between the Client and AEI.

The PNA was performed at the Client's request using the methods and procedures consistent with good commercial or customary practice designed to conform to acceptable industry standards. The Report may be relied upon by Greater Dayton Premier Management, their respective successors and assigns, and by the United States Department of Housing and Urban Development (HUD).

In expressing the opinions stated in this report, AEI has exercised the degree of skill and care ordinarily exercised by a reasonably prudent capital needs assessor in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and



data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that AEI assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. AEI's evaluations, analyses and opinions are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations and conditions that existed on the date of the on-site visit.

Should you have any questions or require additional information, please contact Jeb Bonnett at 804-955-8373 or jbonnett@aeiconsultants.com.

Sincerely,

A handwritten signature in blue ink that reads "Jeb Bonnett". The signature is written in a cursive, flowing style.

Jeb Bonnett
Senior Vice President
AEI Consultants

A handwritten signature in blue ink that reads "Scott Moyer". The signature is written in a cursive, flowing style.

Scott Moyer
Senior Cost Estimator
AEI Consultants

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION	6
1.1 Overall Condition Of The Property	7
1.2 Remaining Useful Life	10
1.3 List of Commonly Used Acronyms	10
2.0 PURPOSE AND SCOPE	12
2.1 Purpose	13
2.2 Scope of Work	13
2.3 Site Visit Information	14
2.4 Reliance	15
3.0 OVERALL GENERAL DESCRIPTION	16
3.1 Building and Unit Summary	16
3.2 Site	16
3.3 Structural Frame & Building Envelope	25
3.4 Mechanical & Electrical Systems	37
3.5 Elevators	51
3.6 Life & Fire Safety	52
3.7 Interior Elements	53
4.0 ADDITIONAL CONSIDERATIONS	67
4.1 Moisture and Microbial Growth	67
4.2 Pest Management	68
4.3 Seismic Zone	68
4.4 Wind Zone	69
4.5 Flood Plain	69
4.6 Known Problematic Building Materials	70
5.0 DOCUMENT REVIEW & INTERVIEWS	71
5.1 Documents Reviewed	71
5.2 Interviews	71
5.3 Building Code Compliance	71
5.4 Fire Code Compliance	71
5.5 Zoning Compliance	71
5.6 HUD Real Estate Assessment Center (REAC) Inspection	71
6.0 ACCESSIBILITY & INTRUSIVE EXAMINATIONS	72
6.1 Accessibility	72
6.2 Intrusive Examinations	78
6.3 Owner Proposed Improvements	78
7.0 OPINIONS OF PROBABLE COST	79
7.1 Financial Recap	79
7.2 Critical Repairs	79
7.3 Non-Critical Repairs	79
7.4 Replacement Reserves	79
7.5 Property Insurance Schedule of Replacement Cost (HUD Form 92329)	79
8.0 ASSESSOR QUALIFICATIONS	80
9.0 LIMITING CONDITIONS	82

TABLE OF APPENDICES

APPENDIX A: Street Map and Aerial Photo

APPENDIX B: Update Photo Documentation

APPENDIX C: Dwelling Unit Photo Documentation

APPENDIX D: General Photo Documentation

APPENDIX E: Form HUD 52860-B/HUD SAC PIH Notice 2021-07/2022 Total Development Cost (TDC)

[APPENDIX F: Property 2023 Substantial Rehabilitation Estimate](#)

[APPENDIX G: USGS Seismic Design Map](#)

[APPENDIX H: Property Evaluator Qualifications](#)

[APPENDIX I: Record of all Documents Reviewed, Interviews, and Supporting Information](#)

1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

AEI was retained by Greater Dayton Premier Management on September 6, 2022 to conduct a Physical Needs Assessment (PNA) for the property located at 619 Willow Street, Dayton, Montgomery County, Ohio (the "Property"). The property features 6 dwelling units within 1 apartment building, which were built in 1970 and is situated on 0.19 acres. The property has one building with (6) units, (4) of which are ground-floor only and (2) units are accessed ground-floor walk-up stairway. The property was observed in poor physical condition.

AEI's repair estimates for property needs over the next three years total **\$758,698** HUD's 2022 Total Development Cost (TDC) values new construction of the (6) 1-BR units in (1) Walk-up Building style as featured at the property at **\$1,160,202**. According to HUD's Special Application Center's (SAC) PIH Notice 2021-07, in order for the property to be considered an qualified candidate for demolition or disposition, the ratio of renovation costs to new construction costs needs to exceed **57.14%**. The estimated repair costs for the required scope of work reflect **65.39%** and **Does Qualify** the property to apply for the HUD SAC demolition/disposition program.

It is AEI's understanding that typically only work directly related to the Resident Apartment buildings and extending 5-feet around its perimeter can be included the renovation costs and work needed for the rehabilitation of Accessory Structures, Land Improvements typically do not qualify; however, qualified utility service line replacement and associated demolition and restoration for this work can be included.

A summary of the Property improvements is provided in the following table:

Item	Description
Property Type	Multifamily
Number of Floors	2
Number of Apartment Units	6
Total Number of Buildings	1
Number of Apartment Buildings	1
Ancillary Buildings	Not applicable
Parking	6 total spaces 6 of Regular Spaces 0 of Accessible Spaces / 0 of Van Accessible Spaces Source: Site Count
Gross Floor Area	4,650 per AEI Estimates
Net Rentable Floor Area	3,300 per Assessor
Site Area	0.19 acres per Appraisal
Year of Construction	1970 per Appraisal



1.1 OVERALL CONDITION OF THE PROPERTY

Code Compliance and Design

Subject property improvements appear to have been carried out in compliance with contemporary building codes and standard building practices at the time of their construction. The Project Manager did not observe any obvious building code violations, nor did management or City report any violations. The quality of planning and design provided for site improvements appears to be suitable, reflecting a relatively efficient use of space and an acceptable use of building materials and systems.

Overall Condition of the Property

Based on AEI's observation of the Property and improvements, the Property appears to be in overall poor condition.

Recommendations in this Report

The recommendations in this report are based upon ASTM guidelines and are limited to visual observations. Testing of systems was not performed and no invasive or destructive testing was undertaken. No recommendations for immediate, further investigation have been included in the Assessment and Recommendation sections of this report.

Accessibility Deficiencies:

ADAAG Concerns:

- As there are not public areas of the property, ADAAG does not apply.

UFAS/State Code Concerns:

- Section 504 of the Rehabilitation Act of 1973 is a Federal accessibility law that was enacted on June 2, 1988. Section 504 applies to multifamily properties that have 15 or more units. As the property features a total of 6 units, UFAS does not apply.

FHA Design Concerns:

- The property was built before March 13, 1991, and therefore FHA Design does not apply.

Building Envelope:

- Selective removal/replacement of floor slab due to replacement of the under-slab plumbing water/waste lines and 2nd floor gypcrete flooring replacement needed.
- The buildings' exterior brick veneer observed in good to fair condition with select areas of sectional brick restoration/tuck-pointing (approximately 25%) and 100% pressure wash cleaning is recommended.

- There is water damage and mold throughout many of the units. This represents the materials and labor to repair the damaged floor and roof systems where water intrusion was observed.
- Replacement of one damaged staircase in unit #619 and replacement of baseboards due to plumbing line replacement.
- The roof was reported to have been replaced in 2015.
- Gutters and downspouts were replaced previously. Select roof flashing (approximately 30%) was observed in poor condition leading to moisture intrusion.
- Select dwelling unit storm doors were observed with damage, replace is warranted. Select interior doors was observed with damage due to tenant abuse and water damage, replacement is warranted.
- The windows have been replaced previously.

Unit Finishes:

- Four of the six dwelling units were observed with gypsum board (drywall) in poor condition (the other two units, one vacant and one occupied, need select repairs). The drywall as observed with areas of extensive damage/cracking/separating/holes and water damage from various sources as well as replacing plumbing lines. As a result, the drywall in the five units is need of replacement and painting with the sixth needing repairs caused by the plumbing line replacement.
- Five of the six dwelling units flooring was observed to be in poor condition with areas of missing/damaged vinyl tiles and replacement of plumbing pipes. Replacement of the VCT flooring in the five units is recommended.
- Costs included are for painting of all ceilings and walls of the dwelling units as a result from gypsum board replacement/repairs and repairs due to plumbing pipe replacement.
- Mirrors were observed in poor condition and need to be replaced.
- The range hoods were observed in fair to poor condition and replacement is recommended.
- Four of the six dwelling unit kitchen cabinets/tops and vanities/tops were observed to be in poor condition with the two remaining units was observed near or at the end of the estimated useful life (EUL) and in fair to poor condition. The four units were observed with broken /missing hardware, delaminating doors/drawers, rotted bottoms of cabinet bases and countertops that were observed damaged. Replacement of the cabinets and tops in five units is recommended. All cabinets and tops in the dwelling units will need to be removed during the plumbing pipe replacement.
- Carpet was noted to be at or exceeding the assigned EUL. Replacement of the carpet with VCT is recommended.

Plumbing Systems:

- The plumbing lines on-site were observed to be in poor condition with the site reporting multiple issues of leaks and backups. In a majority of the inspected units, water damage due to plumbing leaks were observed on the ceiling of kitchen directly below the unit bathrooms water was observed to be infiltrating the bathroom subfloors

and damaging the floor joists. The cabinets below the sinks of kitchens and bathrooms below In select units were observed with water damage to the cabinets. Replacement of the water and waste lines and all plumbing fixtures is recommended. Water heaters were noted as manufactured in 1999, were observed with rust on the tank, and exceeding the components EUL.

HVAC Systems:

- The units feature gas-fired furnaces for heat and outdoor condensing units with replacement on an as-needed basis. Select components were observed in various conditions (some appear to be in disrepair/not functioning properly). Replacement of the furnaces, condensers, thermostats and select ductwork is recommended. Gas furnaces and condenser units were noted as manufactured in 1999 and exceeding the components EUL.
- The furnace vent In unit F was observed in the collapsible door swing. This would cause the door to hit the vent. The re-installation of the vent so it would not be in the door swing is recommended.

Unit Electrical Service:

- Apartment units' circuit breaker panels and electrical devices require modernization. Select electrical devices were observed to be original to the date of construction and therefore, replacement in conjunction with the panel replacement is recommended. Based on observations during the inspection, select fixtures were broken, non-operational, missing. Replacement of lighting fixtures is recommended. The dwelling units feature bathroom exhaust fans that were reported to be original to the date of construction (1970) and in various operating conditions. Replacement of the fans and ducting is recommended.

Fire & Life Safety: The Subject isn't provided with fire suppression sprinklers or a dedicated fire alarm system with off-site monitoring.

The dwelling unit bedrooms were observed without smoke detectors or with non-compliant smoke detectors. The hallways outside of the sleeping rooms were observed with hard-wired smoke detectors. Per HUD MAP Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.

In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area; therefore, the installation of compliant smoke detectors within all the dwelling unit bedrooms is required. The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features, according to the HUD MAP Guidelines: the cell must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life; the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report, we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery-operated smoke detectors are allowable. If further clarification is needed regarding smoke detector compliance, please contact the local reviewing HUD office.

Recommendations in this Report

The recommendations in this report are based upon ASTM guidelines and are limited to visual observations. Testing of systems was not performed and no invasive or destructive testing was undertaken. The condition of all items is to be described as good, fair, or poor based on the ASTM E2018-15 standards.

Good Condition: In working condition and does not require immediate or short-term repairs above an agreed threshold.

Fair Condition: In working condition but may require immediate or short-term repairs above an agreed threshold.

Poor Condition: Not in working condition or requires immediate or short-term repairs above an agreed threshold.

The agreed threshold is presumed to be the *de minimus* reporting threshold.

1.2 REMAINING USEFUL LIFE

Based on the general condition of the Property reported above, it is AEI's opinion that the Remaining Useful Life (RUL) of the Property is expiring.

1.3 LIST OF COMMONLY USED ACRONYMS

ADA	The Americans with Disabilities Act
AHU	Air Handling Unit
ASTM	American Society for Testing and Materials
BOMA	Building Owners & Managers Association
BUR	Built-up Roof System
BTU	British Thermal Unit (a measurement of heat)
DWV	Drainage, Waste, Ventilation
EIFS	Exterior Insulation and Finish System
EMS	Energy Management System
EPDM	Ethylene Propylene Diene Monomer (rubber membrane roof)
EUL	Expected Useful Life
FCU	Fan Coil Unit
FEMA	Federal Emergency Management Agency
FFHA	Federal Fair Housing Act
FHA	Forced Hot Air
FHW	Forced Hot Water
FIRMS	Flood Insurance Rate Maps
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.
FOIL	Freedom of Information Letter
GFI	Ground Fault Interrupt (circuit)
GPNA	Green Physical Needs Assessment
GWB	Gypsum Wall Board
HVAC	Heating, Ventilating and Air Conditioning
IAQ	Indoor Air Quality
IM / IR	Critical or Non-Critical Repair
MEP	Mechanical, Electrical & Plumbing
MDP	Main Distribution Panel
NA	Not Applicable

NFPA	National Fire Protection Association
PCA	Property Condition Assessment
PCR	Property Condition Report
PML	Probable Maximum Loss
PTAC	Packaged Through-wall Air Conditioning (Unit)
R&M	Repair and Maintain - Routine Maintenance
RR	Replacement Reserve
RTU	Rooftop Unit
SF	Square Feet
TPO	Thermoplastic Polyolefin Roof Membrane
VAV	Variable Air Volume Box
WDO	Wood Destroying Organisms

2.0 PURPOSE AND SCOPE

Cost Calculation Methodology

Estimates are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, AEI's Commercial Inspectors' experience with past costs for similar projects, city cost indexes, consulting with local specialty contractors, client provided information, and assumptions regarding future economic conditions.

Actual costs may differ from AEI's cost estimates. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. Costs are solely based on material replacement and do not account for soft costs.

The Effective Useful Life (EUL) is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. It is based upon site observations, research, and judgment, along with referencing EUL tables from the United States Department of Housing and Urban Development guidelines. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

The Remaining Useful Life (RUL) is a subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that it is estimated to be able to function in accordance with its intended purpose before requiring replacement. Such period of time is affected by the initial quality of the system or component, the quality of the initial installation, the quality and amount of preventive maintenance, climatic conditions, extent of use and other factors.

The RUL estimate is an expression of a professional opinion and is not a guarantee or warranty, expressed or implied. This estimate is based upon the observed physical condition of the property at the time of the visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events such as natural disasters or other unforeseen events that may occur subsequent to the date of the site visit. The RUL estimate is made only with regard to the expected physical or structural integrity of the improvements on the Property. Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the CNA was deemed reliable, AEI prepared general-scope, Opinions of Probable Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

2.1 PURPOSE

The purpose of this survey and related report is to assist Greater Dayton Premier Management and HUD in the evaluation of the physical aspects of the subject property and how its condition may affect the soundness of their financial decisions over time. For this assessment, the Project Manager has performed a reconnaissance assessment of the subject property and its improvements, evaluated the apparent physical conditions, reviewed available documentation, assessed the expected useful life (EUL), and estimated the cost for repairs, replacements, and significant maintenance items. The Project Manager assessed a representative sample of the building/s; the assessment typically included roofs, operational components, parking structures, and all common areas and exteriors.

The PNA is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question. This investigation was prepared for the sole use and benefit of Greater Dayton Premier Management and HUD. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than Greater Dayton Premier Management and HUD.

We have performed our services and prepared this Report in accordance with applicable, generally accepted engineering, environmental or appraisal consulting practices. We make no other warranties, either expressed or implied, as to the character and nature of such services and product.

2.2 SCOPE OF WORK

AEI was retained by Greater Dayton Premier Management on September 6, 2022 to conduct a Physical Needs Assessment (PNA) to fulfill the due diligence requirements of a pending real estate transaction. The PNA was performed in conformance with the scope and limitations of ASTM Standard Practice E2018-15 and HUD's PIH Notice 2021-07. The PNA was performed for the property located at 619 Willow Street, Dayton, Montgomery County, Ohio (the "Property"). The scope of work included the following:

- The inspection of at least 25% of each unit type;
- The visual examination of the property's components, including MEP equipment, exterior walls, roofing, foundations, landscaping, utilities, and interior elements;
- The interviewing of property management and tenants;
- The information gathering from Freedom of Information request letters from the local Building, Zoning, and Fire departments;

2.2.1 ASSESSMENT METHODOLOGY

The PNA meets the specifications of the lender and has included the following:

Preliminary Due Diligence

Prior to the site visit by the Property Evaluator, the pre-survey questionnaire was provided to the managers of the Property with a request that the questionnaire be completed prior to the visit.

Site Reconnaissance

The PNA findings are based on the visual, non-intrusive and non-destructive evaluation of various external and internal site and building systems and components as noted during a site walk-through survey conducted by AEI representatives. The survey included access and observation of representative tenant spaces and common areas.

Interviews and Research

AEI representatives conducted limited research to identify and review available maintenance procedures, available drawings, and other readily available documentation concerning the property. AEI representatives also conducted interviews with available management and maintenance staff. As conditions warranted, contractors for the property were contacted for pertinent information. AEI requested readily available records with public agencies familiar with the property to gather historical property information. A summary of findings have been included in the narrative sections of this report.

Report

The evaluation covered readily apparent conditions at the property. Upon completion of the site reconnaissance, interviews, and research, AEI produced this summary report. This report includes a discussion of topics related to the property condition and outlines the costs to correct the deficiencies noted.

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the PNA was deemed reliable, AEI prepared general-scope, Opinions of Probable Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

It is the intent of the PNA to reflect material physical deficiencies and the corresponding opinion of probable costs that are (i) commensurate with the complexity of the Property and (ii) not minor or insignificant.

2.3 SITE VISIT INFORMATION

Site Visit Facts

Date of Site Visit	October 27, 2022 updated site visit April 4th, 2023
Time of Site Visit	10:00am
Weather Conditions	60° F and Clear
Site Assessor	Christopher Johnson and Isoke Craig
Site Escorts	Kurt Beck
Point of Contact	Angela Stearns
Total Units Inspected	Six - ALL

Dwelling Units Inspected

Building Identification	Unit Type	Unit Identification	Unit Status
619 Willow Street	1-bedroom/1-bath	D	Vacant

Building Identification	Unit Type	Unit Identification	Unit Status
619 Willow Street	1-bedroom/1-bath	E	Vacant
619 Willow Street	1-bedroom/1-bath	F	Occupied
updated site visit April 4th, 2023			
619 Willow Street	1-bedroom/1-bath	A	Vacant
619 Willow Street	1-bedroom/1-bath	B	Vacant
619 Willow Street	1-bedroom/1-bath	C	Occupied
619 Willow Street	1-bedroom/1-bath	D	Vacant
619 Willow Street	1-bedroom/1-bath	E	Occupied
619 Willow Street	1-bedroom/1-bath	F	Occupied

2.4 RELIANCE

The CNA is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question. The investigation was conducted on behalf of and for the exclusive use of Greater Dayton Premier Management (Client) and HUD solely for use in a property condition evaluation of the subject property. The report has been prepared only for the purpose of securing mortgage financing/re-financing and/or loan securitization. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of AEI. AEI acknowledges and agrees that the report may be conveyed to and relied upon by the Client, their successors and assigns, rating agencies and bond investors.

Reliance is provided in accordance with AEI's Proposal and Terms and Conditions executed by Greater Dayton Premier Management on September 6, 2022. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

3.0 OVERALL GENERAL DESCRIPTION

3.1 BUILDING AND UNIT SUMMARY

The Project Manager's findings are derived from a thorough review of all available resources, including but not limited to, construction drawings, rent rolls, interviews with property management, and field inspection observations. Please note that the building and unit matrices were populated in the project CNA eTool and the Building Unit Mix report generated is shown below:

Unit Mix Breakdown

Unit Type ID	Square Feet	# of This Floorplan	Total Unit Square Footage
1-bed/1-bath	550	6	3,300
		Total NSF:	3,300

Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
619 Willow Street	2	4,650
	Total GSF:	4,650

3.2 SITE

3.2.1 SITE TOPOGRAPHY

The property is generally flat with only minor variations in slope. There are no notable deficiencies or indications of deferred maintenance associated with the site's topography.

3.2.2 STORMWATER DRAINAGE

Item	Description	Action	Condition
Topography	Relatively level with no discernible slope	R&M	Good
Retaining Walls	Not applicable	NA	Not applicable
Adjoining Properties	Roughly at similar elevation to the Property.	R&M	Good
Storm Water Collection System	Underground municipal drainage system	R&M	Good
Landscape Drainage System	Landscaping slopes away from the foundation.	R&M	Good
Pavement Drainage System	Hardscape directs storm water to adjacent municipal street	R&M	Good
Foundation Drainage System	Not applicable	NA	Not applicable

ASSESSMENT / RECOMMENDATION

No notable deficiencies or indications of deferred maintenance of topography, drainage or retaining wall features were observed or reported.

Photographs



Front facade



Asphalt shingle tile roofing



Willow Street



Willow Street



Alleyway entrance from Willow Street

3.2.3 ACCESS & EGRESS

Items	Description	Action	Condition
Site Access	Provided by one ally way entrance / exit connected to Willow Street and Earl Avenue	R&M	Good
Signalization at Site Access	No traffic lights are provided at the entrances to the Property.	NA	Not applicable

Items	Description	Action	Condition
Easement or Alley Way	Access to the site involves the use of an alleyway.	NA	Not applicable

Photographs



Willow Street



Willow Street



Alleyway entrance from Willow Street

3.2.4 PAVING, CURBING, & PARKING

Items	Description	Action	Condition
Asphalt Pavement	Asphalt pavement is provided for on-site parking and drive lanes	IM	Fair/Poor
Concrete Pavement	Not applicable	NA	Not applicable
Curbing	Not applicable	NA	Not applicable
Seal Coating	Worn and considered at the end of its useful life	IM	Fair/Poor
Striping	Painted parking striping faded and worn	IM	Fair/Poor
Total Number of Parking Spaces	6 spaces in open lots	NA	Not applicable
Number of ADA Spaces	0	NA	Not applicable

Photographs



Asphalt parking lot, cracked and faded lines



Asphalt parking lot, cracked and faded lines



Asphalt parking lot, cracked and faded lines

3.2.5 FLATWORK (WALKS, PLAZAS, TERRACES, PATIOS)

Item	Description	Action	Condition
Sidewalks	Concrete	R&M	Fair
Ramps	Not applicable	NA	Not applicable
Exterior Steps	Not applicable	NA	Not applicable
Handrails	Not applicable	NA	Not applicable
Loading Docks	Not applicable	NA	Not applicable

Photographs



Gutters



Side facade



Typical sidewalks



Typical sidewalks



Typical sidewalks

3.2.6 LANDSCAPING & APPURTENANCES

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and lawn	R&M	Fair
Irrigation	Not applicable	NA	Not applicable
Perimeter Fencing	Chain link	IM	Fair/Poor
Entry Gates	Not applicable	NA	Not applicable

Item	Description	Action	Condition
Patio Fencing	Not applicable	NA	Not applicable
Refuse Area Fencing	Not applicable	NA	Not applicable
Site/Building Lighting	Exterior building mounted high intensity lights	IM	Fair
Parking Area Lighting	Not applicable	NA	Not applicable
Signage	Not applicable	NA	Not applicable
Water Features	Not applicable	NA	Not applicable

Photographs



Side facade



Chain link fencing



Damaged chain link fencing



Damaged chain link fencing



Building mounted exterior lighting

3.2.7 RECREATIONAL FACILITIES

Item	Description	Action	Condition
Swimming Pool Filtration Equipment	Not applicable	NA	Not applicable
Swimming Pool / Spa / Pool Decking	Not applicable	NA	Not applicable
Barbecue	Not applicable	NA	Not applicable
Picnic Areas	Not applicable	NA	Not applicable
Sport Courts	Not applicable	NA	Not applicable
Tennis Courts	Not applicable	NA	Not applicable
Playground	Not applicable	NA	Not applicable

Other Structures

Item	Description	Action	Condition
Garages	Not applicable	NA	Not applicable
Carports	Not applicable	NA	Not applicable
Maintenance Shed	Not applicable	NA	Not applicable
Porte Cochere	Not applicable	NA	Not applicable
Landscaping Structures	Not applicable	NA	Not applicable

3.2.8 SITE UTILITIES

Utility Provider	Provider
Natural Gas	Vectren
Electricity	Dayton Power and Light
Potable Water	City Of Dayton
Sanitary Sewerage	City Of Dayton
Storm Sewer	Municipal
Fuel Oil	Not applicable

Photographs



Electrical meters, dated infrastructure



Gas meters

Item	Description	Action	Condition
Domestic Water Supply Lines	Copper pipe	IM	Poor
Waste Service Lines	Cast iron	IM	Poor
Lift Stations	Not applicable	NA	Not applicable
Waste Water Treatment System	Not applicable	NA	Not applicable
Water Wells	Not applicable	NA	Not applicable
Emergency Generator	Not applicable	NA	Not applicable
Transformers	Overhead lines and pole-mounted electrical transformer(s)	R&M	Good
Alternative Energy Systems	Not applicable	NA	Not applicable

Photographs



Pole mounted electrical transformer



Update- Unit A - 1bed/1bath, vacant - Bathroom- Plumbing



Update- Unit A - 1bed/1bath, vacant - Bathroom- Vanity Interior



Update-Unit A - 1bed/1bath, vacant -Laundry Room- Furnace- Rusty Pipes



Update-Unit A - 1bed/1bath, vacant -Laundry Room- Hot water heater piping



Update-Unit A - 1bed/1bath, vacant -Laundry Room- Hot water heater piping



Update- Unit A - 1bed/1bath, vacant- Plumbing



Update- Unit D - 1bed/1bath, vacant -Living Room- Plumbing



Update-Unit B - 1bed/1bath, vacant - 2nd Floor- Bathroom- Vanity



Update- Unit A - 1bed/1bath, vacant - Kitchen- Replace older cabinet

3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

3.3.1 FOUNDATION

Selective removal/replacement of floor slab due to replacement of the under-slab plumbing water/waste lines.

Item	Description	Action	Condition
Foundation Type	Concrete slab-on-grade	R&M	Fair
Foundation Walls	Shallow foundation (thickened and reinforced concrete slab)	R&M	Fair
Building Slab	Concrete slab-on-grade	R&M	Fair
Moisture Control	Landscaping slopes away from the foundation.	R&M	Fair
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed.	NA	Not applicable

ASSESSMENT / RECOMMENDATION

No notable deficiencies or indications of deferred maintenance of foundations were observed or reported.

Photographs



Concrete foundation

3.3.2 FRAMING

3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

Materials and labor to repair the damaged walls and ceilings where plumbing water/waste lines are being replaced.

Item	Description	Action	Condition
Wall Structure	Masonry bearing walls and wood framing	IM	Fair/Poor
Secondary Framing Members	Steel lintels at window and door openings	R&M	Fair
Mezzanine	Not applicable	NA	Not applicable
Walls and Floors Plumb, Level and Stable	During it was observed the walls and 2nd floors of select dwelling units were damaged by water infiltration and mold.	IM	Poor
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Fair
	Stairs to 2nd floor units	IM	Poor

Photographs



Front facade



Rear facade



Unit A - 1bed/1bath, Bathroom- plumbing with observed damaged subfloor and joists



Site facade



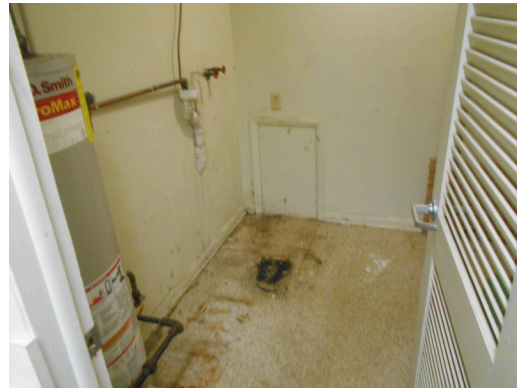
Update- Unit A - 1bed/1bath, vacant - Bathroom- Wall mold



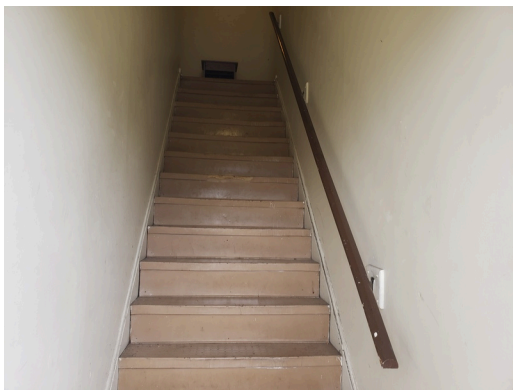
Unit A - 1bed/1bath, Laundry Room- Water damage ceiling



Unit A - 1bed/1bath, Laundry Room- Water damage ceiling



Unit E - 1bed/1bath, potential water damaged floor



Update- Interior Stair



20230404 103826



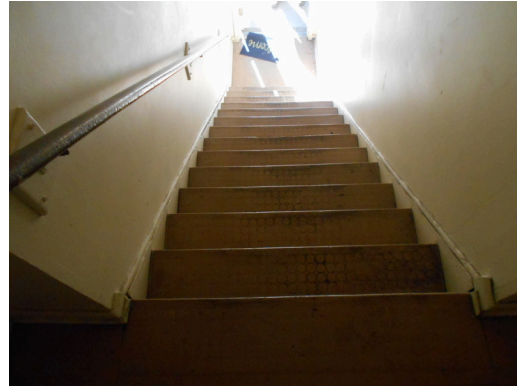
Stairwell



Stairwell



Stairwell, damaged stairs



Stairwell



Update- Unit A - 1bed/1bath, vacant - Bathroom- Wall mold



Update- Unit A - 1bed/1bath, vacant -Laundry Room- Water damage and mold

3.3.2.2 CRAWL SPACES, ENVELOPE PENETRATIONS

There are no crawl spaces at the apartment buildings.

3.3.2.3 ROOF FRAME & SHEATHING

The roof was reported to have been replaced in 2015.

Item	Description	Action	Condition
Roof Design	Pitched with attic space	R&M	Fair
Roof Framing	Wood rafters	R&M	Fair
Roof Deck or Sheathing	Plywood decking	R&M	Fair
FRT Plywood	FRT plywood was not observed	NA	Not applicable
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Fair

Photographs



Asphalt shingle roofing



Asphalt shingle roofing



Asphalt shingle tiles



Rear facade

3.3.2.4 FLASHING & MOISTURE PROTECTION

Roof flashing appeared to be in overall fair to poor condition with select roof flashing (approximately 30%) was observed in poor condition leading to moisture intrusion.

3.3.2.5 ATTICS & EAVES

The attics are ventilated by a combination of ridge vents and perforated eave vents. The ridge vent is aluminum and covered with shingles to match the rest of the roofing.

Access to the attics was not available at the time of the site visit.

3.3.2.6 INSULATION

The roofs are insulated with loose cellulose. The depth of the insulation was observed to be approximately 6 inches with a R value of approximately 15.

Replacement of insulation due to replacement of plumbing water/waste lines and water damaged material.

Photographs



Update-Unit A - 1bed/1bath, vacant -Laundry Room- Water damage ceiling



Update-Unit A - 1bed/1bath, vacant -Laundry Room- Water damage ceiling

3.3.2.7 EXTERIOR STAIRS, RAILS, BALCONIES/PORCHES, CANOPIES

Item	Description	Action	Condition
Balcony Framing	Not applicable	NA	Not applicable
Balcony Deck Material	Not applicable	NA	Not applicable
Balcony Railing	Not applicable	NA	Not applicable
Patio Construction	Concrete patio	R&M	Fair
Terraces	Not applicable	NA	Not applicable
Fire Escapes	Not Applicable	NA	Not applicable
Elevated Walkway	Not applicable	NA	Not applicable
Exterior Stairs	Not applicable	NA	Not applicable

3.3.2.8 EXTERIOR DOORS & ENTRY SYSTEMS

Select dwelling unit storm doors were observed with damage, replace is warranted. Select interior doors was observed with damage due to tenant abuse and water damage, replacement is warranted.

Item	Description	Action	Condition
Unit Entry Doors	Metal Clad	IM	Fair/Poor
Service Doors	Not applicable	NA	Not applicable
Sliding Glass Doors	Not applicable	NA	Not applicable
Overhead Doors	Not applicable	NA	Not applicable
Common Entrance Doors	Metal Clad	IM	Fair/Poor
	Aluminum storm/screen doors	IM	Poor

Photographs



Stairwell entrance



Typical exterior unit entrance door



Typical exterior unit entrance door



Typical exterior unit entrance screen door

3.3.3 SIDEWALL SYSTEM

The buildings' exterior brick veneer observed in good to fair condition with select areas of sectional brick restoration/tuck-pointing (approximately 20%) and 100% pressure wash cleaning is recommended.

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Unpainted Masonry Brick Veneer - select areas were observed requiring technical pointing and all buildings needing power washing.	IM	Fair/Poor
Trim Finishes	Not applicable	NA	Not applicable
Soffits/Eaves	Exposed	R&M	Good
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	IM	Fair/Poor
Painting	Not applicable	NA	Not applicable

Photographs



Front facade



Site facade



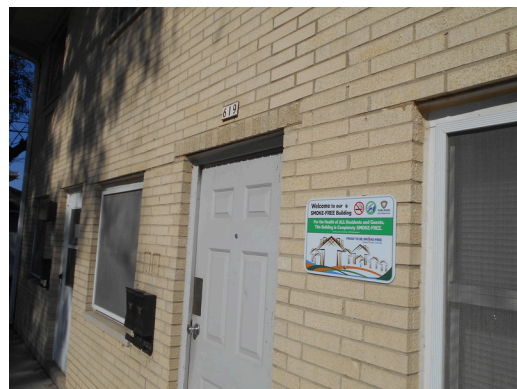
Site facade and old AC units



Building side facade, deteriorated mortar



Side facade



DSCN9197



Building soffit



Stairwell entrance



Stairwell entrance



Typical exterior unit entrance door



Cleaning of masonry



Cleaning of masonry



Cleaning of masonry



Cleaning of masonry



Cleaning of masonry



Cleaning of masonry



Cleaning of masonry

3.3.3.1 WINDOWS

The windows have been replaced previously.

Item	Description	Action	Condition
Window Type	Single hung windows	R&M	Good/Fair
Window Frame	Vinyl	R&M	Good/Fair
Window Panes	Double pane insulated	R&M	Good/Fair

Photographs



Unit D - 1bed/1bath, vacant - Living area



Unit E - 1bed/1bath, vacant - Vinyl windows



Unit E - 1bed/1bath, vacant - Vinyl windows



Typical window

3.3.4 ROOFING FINISH

The shingles were replaced in 2015.

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
All	Pitched with asphalt shingles	3,330 SF	8 years	12 years	Yes	RM	Good/ Fair

Roof ID	Drainage	Coping (parapet)	Skylights	Action	Condition
All	Gutters and downspouts	Not applicable	Not applicable	R&M	Good

Photographs



Asphalt shingle roofing



Asphalt shingle roofing



Asphalt shingle roofing



Rear facade



Asphalt shingle roofing



Asphalt shingle roofing

3.4 MECHANICAL & ELECTRICAL SYSTEMS

3.4.1 PLUMBING

The plumbing lines on-site were observed to be in poor condition with the site reporting multiple issues of leaks and backups. In a majority of the inspected units, water damage due to plumbing leaks were observed on the ceiling of kitchen directly below the unit bathrooms water was observed to be infiltrating the bathroom subfloors and damaging the floor joists. The cabinets below the sinks of kitchens and bathrooms below In select units were observed with water damage to the cabinets. Replacement of the water and waste lines and all plumbing fixtures is recommended. Water heaters were noted as manufactured in 1999 and exceeding the components EUL.

Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper pipe	IM	Poor
Polybutylene Water Piping	No polybutylene piping was observed or reported.	NA	Not applicable
Sanitary Waste and Vent	Cast iron pipe	IM	Poor
Domestic Water Circulation Pumps	Not applicable	NA	Not applicable
Domestic Water Heaters	Individual small, gas-fired, tank-type water heaters with 30-gallon capacity.	IM	Poor
Domestic Water Boilers	Not applicable	NA	Not applicable
Boiler Peripherals	Not applicable	NA	Not applicable
Water Softening / Treatment	Not applicable	NA	Not applicable

Photographs



Unit D - 1bed/1bath, vacant - Mechanical closet, older water heater and furnace



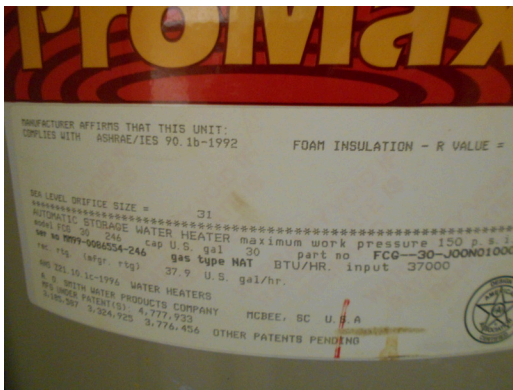
Unit E - 1bed/1bath, vacant - Mechanical closet water heater



Unit E - 1bed/1bath, vacant - Mechanical closet water heater



Update- Unit A - 1bed/1bath, vacant - Bathroom- Plumbing



Unit E - 1bed/1bath, vacant - Mechanical closet water heater, water heater from 1997



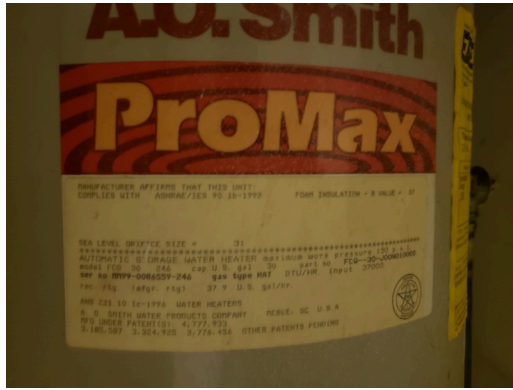
Update-Unit A - 1bed/1bath, vacant -Laundry Room- Furnace- Rusty Pipes



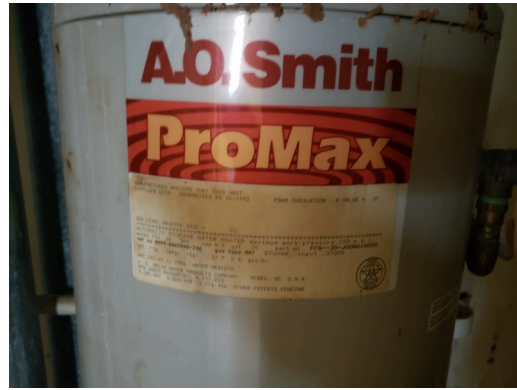
Update-Unit A - 1bed/1bath, vacant -Laundry Room- Water damage ceiling



Update- Unit B - 1bed/1bath, vacant - 2nd Floor- Kitchen Pipes



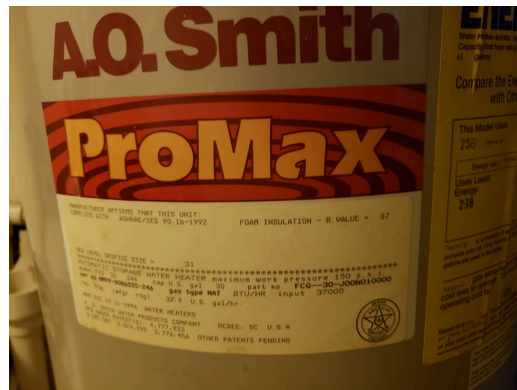
Update- Unit A - 1bed/1bath, vacant -30-Gal gas water heater, MFG 1999



Update- Unit B - 1bed/1bath, vacant - 2nd Floor-30-Gal gas water heater, MFG 1996



Update- Unit A - 1bed/1bath, vacant -



Update-Unit C - 1bed/1bath, occupied - 2nd Floor- 30-Gal gas water heater, MFG 1999



Update- Unit A - 1bed/1bath, vacant - Bathroom- Ceiling mold



Update-Unit A - 1bed/1bath, vacant -Laundry Room- Water damage ceiling



Update-Unit B - 1bed/1bath, vacant - 2nd Floor- Bathroom- Vanity



Update-Unit C - 1bed/1bath, occupied - 2nd Floor- Furnace and water heater



Update- Unit A - 1bed/1bath, vacant - Kitchen- Replace older cabinet



Update- Unit A - 1bed/1bath, vacant - Kitchen- Replace older sink



Update- Unit B - 1bed/1bath, vacant - 2nd Floor- Kitchen- Older Cabinet



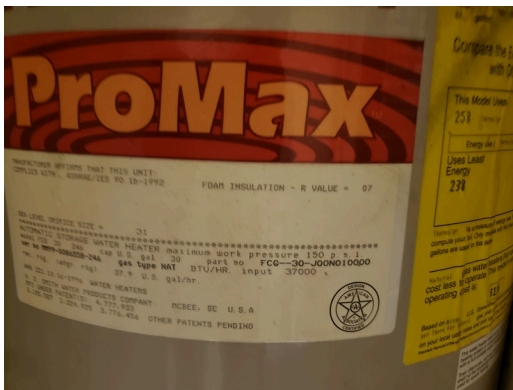
Update- Unit B - 1bed/1bath, vacant - 2nd Floor- Kitchen- Poor Water Flow



Update- Unit D - 1bed/1bath, vacant -
Kitchen- Cabinet Older



Update- Unit D - 1bed/1bath, vacant -
Kitchen- Sink



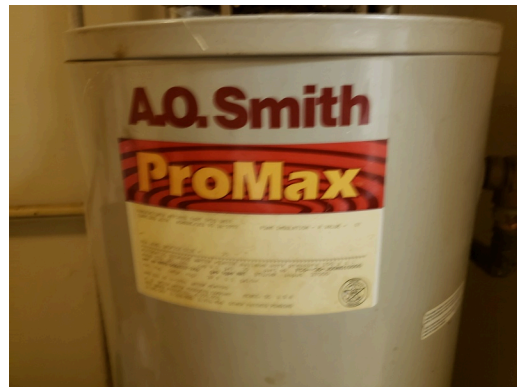
Update- Unit D - 1bed/1bath, vacant --30-Gal
gas water heater, MFG 1999



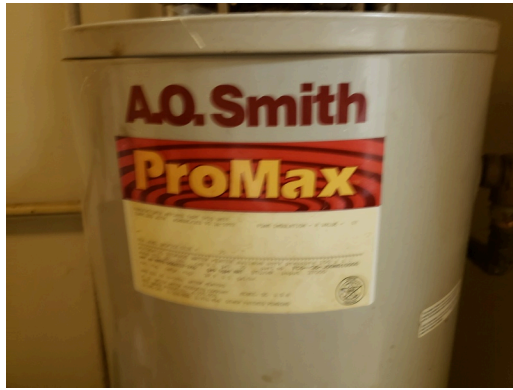
Unit F - 1bed/1bath - Mechanical closet
water heater expansion tank



Typical water heater



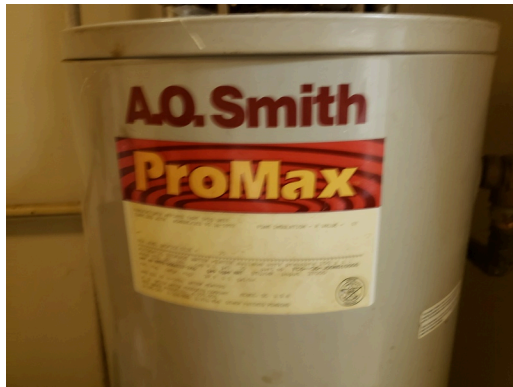
Typical water heater



Typical water heater



Typical water heater



Typical water heater

3.4.2 HVAC SYSTEMS

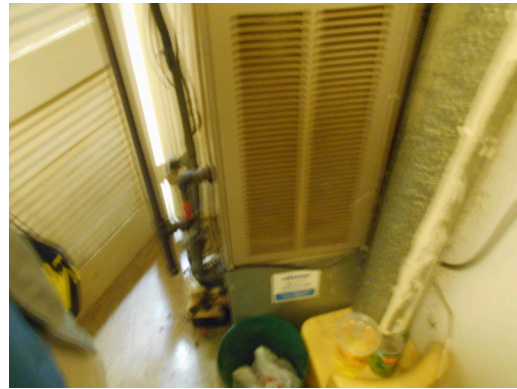
The units feature gas-fired furnaces for heat and outdoor condensing units with replacement on an as-needed basis. Select components were observed in various conditions (some appear to be in disrepair/not functioning properly). Replacement of the furnaces, condensers, thermostats and select ductwork is recommended. Gas furnaces and condenser units were noted as manufactured in 1999 and exceeding the components EUL.

Item	Description	Action	Condition
Cooling Equipment	Individual Split Systems with air-cooled condensing units	IM	Poor
Heating Equipment	Individual Gas Furnace (integral with Split system)	IM	Poor
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Not applicable	NA	Not applicable
Tonnage of Cooling Equipment	6 condenser units, each with a rated capacity of 1.5 tons	IM	Poor
Distribution System	Ducted forced-air system	IM	Poor
Controls	Local Thermostat	IM	Poor
Supplemental Systems	Not applicable	NA	Not applicable
Corridor and Stair-tower Ventilation	Not applicable	NA	Not applicable
Toilet Room Ventilation	Direct vent bathroom fans	IM	Poor

Photographs



Unit D - 1bed/1bath, vacant - Mechanical closet, older water heater and furnace



Unit F - 1bed/1bath - Mechanical closet furnace



Unit F - 1bed/1bath - Mechanical closet furnace vent



Unit F - 1bed/1bath - Mechanical closet furnace vent, hits with door swing



Unit F - 1bed/1bath - Mechanical closet furnace vent, hits with door swing



A/C condenser units



A/C condenser units



A/C units, damaged A/C insulation line



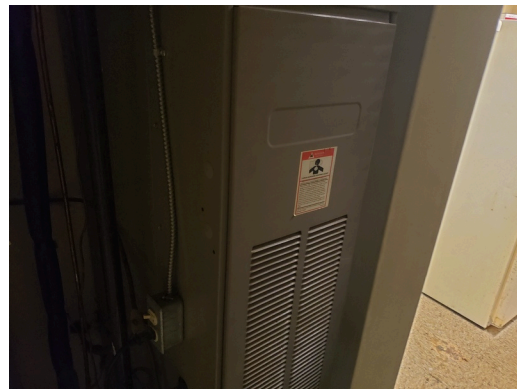
A/C units, damaged A/C insulation line



Update-Unit A - 1bed/1bath, vacant -
Furnace



Update- Unit B - 1bed/1bath, vacant - 2nd
Floor- Furnace and Water Heater



Update- Unit D - 1bed/1bath, vacant -
Furnace



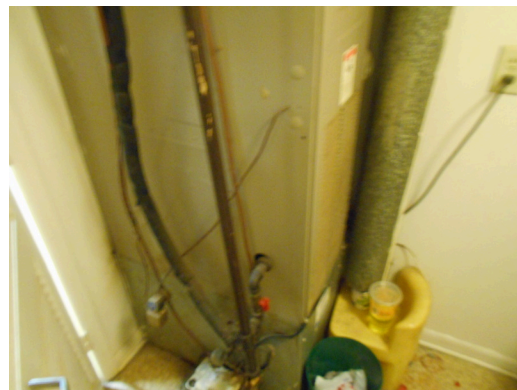
Update-Unit A - 1bed/1bath, vacant -Laundry Room- Furnace- Rusty Pipes



Update-Unit C - 1bed/1bath, occupied - 2nd Floor- Furnace and water heater



Unit E - 1bed/1bath, vacant - Mechanical closet furnace



Unit F - 1bed/1bath - Mechanical closet furnace



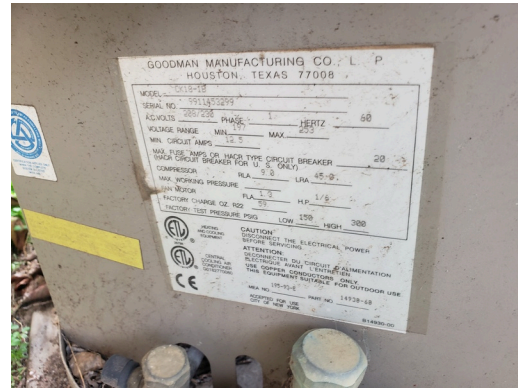
Gas Furnace



1-.5 Ton A/C units, MFG 1999



1.5 Ton A/C units, MFG 1999



1.5 Ton A/C units, MFG 1999



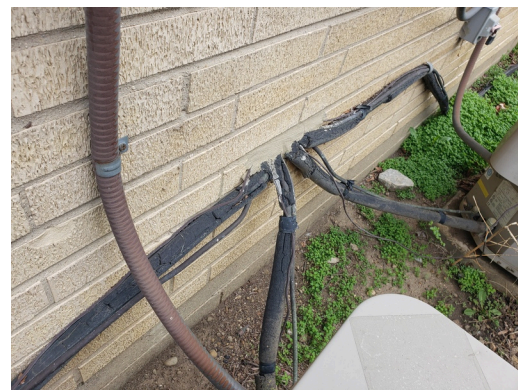
1.5 Ton A/C units, MFG 1999



A/C units, damaged A/C condenser line set



A/C units, damaged A/C condenser line set



Condenser line sets



Gas Furnace



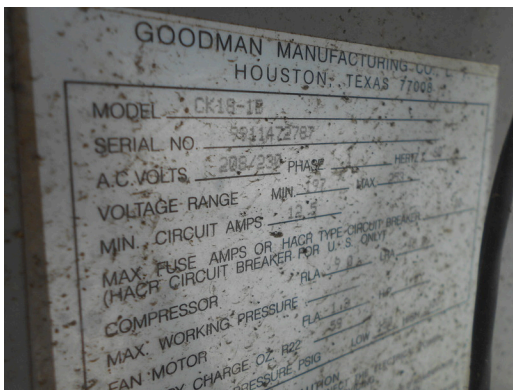
1-.5 Ton A/C units, MFG 1999



A/C condenser units



Condenser line sets



A/C condenser units

3.4.3 ELECTRICAL SYSTEM

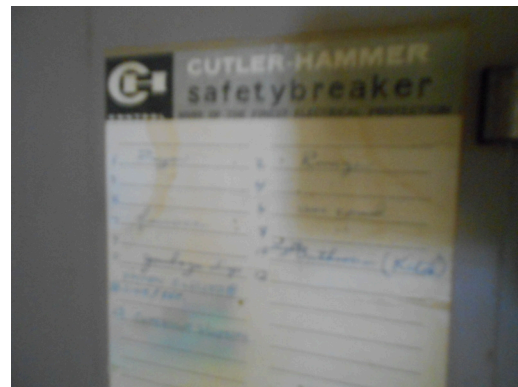
Apartment units' circuit breaker panels and electrical devices require modernization. Select electrical devices were observed to be original to the date of construction and therefore, replacement in conjunction with the panel replacement is recommended. Based on observations during the inspection, select fixtures were broken, non-operational, missing. Replacement of lighting fixtures is recommended. The dwelling units feature bathroom exhaust fans that were reported to be original to the date of construction (1970) and in various operating conditions. Replacement of the fans and ducting is recommended.

Item	Description	Action	Condition
Service Type	Overhead lines and pole-mounted electrical transformer(s)	R&M	Good
Building Service	600-Amp, 120/208-Volt, three-phase, four-wire, alternating current (AC)	IM	Poor
Typical Tenant Service Amperage	100 Ampere breaker panel	IM	Poor
Panel Manufacturer	Cutler Hammer	IM	Fair/Poor
Overload Protection	Circuit breaker switches	IM	Poor
Service Wire	Copper wiring observed	IM	Fair/Poor
Branch Wiring	Copper wiring observed	IM	Fair/Poor
Ground Fault Circuit Interrupter	Observed in kitchen, bathrooms, and wet areas	IM	Fair/Poor

Photographs



Unit D - 1bed/1bath, vacant - Electrical panel, older model



Unit D - 1bed/1bath, vacant - Electrical panel



Update- Unit A - 1bed/1bath, vacant - electrical panel



Electrical meters, dated infrastructure



Update-Unit C - 1bed/1bath, occupied - 2nd Floor- Bathroom- GFCI outlet



Update- Unit D - 1bed/1bath, vacant - Bathroom- GFCI outlet



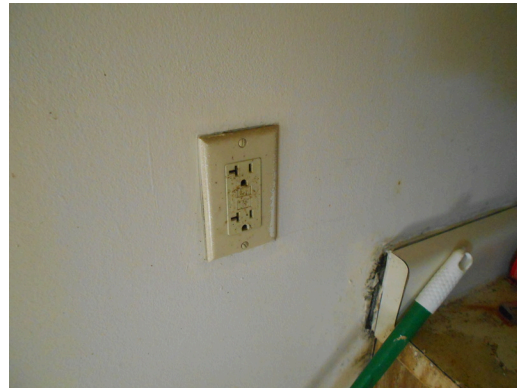
Unit E - 1bed/1bath, vacant - Electrical panel



Update- Unit D - 1bed/1bath, vacant - Electrical Panel



Update- Unit C - 1bed/1bath, occupied - 2nd Floor- Whole in drywall



Unit D - 1bed/1bath, vacant - Kitchen GFCI



Unit F - 1bed/1bath - Bathroom GFCI



Electrical Panel

ASSESSMENT / RECOMMENDATION

Apartment units' circuit breaker panels and electrical devices are obsolete and require 3-year modernization.

3.5 ELEVATORS

Elevator Summary

Elevator/ Escalator ID	Type	Brand	Capacity	Floors/ Stops	Install/ Modernize Date	Action	Condition
N/A	N/A	N/A	N/A	N/A	N/A	NA	Not applicable

Elevator Inspection

Elevators/ Escalators	Inspection/ Certificate Type	Last Inspection/ Certification Date	Inspection Entity	Action	Condition
Elevators	Annual		N/A	NA	Not applicable

ASSESSMENT / RECOMMENDATION

There are no elevators at the subject property.

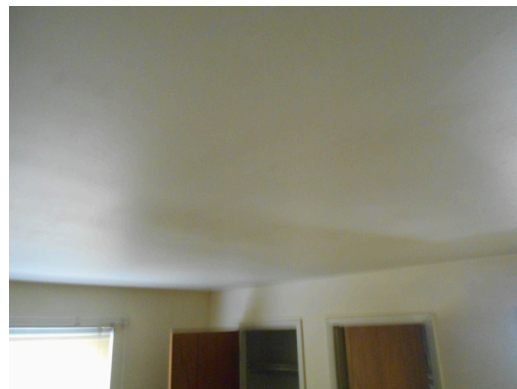
3.6 LIFE & FIRE SAFETY

Item	Description	Condition	Action
Fire Suppression Systems	Not applicable	Not applicable	NA
Fire Suppression System Inspection Date	Not applicable	Not applicable	NA
Other Equipment and Devices	Hard-wired smoke detectors with battery back-up in stairwell, tamper proof battery detectors in the Living areas. No smoke detectors in bedrooms CO Detectors	Poor	IM
Fire Extinguishers	Not applicable	Not applicable	NA
Fire Alarms	Not applicable	Not applicable	NA
Fire Alarm Inspection Date	Not applicable	Not applicable	NA
Fire Hydrants	Not applicable	Not applicable	NA
Fire Egress Stairs	Not applicable	Not applicable	NA

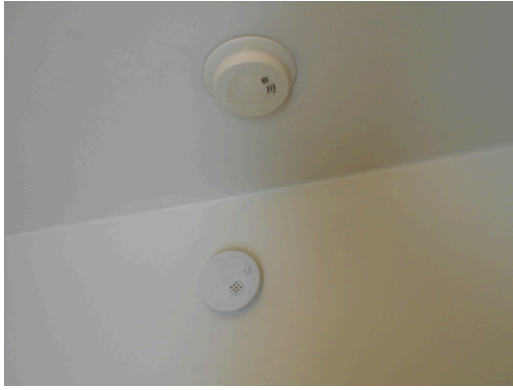
Photographs



Unit D - 1bed/1bath, vacant - Smoke detector and CO detector



Unit D - 1bed/1bath, vacant - Bedroom ceiling, no smoke detector



Stairwell smoke detector



Stairwell smoke detector, hard wired

3.7 INTERIOR ELEMENTS

3.7.1 COMMON AREA INTERIOR ELEMENTS

Item	Description	Action	Condition
Fitness Center	Not applicable	NA	Not applicable
Club Room	Not applicable	NA	Not applicable
Business Center	Not applicable	NA	Not applicable
Common Area Kitchen	Not applicable	NA	Not applicable
Common Area Laundry	Not applicable	NA	Not applicable

3.7.2 DWELLING UNIT INTERIOR ELEMENTS

- Four of the six dwelling units were observed with gypsum board (drywall) in poor condition (the other two units, one vacant and one occupied, need select repairs). The drywall as observed with areas of extensive damage/cracking/separating/holes and water damage from various sources as well as replacing plumbing lines. As a result, the drywall in the five units is need of replacement and painting with the sixth needing repairs caused by the plumbing line replacement.
- Carpet was noted to be at or exceeding the assigned EUL. Replacement of the carpet with VCT is recommended.
- Five of the six dwelling units flooring was observed to be in poor condition with areas of missing/damaged vinyl tiles and replacement of plumbing pipes. Replacement of the VCT flooring in the five units is recommended.
- Painting of all ceilings and walls of the dwelling units as a result from gypsum board replacement/repairs and repairs due to plumbing pipe replacement.
- Mirrors were observed in poor condition and need to be replaced.
- The range hoods were observed in fair to poor condition and replacement is recommended.

Unit Finishes

Item	Description	Action	Condition
Carpet	Residential grade carpet	IM	Poor
Resilient Flooring (vinyl)	Vinyl tile	IM	Poor
Other	Not applicable	NA	Not applicable
Walls	Gypsum board with painted finish	IM	Poor
Ceilings	Gypsum board with painted finish	IM	Poor
Window Coverings	Window blinds are provided	R&M	Fair

Photographs



Unit D - 1bed/1bath, vacant - Living area



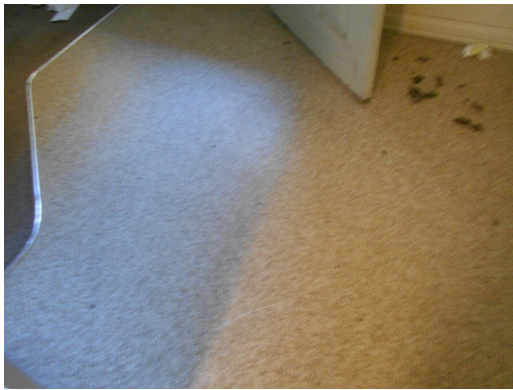
Unit D - 1bed/1bath, vacant - Kitchen



Unit E - 1bed/1bath, vacant - Living area



Unit E - 1bed/1bath, vacant - Living area kitchen



Unit E - 1bed/1bath, vacant - Vinyl tile flooring



Update- Unit A - 1bed/1bath, vacant - Bathroom- Ceiling mold



Update- Unit A - 1bed/1bath, vacant - Bathroom- Ceiling mold



Update- Unit A - 1bed/1bath, vacant - Bathroom- Wall mold



Update- Unit A - 1bed/1bath, vacant - Dining Room- Replace damaged VCT



Update- Unit A - 1bed/1bath, vacant - Kitchen



Update- Unit A - 1bed/1bath, vacant -Bedroom- Replace water damaged carpet



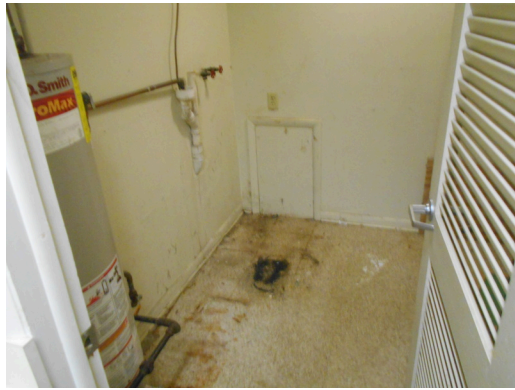
Update- Unit A - 1bed/1bath, vacant -Bedroom- Replace water damaged carpet



Update- Unit A - 1bed/1bath, vacant -Laundry Room- Water damage and mold



Update- Unit B - 1bed/1bath, vacant - 2nd Floor- Laundry Room- Damaged VCT flooring



Unit E - 1bed/1bath, vacant - Mechanical closet



Update- Unit A - 1bed/1bath, vacant - Dining Room- Replace damaged VCT



Update- Unit A - 1bed/1bath, vacant -Living Room- Replace Carpet



Update-Unit C - 1bed/1bath, occupied - 2nd Floor- Kitchen- Drywall cracked



Update-Unit C - 1bed/1bath, occupied - 2nd Floor- Kitchen- Drywall cracked



Update-Unit D - 1bed/1bath, vacant- Living Room



Update- Unit A - 1bed/1bath, vacant -
Kitchen- Replace older cabinet



Update- Unit A - 1bed/1bath, vacant - Living
Room- Closet- Mold



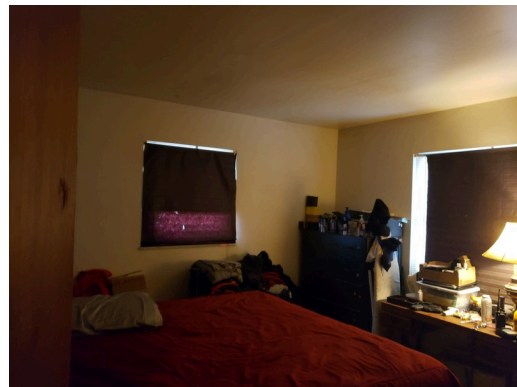
Update- Unit A - 1bed/1bath, vacant - Living
Room- Mold/ water damage



Update- Unit A - 1bed/1bath, vacant - Living
Room- Mold/ water damage



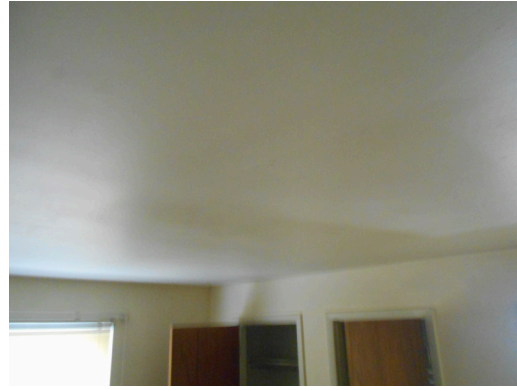
Update- Unit B - 1bed/1bath, vacant - 2nd
Floor- Living Room- Older Carpet



Update- Unit C - 1bed/1bath, occupied - 2nd
Floor- Bedroom



Unit D - 1bed/1bath, vacant - Bedroom 1



Unit D - 1bed/1bath, vacant - Bedroom ceiling, no smoke detector



Unit E - 1bed/1bath, vacant - Bathroom



Unit F - 1bed/1bath - Kitchen



Unit F - 1bed/1bath - Bathroom ceiling



Unit A - 1bed/1bath, vacant -



Unit A - 1bed/1bath, vacant -



Stairwell smoke detector, hard wired

Appliances

Item	Description	Action	Condition
Refrigerators	Units vary in age and condition	R&M	Good/Fair
Ranges	Units vary in age and condition	R&M	Good/Fair
Range hoods	Units vary in age and condition	IM	Poor
Dishwashers	Not applicable	NA	Not applicable
Microwaves	Not applicable	NA	Not applicable
Garbage Disposals	Not applicable	NA	Not applicable
Dryers	Not applicable	NA	Not applicable
Washers	Not applicable	NA	Not applicable
Washer/Dryer Connection	Each unit has a washer/dryer connection	R&M	Good

Photographs



Unit D - 1bed/1bath, vacant - Kitchen



Unit D - 1bed/1bath, vacant - Kitchen overhead



Unit E - 1bed/1bath, vacant - Kitchen stove and overhead, no wall shield



Unit F - 1bed/1bath - Kitchen



Unit F - 1bed/1bath - Kitchen range, no wall shield



Unit F - 1bed/1bath - Kitchen range overhead shield

Cabinets & Fixtures

Item	Description	Action	Condition
Kitchen Sink & Countertop	Plastic laminated particle board	IM/RR	Fair/Poor
Bathroom Sink and Countertop	Plastic laminated particle board	IM/RR	Fair/Poor
Kitchen Cabinetry	Wood frame with solid wood doors	IM/RR	Fair/Poor
Bathroom Cabinetry	Wood frame with solid wood doors	IM/RR	Fair/Poor
Bathtub/Shower and Enclosure	Fiberglass bathtub with fiberglass tub surround	IM/RR	Fair/Poor
Toilet	Tank top toilet with large capacity tank	IM/RR	Fair/Poor
Accessories	Towel bars	IM/RR	Fair/Poor
	Wall mounted mirror		

Photographs



Unit E - 1bed/1bath, vacant - Living area kitchen



Unit E - 1bed/1bath, vacant - Kitchen sink



Unit E - 1bed/1bath, vacant - Bathroom



Unit E - 1bed/1bath, vacant - Bathroom



Unit F - 1bed/1bath - Kitchen



Unit F - 1bed/1bath - Kitchen sink



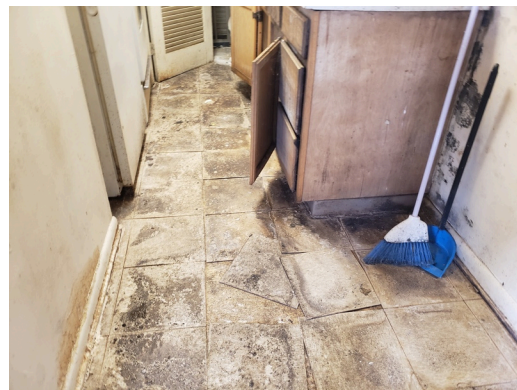
Update- Unit A - 1bed/1bath, vacant - Bathroom- Vanity Interior



Unit F - 1bed/1bath - Bathroom



Update- Unit A - 1bed/1bath, vacant - Bathroom- Wall mold



Update- Unit A - 1bed/1bath, vacant - Dining Room- Replace damaged VCT



Update- Unit A - 1bed/1bath, vacant - Kitchen



Update- Unit A - 1bed/1bath, vacant - Kitchen- Replace older cabinet



Update- Unit A - 1bed/1bath, vacant -
Kitchen- Replace older cabinet



Update- Unit A - 1bed/1bath, vacant -
Kitchen- Replace older sink



Update-Unit B - 1bed/1bath, vacant - 2nd
Floor- Bathroom- Vanity



Update- Unit B - 1bed/1bath, vacant - 2nd
Floor- Kitchen- Older Cabinet



Update- Unit D - 1bed/1bath, vacant -
Kitchen- Cabinet Older



Update- Unit D - 1bed/1bath, vacant -
Kitchen- Cabinet Older



Update- Unit A - 1bed/1bath, vacant - Bathroom- Strong water pressure



Update- Unit A - 1bed/1bath, vacant - Kitchen- Replace older cabinet



Update- Unit B - 1bed/1bath, vacant - 2nd Floor- Kitchen Pipes



Update- Unit B - 1bed/1bath, vacant - 2nd Floor- Kitchen- Damaged Flooring



Update- Unit B - 1bed/1bath, vacant - 2nd Floor- Kitchen- Poor Water Flow



Update- Unit C - 1bed/1bath, occupied - 2nd Floor- Kitchen



Update- Unit D - 1bed/1bath, vacant - Kitchen



Update- Unit D - 1bed/1bath, vacant - Kitchen- Sink



Unit D - 1bed/1bath, vacant - Bathroom

3.7.2.1

The six dwelling unit kitchen cabinets/tops and vanities/tops were observed to be in poor condition and near or at the end of the estimated useful life (EUL). The units were observed with broken /missing hardware, delaminating doors/drawers, rotted bottoms of cabinet bases and countertops that were observed damaged. Replacement of the cabinets and tops in the units is recommended. All cabinets and tops in the dwelling units will need to be removed during the plumbing pipe replacement.

4.0 ADDITIONAL CONSIDERATIONS

4.1 MOISTURE AND MICROBIAL GROWTH

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities). However, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line PNA.

AEI conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

AEI observed interior areas of the subject property building(s) in order to identify the presence of mold. During the on-site reconnaissance, the following obvious visible signs of mold growth or conditions conducive for suspect mold growth were observed:

Location	Material Affected	Condition	Size of Area Affected
Unit A- Kitchen, living room and closet	Drywall	Poor	15 SF
Unit D- Dining room and closet	Drywall	Poor	10 SF

Please refer to the appendices for related photographs.

Although typically not included in the scope of work for a Phase I ESA, the presence of the suspect mold identified may pose a health and safety concern to any subsequent occupants and/or construction workers during future renovation activities. Based upon the amount of suspect fungal growth observed, AEI recommends clean-up of visible, suspect mold be conducted within the affected area, which should include but not be limited to the following:

- Remediation/cleanup using a mold cleaning solution and mild disinfectant by appropriate personnel utilizing appropriate PPE and engineering controls.
- Disposal of all suspected mold affected building materials that may not be cleaned, as well as used disposable PPE gloves and masks, in sealed plastic bags.
- Repairs to prevent or correct the source of the water damage should also be performed.

AEI's remediation recommendations are based upon accepted guidelines determined by the American Conference of Industrial Hygienists (ACGIH), New York City Department of Health (NYCDOH), and Environmental Protection Agency (EPA).

In addition, in order to assist on-site staff with proper methods of mold growth evaluation and remediation, as well as proper training for on-site maintenance personnel, it would be prudent for the property owner to implement a Mold/Moisture Plan (MMP).

ASSESSMENT / RECOMMENDATION

No repair or reserve funding is recommended at this time.

4.2 PEST MANAGEMENT

As part of the site and property assessment, AEI conducted limited, visual, non-intrusive observations to ascertain if there was evidence of wood destroying organism (WDO) activity on the physical structures at the Property during our site visit. Our WDO assessment process included visual observation of select interior and exterior building systems for noticeable signs of WDO activity, such as damaged or deteriorated wood, noticeable remnants of deceased WDO's (termites, beetles, ants, bees, etc.), and applying hand pressure (with a hard object tool) to reachable areas where these types of organisms generally attack to determine if there is any hidden damage to such surfaces (surfaces generally limited to trim work along baseboards and around windows).

Our WDO assessment process also included a limited visual and physical assessment of easily accessible and observable site conditions. The visual assessment included looking for noticeable signs of WDO activity on the Property, such as mud tubes on walls, round or oval holes, mounded soil around building perimeters, trace insect residue, and damaged wood. Our observations of exterior materials also include the application of hand pressure to reachable areas where these types of organisms generally attack, to determine if there is any hidden damage to such surfaces. This information is provided incidental to our standard PNA assessment. WDO observations, conducted by AEI, are not intended, and may not be interpreted as a professional pest inspection, and AEI makes no representation or warranty as to these activities or observations.

Our WDO assessment did not identify any unusual problems or concerns related to WDO activity on the property.

ASSESSMENT / RECOMMENDATION

No unusual problems or concerns with termites or wood destroying organisms were reported or observed.

No repair or reserve funding is recommended at this time.

4.3 SEISMIC ZONE

AEI reviewed the property location in order to determine whether or not the site is located in an area that may constitute a seismic hazard as determined by the ASCE/SEI Standard ASCE 41-13 "Seismic Evaluation and Retrofit of Existing Buildings. The determination employs output from design mapping with data provided from the US Geological Survey.

Per HUD MAP Guide (revised March 19, 2021), any detached or semi-detached structure where the calculated Design Earthquake Spectral Response Acceleration Parameter (S_{X5}) is less than .400g and any building where both Design Earthquake Spectral Response Acceleration Parameters (S_{X5} and S_{X1}) are less than .330g and .133g respectively, a detailed seismic hazard and building performance analysis is not required.

The values for S_{X5} and S_{X1} have been provided as output from a Design Maps Summary Report as derived from current USGS data.

A copy of the USGS data is included in the USGS Design Maps Appendix.

The value for S_{X5} was calculated at LESS than 0.330g.

The value for S_{X1} was calculated at LESS than 0.133g.

ASSESSMENT / RECOMMENDATION

There are no further recommendations.

4.4 WIND ZONE

AEI reviewed the property location in order to determine the wind zone in which the property is located. The Design Wind Speed measuring criteria are consistent with ASCE 7-05. Our judgement is that the property is located in Wind Zone IV.

Wind Zones are defined as follows:

Zone I (130 MPH)

Zone II (160 MPH)

Zone III (200 MPH)

Zone IV (250 MPH)

Special Wind Zone

Hurricane Susceptible Zone

4.5 FLOOD PLAIN

AEI reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 39113C0168E, dated 01/06/2005, this property is located within Flood Zone X (Shaded).

Flood Zones are described as follows:

Flood Zone A, defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined.

Flood Zone AE, defined as an area of 100-year flood; base flood elevation determined.

Flood Zone B, defined as an area between limits of the 100-year flood and 500-year flood; an area subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or an area protected by levees from the base flood.

Flood Zone C, defined as an area of minimal flooding.

Flood Zone D, defined as an area of undetermined, but possible flood hazards.

Flood Zone V, defined as an area of 100-year flood with velocity (wave action); base flood elevations and flood hazard factors not determined.

Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100- year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.

Flood Zone X (non-shaded area), defined as an area outside the 500-year flood plain.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

4.6 KNOWN PROBLEMATIC BUILDING MATERIALS

The following list of Known Problematic Building Materials has been developed by Fannie Mae and is typically referenced in CNA reports as a general summary of systems or organisms that have been part of a manufacturer recalled or have been specifically identified as problematic. If these items are identified through reports or observation, the topic will be further discussed in the report sections listed in the following table:

Red Flag Material or System	Identified	Action Recommended
Fire Retardant Treated Plywood (FRTP)	No	Not applicable
Compressed Wood or Composite Board Siding	No	Not applicable
Exterior Insulation and Finishing (EIFS)	No	Not applicable
Problem Drywall (aka "Chinese Drywall")	No	Not applicable
Unit electrical capacity less than 60 amps	No	Not applicable
Electrical Overload Protection - Fused Subpanels	No	Not applicable
Federal Pacific Electric Stab-Lok panels	No	Not applicable
Polybutylene Water Distribution Lines	No	Not applicable
Galvanized Steel Water Distribution Lines	No	Not applicable
Recalled fire sprinkler heads (Central, Omega, Gem, Star)	No	Not applicable
Recalled Cadet Brand Electric in-Wall Heaters	No	Not applicable
Recalled General Electric / Hotpoint dishwashers	No	Not applicable
Microbial Growth	Yes	Repair
Wood Destroying Organisms	No	Not applicable

5.0 DOCUMENT REVIEW & INTERVIEWS

5.1 DOCUMENTS REVIEWED

Document	Source / Author	Date
Pre-Survey Questionnaire	Not provided	NA
Construction Drawings	Not provided	NA
ALTA Survey	Not provided	NA
Historical Capital Schedule	Not provided	NA
Rent Roll	Not provided	NA

5.2 INTERVIEWS

Contact Name	Contact Title	Contact Phone	Information Source Provided
Angela Stearns	Senior Manager	937-910-7625	Provided site related documentation
Kurt Beck	Maintenance Supervisor	Not provided	Provided interview and conducted the site visit

5.3 BUILDING CODE COMPLIANCE

AEI requested a record of open violations on file for the Property from the City of Dayton Building Department.

As of the date of this report, a written response has not been provided. AEI will continue to follow-up with the respective parties and will forward information received separately as soon as it has been received.

5.4 FIRE CODE COMPLIANCE

AEI requested a record of open violations on file for the Property from the City of Dayton Fire Department.

Dayton Fire Department does not have any inspection records for this property.

5.5 ZONING COMPLIANCE

The property is zoned MR-5 and based on online research the property is a legal conforming use.

5.6 HUD REAL ESTATE ASSESSMENT CENTER (REAC) INSPECTION

AEI was not provided with a copy of the most recent REAC inspection for review. Therefore, it is recommended that the owner provide a copy of the most recent REAC inspection for review.

6.0 ACCESSIBILITY & INTRUSIVE EXAMINATIONS

6.1 ACCESSIBILITY

Determination of ADA, UFAS, FHA Applicability

Application	Yes/No	Definition
Age: Was this property constructed after July 1992? (ADAAG Question)	No	Under Title III of the ADA, all "new construction" (construction, modification, or alterations) after the effective date of the ADA (approx. July 1992) must be fully compliant with the ADAAG.
Use: Does the property feature areas of public accommodation? (ADAAG Question)	No	A public accommodation is a private entity that owns, operates, leases, or leases to a place of public accommodation. Places of public accommodation include restaurants, hotels, theaters, doctor's offices, pharmacies, retail stores, museums, libraries, parks, private schools, and day care centers, and entities that offer certain examinations and courses related to educational or occupational certification.
Use: Is the property classified as a historic structure? (ADAAG Question)	No	Properties listed or are eligible for listing in the National Register of Historic Places or properties designated as historic under state or local law should comply to the "maximum extent feasible" unless the changes would destroy the historic significance of a feature of the building.
Use: Is the property classified as a private club or religious structure? (ADAAG Question)	No	Properties classified as such are exempt from complying with the ADAAG.
Use: Does the property plan a significant renovation that is at least 20% of the value of the building? (If so, the renovation budget should include upgrades to correct all ADA issues). (ADAAG Question)	Yes	Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement in structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.
Use: Does the property feature federal financial assistance? (UFAS Question)	Yes	Section 504 of the Rehabilitation Act of 1973 states: No otherwise qualified individual with a disability in the United States. . .shall, solely by reason of her or his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service. (29 U.S.C. 794). This means that Section 504 prohibits discrimination on the basis of disability in any program or activity that receives financial assistance from any federal agency, including the U.S. Department of Housing

Application	Yes/No	Definition
		and Urban Development (HUD) as well as in programs conducted by federal agencies including HUD.
Age: Was this property constructed prior to July 11, 1988? (UFAS Question)	Yes	While UFAS is still applicable for all project based properties; HUD has allowed for load bearing wall, financial, and administrative burden exceptions to retroactively achieving UFAS compliance.
Age: Was this property constructed after March 13, 1991? (FHA Question)	No	Multi-family properties constructed after March 13, 1991 should be in compliance with the Fair Housing Act Accessibility Guidelines. There are select exceptions.
Age: Was this property provided original building permits after June 15, 1990? (FHA Question)	No	Buildings where the last building permit was issued on or before June 15, 1990 are not covered by the design and construction requirements. Even if the last building permit was issued after June 15, 1990, if the property was occupied before March 13, 1991, it is not covered. HUD adopted these dates to allow time for the requirements to be considered during the design and construction phase of new properties.

Abbreviated Screening Checklist for ADAAG Compliance

	Building History	Yes	No	N/A	Comments
1.	Has an ADA survey previously been completed on the property?		✓		No previous ADA Survey for the property was provided or reported.
2.	Have any ADA improvements been made to the property?		✓		
3.	Does a Transition Plan / Barrier Removal Plan exist for the property?		✓		
4.	Has building ownership or management received any ADA-related complaints that have not been resolved?		✓		
5.	Is any litigation pending related to ADA issues?		✓		

Parking

1.	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			✓	6 total spaces 0 designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?			✓	
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?			✓	
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			✓	
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			✓	

Building History		Yes	No	N/A	Comments
6.	If required does signage exist directing you to accessible parking and an accessible building entrance?			✓	
Ramps					
1.	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less) Please note shorter ramps can be more steep than 1:12 if rise is less than 6-inches.			✓	
2.	Are ramps that appear longer than 6 ft complete with railings on both sides?			✓	
3.	Does the width between railings appear to be at least 36 inches?			✓	
4.	Are the cross slopes less steep than 1:48?			✓	
5.	Do the ramp runs rise no more than 30-inches?			✓	
6.	Are there level landings at the bottom and top of the ramp runs?			✓	
Entrances/Exits					
1.	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?			✓	There are no public areas of the property.
2.	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3.	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?			✓	
Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?			✓	
2.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?			✓	
3.	Is there a path of travel that does not require the use of stairs?			✓	
Elevators					
1.	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			✓	
2.	Are there visual and audible signals inside cars indicating floor change?			✓	
3.	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			✓	

Building History		Yes	No	N/A	Comments
4.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✓	
5.	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			✓	
6.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	

Toilet Rooms

1.	Are common area public restrooms located on an accessible route?			✓	
2.	Are pull handles push/pull or lever type?			✓	
3.	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			✓	
4.	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" • turning diameter)?			✓	
5.	Are toilet stall doors wheelchair accessible (appear to be at least 32" • wide)?			✓	
6.	Are grab bars provided in toilet stalls?			✓	
7.	Are sinks provided with clearance for a wheelchair to roll under?			✓	
8.	Are sink handles operable with one hand without grasping, pinching or twisting?			✓	
9.	Are exposed pipes under sink sufficiently insulated against contact?			✓	

Pools

1.	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2.	How many accessible access points are provided to each pool/spa? Provide number in comment field.			✓	

Abbreviated Screening Checklist for UFAS Compliance

Building History		Yes	No	N/A	Comments
Common Area Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair?			✓	
2.	Do the common laundry rooms have a front controlled washing machine?			✓	
3.	Is there a path of travel that does not require the use of stairs to get to all common areas?			✓	The only common area is a stairwell leading to the 2nd floor units.

Building History		Yes	No	N/A	Comments
Play Area					
1.	Are the common area playgrounds accessible by wheelchair?			✓	
Designated Handicapped Dwelling Units					
1.	Do the unit entrance doors as well as the bathroom and bedroom doors feature 32" clear openings and low entrance thresholds for wheelchair access?			✓	There are no designated handicap units at this property.
2.	Do all accessible doors have adequate space provided at latch side of door (see UFAS Figure 25)?			✓	
3.	Are exterior balconies/decks <1/2" below interior floor level?			✓	
4.	Are all switches, controls and outlets located at between 15" and 54" above floor			✓	
5.	Accessible Kitchens: Is a 30x48 clear space provided at range/cooktop as well as front controls?			✓	
6.	Accessible Kitchens: Is 40" clearance provided between counters, cabinets, walls, or appliances and opposing item. Is a 60" turning radius available in U-shaped kitchens if sink or range/cooktop is located at base of U? Are the sinks roll-under for a 30"x48" forward approach?			✓	
7.	Accessible Kitchens: Are the countertops and sinks lowered from 36" to approximately 34"?			✓	
8.	Accessible Bathrooms: Do the bathrooms feature adequate clear floor space to each of the fixtures?			✓	
9.	Accessible Bathrooms: Do the bathrooms feature accessible accessories (levered hardware, shower hoses, shower chairs or benches, lowered mirrors etc)?			✓	

Abbreviated Screening Checklist for FHA Compliance

Building History		Yes	No	N/A	Comments
Fair Housing Act Accessibility Review					
1.	Requirement 1. Are there accessible building entrances on an accessible route? All covered multifamily dwellings must have at least one accessible building entrance on an accessible route unless it is impractical to do so because of the terrain or unusual characteristics of the site.			✓	
2.	Requirement 2. Are the public and common use areas accessible? Covered housing must have accessible and			✓	

Building History	Yes	No	N/A	Comments
usable public and common-use areas. Public and common-use areas cover all parts of the housing outside individual units. They include -- for example -- building-wide fire alarms, parking lots, storage areas, indoor and outdoor recreational areas, lobbies, mailrooms and mailboxes, and laundry areas.				
3. Requirement 3. Are the doors "Usable" (usable by a person in a wheelchair)? All doors that allow passage into and within all premises must be wide enough to allow passage by persons using wheelchairs (32-inch nominal clearance).			✓	
4. Requirement 4. Is there an accessible route into and through the dwelling unit? There must be an accessible route into and through each covered unit.			✓	
5. Requirement 5. Are the light switches, electrical outlets, thermostats and other environmental controls in accessible locations? Light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations.			✓	
6. Requirement 6. Are there reinforced walls in bathrooms for later installation of grab bars? Reinforcements in bathroom walls must be installed, so that grab bars can be added when needed. The law does not require installation of grab bars in bathrooms.			✓	
7. Requirement 7. Are the kitchens and bathrooms "Usable"? Kitchens and bathrooms must be usable - that is, designed and constructed so an individual in a wheelchair can maneuver in the space provided.			✓	

RECOMMENDATIONS

ADAAG Concerns:

- As there are not public areas of the property, ADAAG does not apply.

UFAS/State Code Concerns:

- Section 504 of the Rehabilitation Act of 1973 is a Federal accessibility law that was enacted on June 2, 1988. Section 504 applies to multifamily properties that have 15 or more units. As the property features a total of 6 units, UFAS does not apply.

FHA Design Concerns:

The property was built before March 13, 1991 and therefore FHA Design does not apply.

6.2 INTRUSIVE EXAMINATIONS

6.2.1 SEWER INSPECTION

No sewer inspections were performed as part of this investigation.

6.2.2 ELECTRICAL INSPECTION

No electrical inspections were performed as part of this investigation.

6.3 OWNER PROPOSED IMPROVEMENTS

There are no additional owner proposed improvements beyond the line item scope-of-work presented and outlined herein.

7.0 OPINIONS OF PROBABLE COST

7.1 FINANCIAL RECAP

Replacement Reserve Summary Table

Replacement Reserve Schedule Term/Inflation Status	Replacement Reserve Schedule Summary Costs	Replacement Reserve Schedule Summary Costs/Per Unit Per Annum
1-10 Year Un-Inflated Costs	\$1	\$1
1-10 Year Inflated Costs	\$1	\$1
11-20 Year Un-Inflated Costs	\$1	\$1
11-20 Year Inflated Costs	\$1	\$1
1-20 Year Un-Inflated Costs	\$1	\$1
1-20 Year Inflated Costs	\$1	\$1

7.2 CRITICAL REPAIRS

7.3 NON-CRITICAL REPAIRS

7.4 REPLACEMENT RESERVES

7.5 PROPERTY INSURANCE SCHEDULE OF REPLACEMENT COST (HUD FORM 92329)

Replacement Cost Per Building

Building Identifier	Replacement Cost of Building Per SF	Source of Replacement Cost	Replacement Cost of Building
Apartment Building 1	\$222.39	RS MEANS	<u>\$1,034,113</u>

8.0 ASSESSOR QUALIFICATIONS

I understand that my Physical Needs Assessment will be used by Greater Dayton Premier Management to document to the U.S. Department of Housing and Urban Development and was prepared and reviewed in accordance with HUD requirements. I certify that my review was in accordance with the HUD requirements applicable on the date of my review and that I have no financial interest or family relationship with the officers, directors, stockholders, or partners of the Borrower, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.

I am under contract for this specific assignment (as Needs Assessor) and I have no other side deals, agreements, or financial considerations with the Client or others in connection with this transaction.

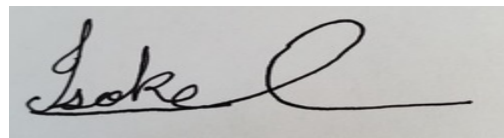
I hereby certify under penalty of perjury that all of the information I have provided on this form and in any accompanying documentation is true and accurate. I acknowledge that if I knowingly have made any false, fictitious, or fraudulent statement, representation, or certification on this form or on any accompanying documents, I may be subject to criminal, civil, and/or administrative sanctions, including fines, penalties, and/or imprisonment under applicable federal law, including but not limited to 12 U.S.C. § 1833a; 18 U.S.C. §§1001, 1006, 1010, 1012, and 1014; 12 U.S.C. §1708 and 1735f-14; and 31 U.S.C. §§3729 and 3802.

The site inspection was completed on October 27, 2022

A resume of the property evaluator and the senior reviewers are included in the appendix of this report.



Christopher Johnson, Assessment Project Manager



Isoke Craig, Assessment Project Manager



Jeb Bonnett, Senior Vice President - HUD Building Assessments



Scott Moyer, Senior Cost Estimator

A handwritten signature in black ink, appearing to be the initials 'RO' in a cursive, stylized font.

Roy Anderson PE, Vice President

Warning: Title 18 U.S.C. 1001, provides in part that whoever knowingly and willfully makes or uses a document containing any false, fictitious, or fraudulent statement or entry, in any manner in the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000 or imprisoned for not more than five years or both.

9.0 LIMITING CONDITIONS

Capital Needs Assessments performed by AEI Consultants are based upon, but not limited to, the scope of work outlined by ASTM Standard E2018-15. Our review of the subject property consisted of a visual inspection of the site, the structure(s) and the interior spaces. Technical Assessments were made based on the appearance of the improvements at the time of this Assessment. No destructive or invasive testing was included in the scope of this review.

The recommendations and conclusions presented as a result of this Assessment apply strictly to the time the Assessment was performed. Available documentation has been analyzed using currently accepted Assessment techniques and AEI believes that the inferences made are reasonably representative of the property.

No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted Assessment practices applicable at the time and location of the study.

This report should not be construed as technically exhaustive. This report does not warranty or guarantee compliance with any Federal, state or local statute, ordinance or regulation including but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. Local, state and federal regulations, and codes change significantly over time from when the subject property was developed and the subject building was constructed. The subject property and subject building may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

AEI Consultants has made reasonable efforts to properly assess the property conditions within the contracted scope of services; however, limitations during the assessment may be encountered.

AEI Consultants' findings and conclusions were based primarily on the visual assessment of the property at the time the site visit. In addition, the assessment value is based upon comparative judgments with similar properties in the property observer's experience. The Client is herewith advised that the conditions observed by AEI are subject to change. AEI's property observations included areas that were readily accessible without opening or dismantling secure areas or components. AEI's conclusions did not include any destructive or invasive testing, laboratory analysis, exploratory probing or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building system. According to the ASTM guidelines, a property condition assessment is intended to reduce the risk regarding potential building system and component failure. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful of the building system or components.

Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

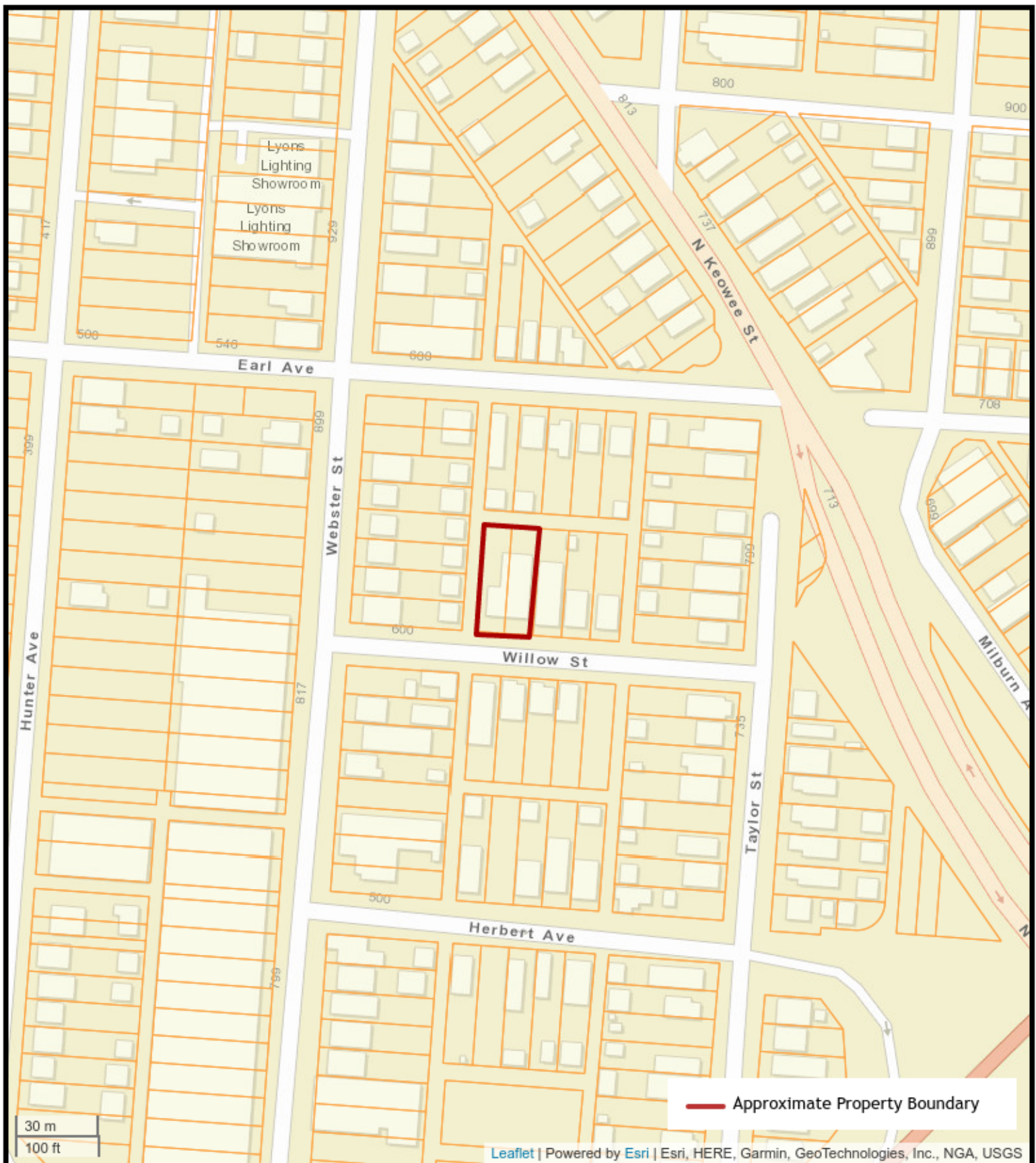
No destructive or invasive testing was included in the scope of this Assessment.

Limitations to AEI's standard site assessment protocol were encountered. Full access to the property was not made available due to the following circumstances:

Access to the attic spaces was not available at the time of the site visit

APPENDIX A

Street Map and Aerial Photo



30 m
100 ft

— Approximate Property Boundary

Leaflet | Powered by Esri | Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS



STREET MAP

619 Willow Street, Dayton, Ohio 45404
AEI Project Number: 468945





— Approximate Property Boundary

Leaflet | Powered by Esri | Maxar, Microsoft



AERIAL PHOTO

619 Willow Street, Dayton, Ohio 45404
AEI Project Number: 468945



APPENDIX B

Update Photo Documentation



1. Update- Unit A - 1bed/1bath, vacant -



2. Update- Unit A - 1bed/1bath, vacant -
Bathroom- Ceiling mold



3. Update- Unit A - 1bed/1bath, vacant -
Bathroom- Ceiling mold



4. Update- Unit A - 1bed/1bath, vacant -
Bathroom- Ceiling mold



5. Update- Unit A - 1bed/1bath, vacant - Bathroom- Plumbing



6. Update- Unit A - 1bed/1bath, vacant - Bathroom- Strong water pressure



7. Update- Unit A - 1bed/1bath, vacant - Bathroom- Vanity Interior



8. Update- Unit A - 1bed/1bath, vacant - Bathroom- Wall mold



9. Update- Unit A - 1bed/1bath, vacant - Bathroom- Wall mold



10. Update- Unit A - 1bed/1bath, vacant - Bathroom- Wall mold



11. Update- Unit A - 1bed/1bath, vacant - Dining Room- Replace damaged VCT



12. Update- Unit A - 1bed/1bath, vacant - Dining Room- Replace damaged VCT



13. Update- Unit A - 1bed/1bath, vacant - electrical panel



14. Update- Unit A - 1bed/1bath, vacant - Entry Door



15. Update- Unit A - 1bed/1bath, vacant - Kitchen Mold



16. Update- Unit A - 1bed/1bath, vacant - Kitchen- Replace older cabinet



17. Update- Unit A - 1bed/1bath, vacant -Bedroom-
Replace water damaged carpet



18. Update- Unit A - 1bed/1bath, vacant -Bedroom-
Replace water damaged carpet



19. Update- Unit A - 1bed/1bath, vacant -Bedroom-
Replace water wall



20. Update- Unit A - 1bed/1bath, vacant -Living
Room- Replace Carpet



21. Update-Unit A - 1bed/1bath, vacant - Furnace



22. Update-Unit A - 1bed/1bath, vacant -Laundry Room- Furnace- Rusty Pipes



23. Update-Unit A - 1bed/1bath, vacant -Laundry Room- Water damage ceiling



24. Update-Unit A - 1bed/1bath, vacant -Laundry Room- Water damage ceiling



25. Update-Unit B - 1bed/1bath, vacant - 2nd Floor- Bathroom- Vanity



26. Update-Unit C - 1bed/1bath, occupied - 2nd Floor-



27. Update-Unit C - 1bed/1bath, occupied - 2nd Floor- Bathroom- GFCI outlet



28. Update-Unit C - 1bed/1bath, occupied - 2nd Floor- Bathroom- vanity



29. Update-Unit C - 1bed/1bath, occupied - 2nd Floor- Furnace and water heater



30. Update-Unit C - 1bed/1bath, occupied - 2nd Floor- Kitchen



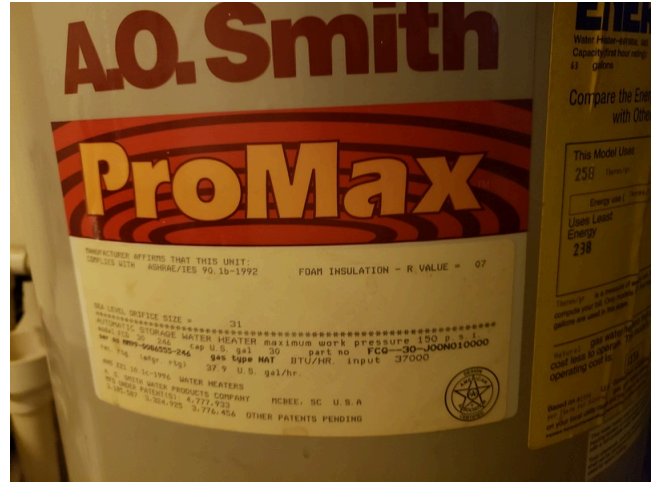
31. Update-Unit C - 1bed/1bath, occupied - 2nd Floor- Kitchen- Drywall cracked



32. Update-Unit C - 1bed/1bath, occupied - 2nd Floor- Kitchen- Drywall cracked



33. Update-Unit C - 1bed/1bath, occupied - 2nd Floor- Laundry room



34. Update-Unit C - 1bed/1bath, occupied - 2nd Floor- 30-Gal gas water heater, MFG 1999



35. Update-Unit D - 1bed/1bath, vacant - Bedroom



36. Update-Unit D - 1bed/1bath, vacant- Living Room



37. Update- Interior Stair



38. Update- Unit A - 1bed/1bath, vacant - Kitchen



39. Update- Unit A - 1bed/1bath, vacant - Kitchen



40. Update- Unit A - 1bed/1bath, vacant - Kitchen-
Replace older cabinet



41. Update- Unit A - 1bed/1bath, vacant - Kitchen-
Replace older cabinet



42. Update- Unit A - 1bed/1bath, vacant - Kitchen-
Replace older sink



43. Update- Unit A - 1bed/1bath, vacant - Living
Room- Closet- Mold



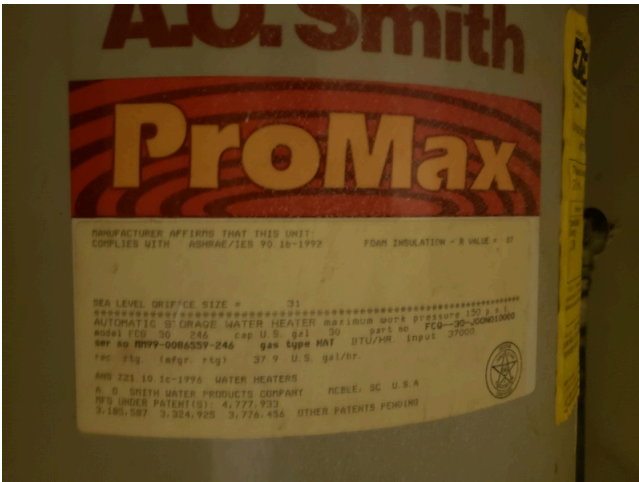
44. Update- Unit A - 1bed/1bath, vacant - Living
Room- Closet- Mold



45. Update- Unit A - 1bed/1bath, vacant - Living Room- Mold/ water damage



46. Update- Unit A - 1bed/1bath, vacant - Living Room- Mold/ water damage



47. Update- Unit A - 1bed/1bath, vacant -30-Gal gas water heater, MFG 1999



48. Update- Unit A - 1bed/1bath, vacant -Laundry Room- Mold



49. Update- Unit A - 1bed/1bath, vacant -Laundry Room- Water damage and mold



50. Update- Unit B - 1bed/1bath, vacant - 2nd Floor



51. Update- Unit B - 1bed/1bath, vacant - 2nd Floor- Bathroom



52. Update- Unit B - 1bed/1bath, vacant - 2nd Floor- Bedroom



53. Update- Unit B - 1bed/1bath, vacant - 2nd Floor- Furnace and Water Heater



54. Update- Unit B - 1bed/1bath, vacant - 2nd Floor- Kitchen Cabinets



55. Update- Unit B - 1bed/1bath, vacant - 2nd Floor- Kitchen Pipes



56. Update- Unit B - 1bed/1bath, vacant - 2nd Floor- Kitchen- Damaged Flooring



57. Update- Unit B - 1bed/1bath, vacant - 2nd Floor- Kitchen- Older Cabinet



58. Update- Unit B - 1bed/1bath, vacant - 2nd Floor- Kitchen- Poor Water Flow



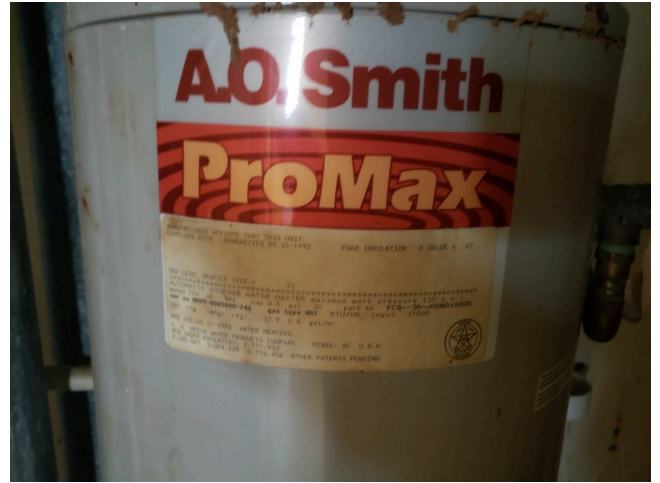
59. Update- Unit B - 1bed/1bath, vacant - 2nd Floor- Laundry Room- Damaged VCT flooring



60. Update- Unit B - 1bed/1bath, vacant - 2nd Floor- Living Room- Older Carpet



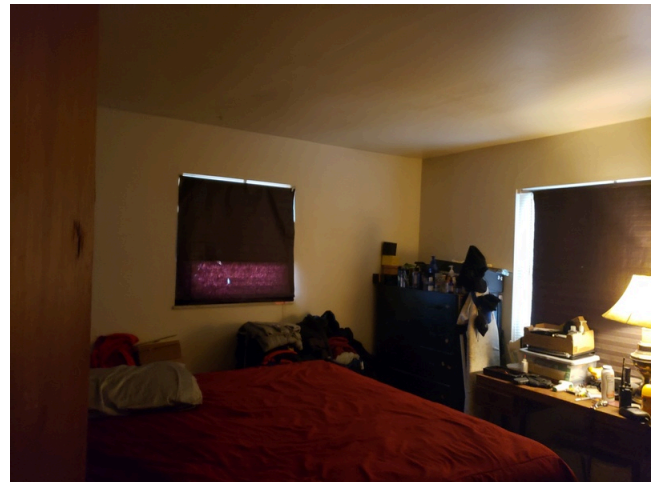
61. Update- Unit B - 1bed/1bath, vacant - 2nd Floor- Window



62. Update- Unit B - 1bed/1bath, vacant - 2nd Floor-30-Gal gas water heater, MFG 1996



63. Update- Unit C - 1bed/1bath, occupied - 2nd Floor



64. Update- Unit C - 1bed/1bath, occupied - 2nd Floor- Bedroom



65. Update- Unit C - 1bed/1bath, occupied - 2nd Floor- Living room



66. Update- Unit C - 1bed/1bath, occupied - 2nd Floor- Kitchen



67. Update- Unit C - 1bed/1bath, occupied - 2nd Floor- Whole in drywall



68. Update- Unit C - 1bed/1bath, vacant - 2nd Floor- Bathroom- Vanity



69. Update- Unit D - 1bed/1bath, vacant



70. Update- Unit D - 1bed/1bath, vacant - Bathroom



71. Update- Unit D - 1bed/1bath, vacant - Bathroom



72. Update- Unit D - 1bed/1bath, vacant - Bathroom- GFCI outlet



73. Update- Unit D - 1bed/1bath, vacant - Bathroom- Vanity



74. Update- Unit D - 1bed/1bath, vacant - Dining Room- Wall mold



75. Update- Unit D - 1bed/1bath, vacant - Electrical Panel



76. Update- Unit D - 1bed/1bath, vacant - Furnace



77. Update- Unit D - 1bed/1bath, vacant - Kitchen



78. Update- Unit D - 1bed/1bath, vacant - Kitchen-
Cabinet Older



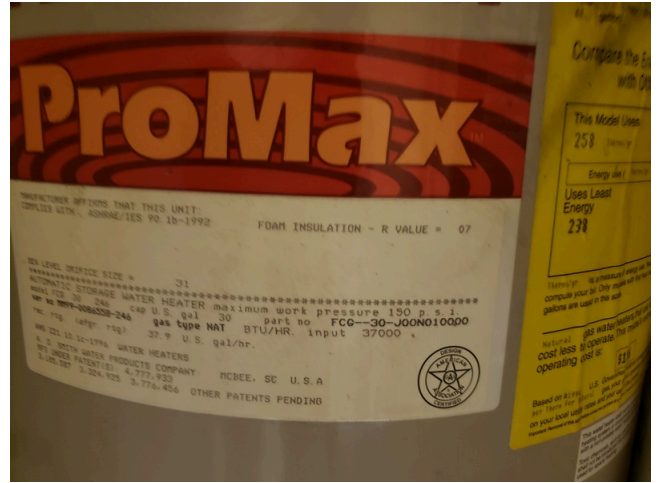
79. Update- Unit D - 1bed/1bath, vacant - Kitchen-
Cabinet Older



80. Update- Unit D - 1bed/1bath, vacant - Kitchen-
Sink



81. Update- Unit D - 1bed/1bath, vacant - Living Room- damaged wall



82. Update- Unit D - 1bed/1bath, vacant --30-Gal gas water heater, MFG 1999



83. Update- Unit D - 1bed/1bath, vacant -Living Room- Plumbing

APPENDIX C

Dwelling Unit Photo Documentation



1. Unit D - 1bed/1bath, vacant - Unit ID



2. Unit D - 1bed/1bath, vacant - Living area



3. Unit D - 1bed/1bath, vacant - Living area



4. Unit D - 1bed/1bath, vacant - Kitchen



5. Unit D - 1bed/1bath, vacant - Kitchen overhead



6. Unit D - 1bed/1bath, vacant - Mechanical closet, older water heater and furnace



7. Unit D - 1bed/1bath, vacant - Kitchen GFCI



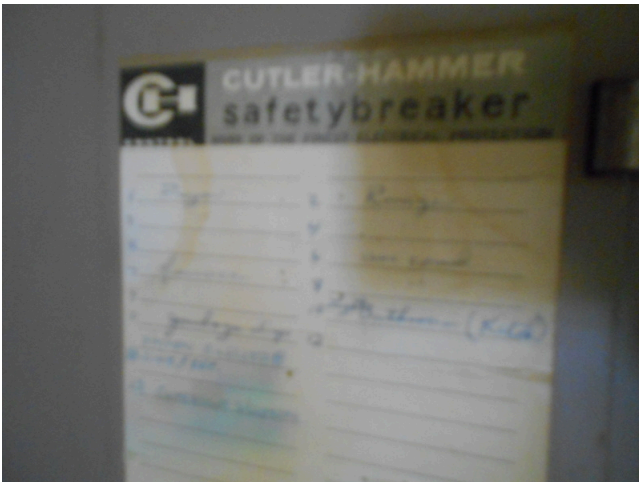
8. Unit D - 1bed/1bath, vacant - Smoke detector and CO detector



9. Unit D - 1bed/1bath, vacant - Bedroom 1



10. Unit D - 1bed/1bath, vacant - Electrical panel, older model



11. Unit D - 1bed/1bath, vacant - Electrical panel



12. Unit D - 1bed/1bath, vacant - Bathroom, older finishes and accessories



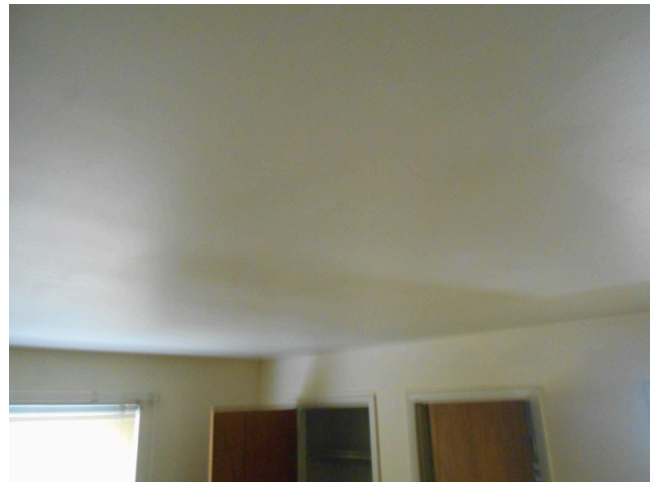
13. Unit D - 1bed/1bath, vacant - Bathroom



14. Unit D - 1bed/1bath, vacant - Bathroom



15. Unit D - 1bed/1bath, vacant - Bathroom ceiling



16. Unit D - 1bed/1bath, vacant - Bedroom ceiling, no smoke detector



17. Unit D - 1bed/1bath, vacant - Bedroom closets



18. Unit E - 1bed/1bath, vacant - Unit ID



19. Unit E - 1bed/1bath, vacant - Living area



20. Unit E - 1bed/1bath, vacant - Vinyl windows



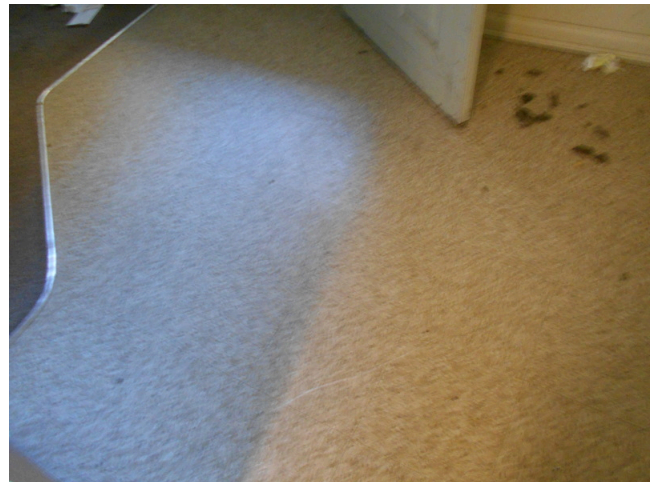
21. Unit E - 1bed/1bath, vacant - Vinyl windows



22. Unit E - 1bed/1bath, vacant - Living area



23. Unit E - 1bed/1bath, vacant - Living area
kitchen



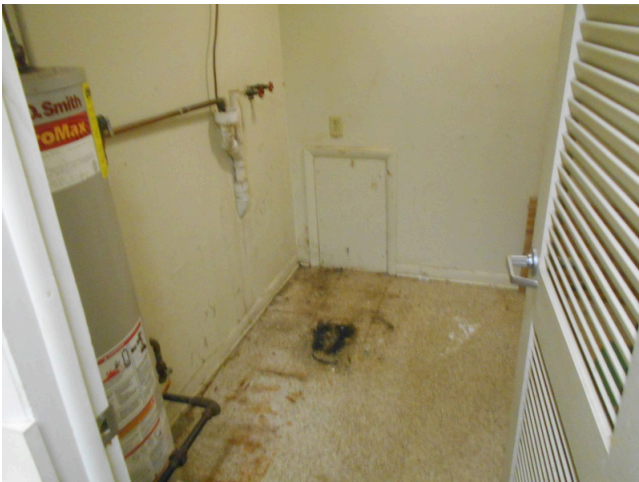
24. Unit E - 1bed/1bath, vacant - Vinyl tile flooring



25. Unit E - 1bed/1bath, vacant - Kitchen stove and overhead, no wall shield



26. Unit E - 1bed/1bath, vacant - Kitchen sink



27. Unit E - 1bed/1bath, vacant - Mechanical closet



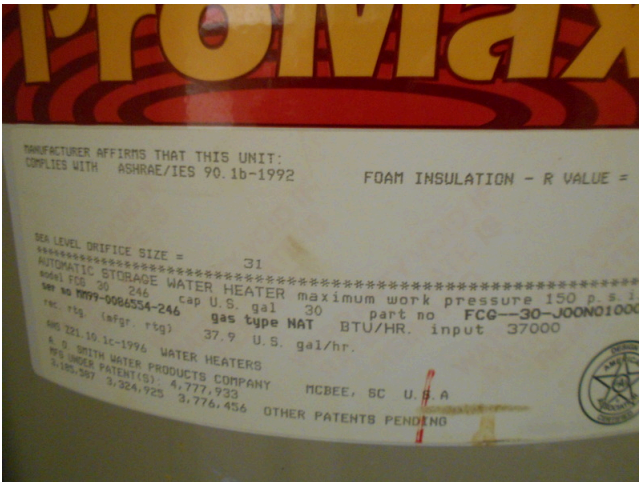
28. Unit E - 1bed/1bath, vacant - Mechanical closet furnace



29. Unit E - 1bed/1bath, vacant - Mechanical closet water heater



30. Unit E - 1bed/1bath, vacant - Mechanical closet water heater



31. Unit E - 1bed/1bath, vacant - Mechanical closet water heater, water heater from 1997



32. Unit E - 1bed/1bath, vacant - Bedroom



33. Unit E - 1bed/1bath, vacant - Electrical panel



34. Unit E - 1bed/1bath, vacant - Bathroom



35. Unit E - 1bed/1bath, vacant - Bathroom



36. Unit F - 1bed/1bath - Unit ID



37. Unit F - 1bed/1bath - Living area



38. Unit F - 1bed/1bath - Living area



39. Unit F - 1bed/1bath - Kitchen



40. Unit F - 1bed/1bath - Kitchen range, no wall shield



41. Unit F - 1bed/1bath - Kitchen range overhead



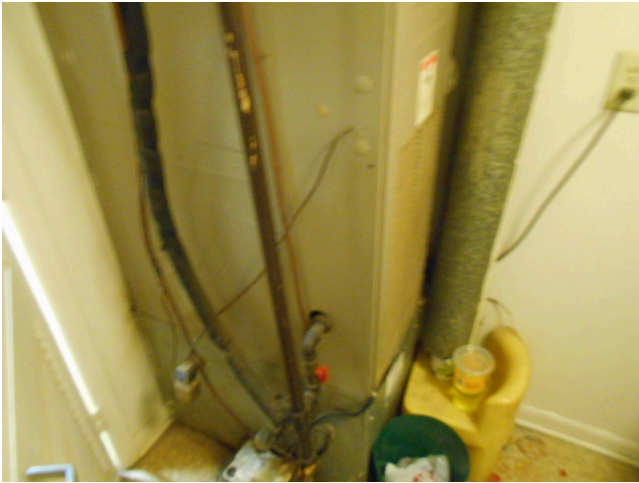
42. Unit F - 1bed/1bath - Kitchen sink



43. Unit F - 1bed/1bath - Mechanical closet



44. Unit F - 1bed/1bath - Mechanical closet



45. Unit F - 1bed/1bath - Mechanical closet furnace



46. Unit F - 1bed/1bath - Mechanical closet furnace



47. Unit F - 1bed/1bath - Mechanical closet furnace vent



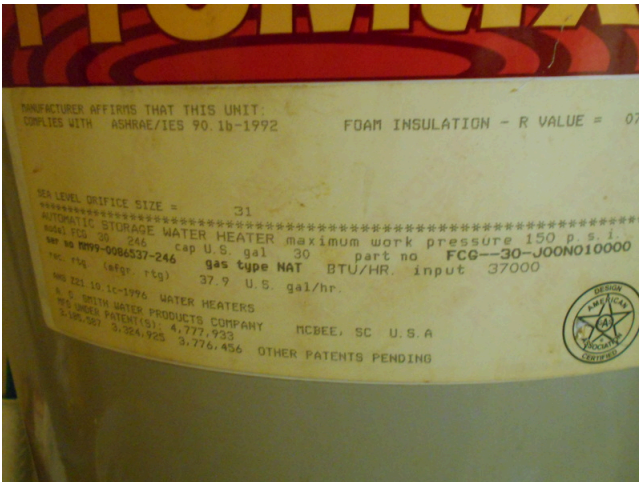
48. Unit F - 1bed/1bath - Mechanical closet furnace vent, hits with door swing



49. Unit F - 1bed/1bath - Mechanical closet furnace vent, hits with door swing



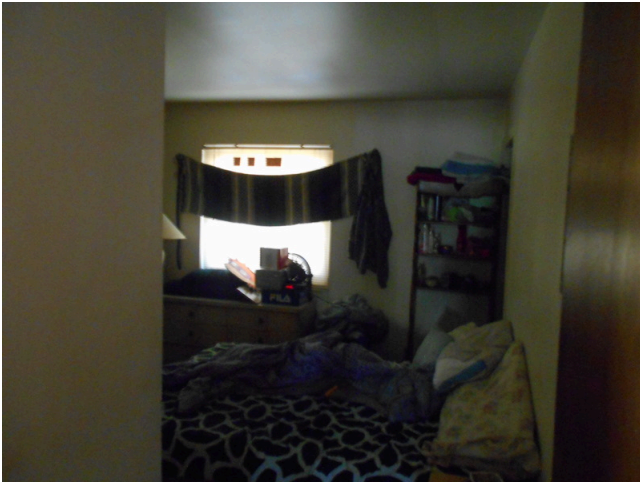
50. Unit F - 1bed/1bath - Mechanical closet water heater



51. Unit F - 1bed/1bath - Mechanical closet water heater



52. Unit F - 1bed/1bath - Mechanical closet water heater expansion tank



53. Unit F - 1bed/1bath - Bedroom



54. Unit F - 1bed/1bath - Bathroom



55. Unit F - 1bed/1bath - Bathroom



56. Unit F - 1bed/1bath - Bathroom GFCI



57. Unit F - 1bed/1bath - Bathroom tub



58. Unit F - 1bed/1bath - Bathroom ceiling

APPENDIX D

General Photo Documentation



1. Front facade



2. Stairwell entrance



3. Stairwell entrance



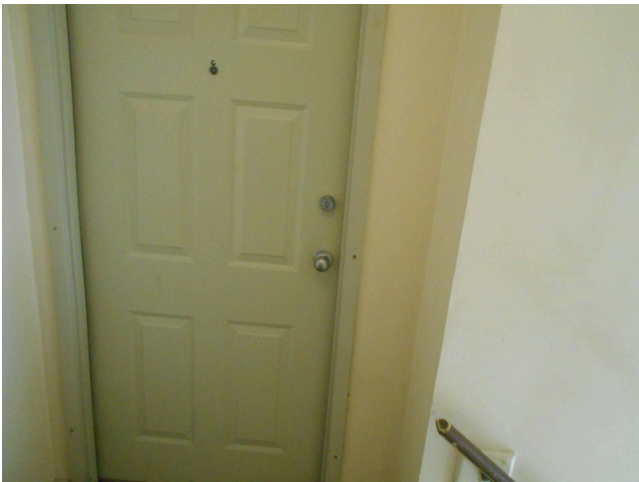
4. Stairwell



5. Stairwell



6. Stairwell, damaged stairs



7. 2nd floor units entrance



8. Stairwell



9. Stairwell smoke detector



10. Stairwell smoke detector, hard wired



11. Asphalt shingle roofing



12. Gutters



13. Electrical meters, dated infrastructure



14. Typical exterior unit entrance door



15. Typical exterior unit entrance door



16. Typical exterior unit entrance screen door



17. Exterior mailbox



18. Asphalt shingle tile roofing



19. Asphalt shingle tiles



20. Rear facade



21. Side facade



22. Chain link fencing



23. A/C units



24. Site facade



25. Site facade



26. Site facade and old AC units



27. A/C units



28. A/C units, damaged A/C insulation line



29. A/C units, damaged A/C insulation line



30. Gas meters



31. Damaged chain link fencing



32. Damaged chain link fencing



33. Concrete foundation



34. Chain link fencing, damaged



35. Asphalt parking lot, cracked and faded lines



36. Asphalt parking lot, cracked and faded lines



37. Asphalt parking lot, cracked and faded lines



38. Building mounted exterior lighting



39. Typical window



40. Building soffit



41. Building side facade, deteriorated mortar



42. Side facade



43. Willow Street



44. Willow Street



45. Alleyway entrance from Willow Street



46. Pole mounted electrical transformer



47. 20230404 105223



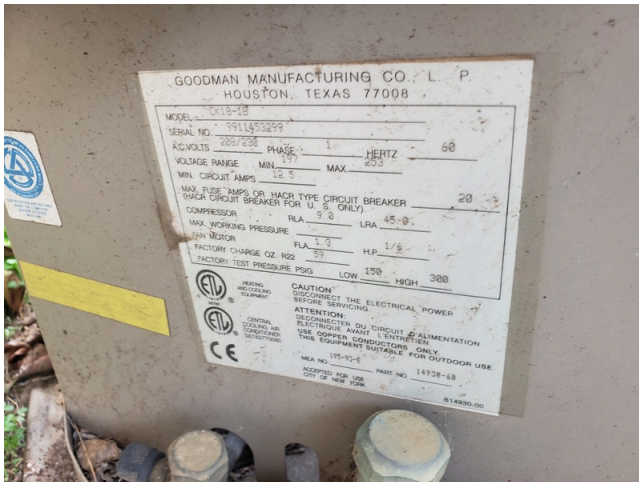
48. 1-.5 Ton A/C units, MFG 1999



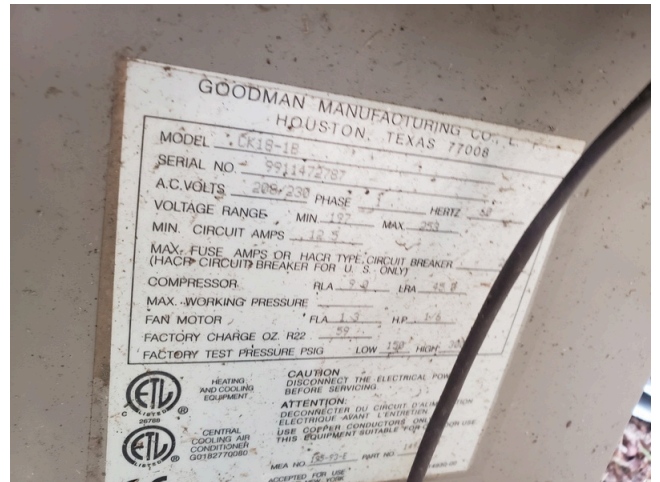
49. 1-.5 Ton A/C units, MFG 1999



50. 1-.5 Ton A/C units, MFG 1999



51. 1-.5 Ton A/C units, MFG 1999



52. 1-.5 Ton A/C units, MFG 1999



53. 1-.5 Ton A/C units, MFG 1999



54. A/C units, damaged A/C insulation line



55. A/C units, damaged A/C insulation line



56. 20230404 105315

APPENDIX E

Form HUD 52860-B/HUD SAC PIH Notice 2021-07/ 2022 Total Development Cost (TDC)

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 information is required as a supplement to the HUD-52860 for all SAC applications that propose a demolition under 24 CFR 970.15 or a disposition under 24 CFR 970.17 based on physical obsolescence. HUD will use this information to determine whether, and under what circumstances, to approve SAC applications 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. All terms not defined in this form have the meanings as 24 CFR part 970 and PIH notice 2018-04 (or any replacement notice). The information requested does not lend itself to confidentiality.

1. SAC Application Number in IMS/PIC DDA
Project (AMP) Name & Number in IMS/PIC Willow

2. Housing Construction Cost (HCC) Calculation

Based on HUD Notice PIH-2021-07 TDC's Year: 2022 For Locality: Dayton, Ohio

Complete the calculations below for the unit proposed for demolition and/or disposition based on physical obsolescence:

Size - Type	Number of units	Times	TDC Per Unit	= TDC
0 - Bdr Detached and Semi detached		X		\$0
0 - Bdr Row Dwelling		X		\$0
0 - Bdr Walk-Up		X		\$0
0 - Bdr elevator		X		\$0
1 - Bdr Detached and Semi detached		X		\$0
1 - Bdr Row Dwelling		X		\$0
1 - Bdr Walk-Up	6	X	\$ 193,367.00	\$1,160,202
1 - Bdr elevator		X		\$0
2 - Bdr Detached and Semi detached		X		\$0
2 - Bdr Row Dwelling		X		\$0
2 - Bdr Walk-Up		X		\$0
2 - Bdr elevator		X		\$0
3 - Bdr Detached and Semi detached		X		\$0
3 - Bdr Row Dwelling		X		\$0
3 - Bdr Walk-Up		X		\$0
3 - Bdr Elevator		X		\$0
4 - Bdr Detached and Semi detached		X		\$0
4 - Bdr Row Dwelling		X		\$0
4 - Bdr Walk-Up		X		\$0
4 - Bdr Elevator		X		\$0
5 - Bdr Detached and Semi detached		X		\$0
5 - Bdr Row Dwelling		X		\$0
5 - Bdr Walk-Up		X		\$0
5 - Bdr Elevator		X		\$0
6 - Bdr Detached and Semi detached		X		\$0
6 - Bdr Row Dwelling		X		\$0
6 - Bdr Walk-Up		X		\$0
6 - Bdr Elevator		X		\$0
Total Units	6			\$1,160,202

3. Estimated Cost of Rehabilitation

Attach a document showing rehabilitation needs by line item and dollar amount

\$758,698

4. Rehabilitation Cost % (estimated cost of Rehabilitation/Total HCC) x 100 =

65.39%

Provide attachments as needed. All attachments must reference the Section and line number to which they apply. Previous versions obsolete.

Instructions Form HUD-52860-B

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

PHAs proposing to demolish or dispose of public housing developments based on physical obsolescence under 24 CFR part 970 must complete this HUD-52860-B in order to demonstrate to HUD that no reasonable program of modification is cost-effective to return the development to their useful life.

Item 1: Insert the number of the PIH Notice from which the PHA extracted the Total Development Cost (TDC) data. The year of the PIH Notice should coincide with the year the rehabilitation estimate was generated, which should not be more than two years prior to the SAC application submission date. Insert the name of the nearest locality to the proposed developments.

Item 2: TDC Calculation: Complete the TDC calculation for the proposed developments.

Item 3: Rehabilitation Calculation: Attach a document showing rehabilitation needs by line item and dollar amount for the proposed developments in accordance with 24 CFR 970.15 and PIH notice 2018-04 (or any replacement notice). Soft costs associated with the rehabilitation (e.g. construction contingency, architectural/engineer's design and construction monitoring fees; profit & overhead fees for specialty sub-contractor; general condition fees; and PHA administrative costs) should all be listed as separate line items. Certain costs may require additional third-party documentation. See PIH notice 2018-04 (or any replacement notice).

2022 UNIT TOTAL DEVELOPMENT COST (TDC) LIMITS

Number of Bedrooms

0		1		2		3		4		5		6	
HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC
500 sqft		700 sqft		900 sqft		1200 sqft		1500 sqft		1700 sqft		1900 sqft	

Region V - Midwest

OHIO

COLUMBUS

Detached/Semi-Detached	110,240	192,921	142,993	250,238	170,873	299,028	203,649	356,385	239,676	419,433	262,795	459,891	285,147	499,007
Row House	86,606	151,560	113,422	198,488	137,374	240,404	168,023	294,040	199,290	348,758	219,591	384,284	238,558	417,477
Walkup	82,761	144,833	112,855	197,496	142,904	250,082	188,358	329,626	233,402	408,454	262,978	460,211	292,190	511,332
Elevator	88,832	142,131	124,365	198,983	159,897	255,836	213,197	341,115	266,496	426,393	302,028	483,246	337,561	540,098

DAYTON

Detached/Semi-Detached	107,985	188,974	140,071	245,124	167,384	292,922	199,494	349,115	234,789	410,881	257,438	450,516	279,337	488,840
Row House	84,814	148,425	111,079	194,389	134,542	235,448	164,567	287,992	195,195	341,592	215,081	376,391	233,662	408,908
Walkup	81,034	141,809	110,495	193,367	139,914	244,849	184,413	322,723	228,512	399,895	257,465	450,564	286,062	500,609
Elevator	87,004	139,207	121,806	194,889	156,607	250,572	208,810	334,096	261,012	417,620	295,814	473,303	330,616	528,985

HAMILTON

Detached/Semi-Detached	105,133	183,983	136,358	238,627	162,936	285,138	194,177	339,809	228,521	399,912	250,559	438,479	271,863	475,760
Row House	82,657	144,650	108,236	189,413	131,079	229,388	160,297	280,521	190,115	332,701	209,473	366,578	227,558	398,226
Walkup	79,036	138,313	107,787	188,627	136,496	238,868	179,921	314,861	222,956	390,174	251,215	439,626	279,127	488,472
Elevator	84,750	135,599	118,649	189,839	152,549	244,079	203,399	325,439	254,249	406,798	288,149	461,038	322,049	515,278

LIMA

Detached/Semi-Detached	102,347	179,108	132,766	232,340	158,661	277,657	189,108	330,939	222,571	389,500	244,045	427,079	264,812	463,420
Row House	80,335	140,586	105,224	184,142	127,461	223,057	155,927	272,872	184,957	323,675	203,806	356,661	221,420	387,485
Walkup	76,715	134,251	104,597	183,044	132,437	231,765	174,551	305,465	216,285	378,498	243,684	426,446	270,744	473,802
Elevator	82,435	131,896	115,409	184,654	148,383	237,412	197,843	316,549	247,304	395,687	280,278	448,445	313,252	501,203

LORAIN

Detached/Semi-Detached	110,174	192,804	142,872	250,027	170,700	298,725	203,400	355,951	239,357	418,875	262,430	459,253	284,724	498,267
Row House	86,771	151,849	113,591	198,784	137,529	240,676	168,124	294,217	199,368	348,893	219,650	384,387	238,592	417,536
Walkup	83,085	145,399	113,337	198,340	143,546	251,205	189,235	331,161	234,519	410,408	264,258	462,452	293,637	513,866
Elevator	88,892	142,228	124,449	199,119	160,006	256,010	213,341	341,346	266,677	426,683	302,234	483,574	337,791	540,465



ASSISTANT SECRETARY FOR
PUBLIC AND INDIAN HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

Special Attention of:
Public Housing Agencies (PHAs)
Public Housing Directors
Resident Management Corporations

Notice PIH 2021-07 (HA)

Issued: January 19, 2021

This notice supersedes and replaces Notice PIH 2018-04. This notice remains in effect until amended, superseded or rescinded.

Cross-References: Notices: PIH 2011-7; 2016-13; 2016-20; 2016-22; 2016-23; 2017-10; 2017-22; 2017-24; 2020-04; RAD Final Implementation Notice Revision 4 (H-2019-09 PIH-2019-23 (HA))

Subject: Demolition and/or disposition of public housing property, eligibility for tenant-protection vouchers, and associated requirements.

1) Purpose. This notice explains application requirements to request HUD approval to demolish and/or dispose of public housing property under Section 18 of the United States Housing Act of 1937 (42 U.S.C. 1437p) (1937 Act) and related Tenant Protection Voucher (TPV) eligibility for such actions. This notice is used in conjunction with HUD's implementing regulations at 24 CFR part 970 and related rules and applies to all SAC applications, including those under review or already approved by HUD if the PHA is requesting an amendment of HUD's approval.

For purposes of this notice, public housing or public housing property means low-income housing, and all necessary appurtenances thereto, assisted under the 1937 Act, other than assistance under 42 U.S.C. 1437f of the 1937 Act (section 8), and includes public housing units developed pursuant to the mixed-finance development method. The term "project" is defined by section 3(b)(1) of the 1937 Act and means housing developed, acquired, or assisted by a PHA under the 1937 Act, and the improvements of any such housing. Public housing includes non-dwelling property (e.g., vacant land, administrative buildings and community buildings) acquired, developed, modernized, operated, or maintained with 1937 Act funds.

The contents of this notice, except when based on statutory or regulatory authority or law, do not have the force and effect of law and are not meant to bind the public in any way. This document is intended only to provide clarity to the public regarding existing requirements under the law or agency policies.

2) SAC Application Requirements.¹

A. Processing. HUD's Special Applications Center (SAC) reviews applications for demolition and disposition (SAC applications) in accordance with the requirements of 24 CFR part 970. SAC only reviews complete SAC applications. Pursuant to 24 CFR 970.29, HUD disapproves a SAC application if HUD determines: (1) a certification made by the PHA under 24 CFR part 970 is clearly inconsistent with the PHA Plan or any information and data available to or requested by HUD; or (2) the application was not developed in consultation with residents, resident groups, and local government officials.

B. PHA Plan. Proposed demolition or disposition must be included in a PHA Annual Plan, Significant Amendment, or MTW Annual Plan. All PHAs, including qualified PHAs, must discuss the demolition or disposition at a public hearing, as required by 24 CFR 903.17.²

C. Environmental Requirements. Proposed demolitions and disposition must comply with 24 CFR 970.13 and have environmental clearance, which means final approval from a HUD Approving Official or the Responsible Entity of an environmental review conducted under 24 CFR part 50 or 58. See Notice PIH 2016-22. PHAs are responsible for providing the Responsible Entity or local Office of Public Housing (Field Office) with a full description of the activities in connection with the demolition and/or disposition (including relocation, known future use of the site, use of disposition proceeds) to comply with aggregation requirements.³ The site re-use is not limited to future actions by the PHA, but includes any future known re-use. See 24 CFR 970.13(b) for factors in determining what constitutes a known future use.

D. Resident Consultation. In addition to resident consultation for PHA Plans, PHAs must comply with resident consultation requirements under 24 CFR 970.9, including consultation with: (i) residents who may be affected by the demolition or disposition action; (ii) resident organizations for the affected project, if any; (iii) PHA-wide resident organizations, if any; and (iv) the Resident Advisory Board or equivalent body. PHAs must ensure communications and materials are accessible to individuals with disabilities and take reasonable steps to provide meaningful access to persons with Limited English Proficiency (LEP). See section 6)F.5.

E. Offer of Sale to Resident Organizations (Disposition Only). PHAs must, in appropriate circumstances as determined by the Assistant Secretary, provide resident entities the opportunity to purchase the project, subject to certain exceptions. See 24 CFR 970.9(b)(3). A PHA requesting consideration of exceptions to 24 CFR 970.9(b)(1) must follow the process stated at 24 CFR 970.9(b)(4).

F. Board Resolution. A PHA must obtain a signed and dated resolution from its Board of Commissioners authorizing the PHA to submit the SAC application. The Board must be consulted and approve all material parts of the SAC application including the justification;

¹ Note that these items are not a substitute for the SAC application requirements described in 24 CFR part 970 or HUD-52860. Rather, the below provide additional guidance and clarification on certain requirements.

³ See 24 CFR 58.32 and 24 CFR 50.21.

method of disposition (if applicable); use of proceeds; and relocation plan. The authorizing resolution must be dated after all local government and resident consultations are conducted.

G. Phased Applications. PHAs may submit SAC applications through a “phased” method with staggered timelines, so that buildings in later phases remain eligible for Operating Funds. A PHA submits a SAC application in IMS/PIC for each phase, with different relocation start timelines. The same supporting documentation (e.g., board resolution, resident consultation, government consultation) may be used for its all phases. See 24 CFR 970.7(a).

H. Amendments. PHAs must comply with all material terms of the SAC application. If after receiving HUD approval a PHA’s plan changes on material terms, SAC approval of the change is required. Material terms include (i) method of disposition; (ii) public bid sale where offer is less than 80% of fair market value (FMV) appraisal submitted in the SAC application (the PHA must describe its due diligence in offering the public housing property for sale on the open and competitive market and its rationale for accepting an offer that is less than 80% of appraised FMV; alternatively, the PHA may submit an updated appraisal); and (iii) terms of commensurate public benefit disposition (the PHA must describe the revised future use of the property so HUD can confirm the commensurate public benefit). PHAs request amendments by sending an email to SACTA@hud.gov with the information noted above and a board resolution approving the change. On a case-by-case basis, SAC may require additional supporting documentation to support an amendment (e.g., evidence of local government and/or resident consultation; confirmation of environmental clearance).

3) Disposition.

A. Justification Criteria for Dwelling Units. HUD reviews PHA certifications and narratives, along with other information available to or requested by HUD, on a case-by-case basis. HUD approves SAC applications for dispositions based on at least one of the following two reasons:

1. Retention of the property is not in the best interests of the residents or the PHA.

HUD will approve a request for disposition by sale or other transfer of a public housing project or other real property if the PHA certifies that the retention of the property is not in the best interests of the residents, relative to:

a. Surrounding Area (24 CFR 970.17(a)): The conditions in the area surrounding the project (e.g., density, industrial or commercial development) adversely affect the health or safety of the residents or the feasible operation of the project by the PHA. The PHA supports its application with at least one of the following:

(1) Health or safety. PHAs demonstrate conditions that present serious obstacles in maintaining the units as healthy or safe housing and why the PHA cannot cure or mitigate those conditions in a cost-effective manner. HUD encourages PHAs to submit supporting third-party documentation, which include environmental reviews conducted under 24 CFR part 58. HUD may consider other available information, including analyses of land development, socioeconomic, community

facilities and services, and natural features. In accordance with Notice PIH 2016-22, HUD may elect to perform an environmental review under 24 CFR part 50; or

(2) Infeasible operation. PHAs demonstrate a lack of demand for the units. Supporting documentation includes evidence the units have long-term vacancy issues, notwithstanding due diligence in marketing (e.g., census tract data on declining population in the jurisdiction; units located in an isolated area with limited access to transportation and infrastructure; high turnover rates). On a case-by-case basis, HUD may require a PHA to submit a market analysis or HUD may perform one.

b. Improved Efficiency/Effectiveness Through Off-Site Development of Low-income Housing (24 CFR 970.17(b)). The disposition allows for the development of other properties that will be more efficiently or effectively operated as low-income housing projects. For purposes of this notice, “low-income housing” is limited to public housing units, project-based voucher (PBV) units, or Section 8 PBRA units and does not include housing where tenants are using tenant-based Section 8 Housing Choice Vouchers (HCV). Development may include acquisition (with or without rehabilitation) or new construction. PHAs must demonstrate why the replacement low-income housing units are preferable (e.g., more energy efficient; better unit configuration; better location in terms of transportation, jobs, or schools; furthers minority or economic de-concentration where units are relocated from an area of minority concentration to one that is not concentrated). The units being acquired, developed, or rehabilitated must be off-site. In providing the statement justifying the proposed disposition pursuant to 24 CFR 970.7(a)(5), PHAs explain their intention to acquire, develop, or rehabilitate low-income housing projects. For public housing units, the PHA submits the development proposal to HUD under 24 CFR part 905. For PBV units, the PHA submits an “intent to project-base” notification to the Field Office.

2. PHA certifies that it has determined the disposition to be appropriate (24 CFR 970.17(c)). A PHA has determined the disposition to be appropriate for reasons that are in the best interests of the residents and the PHA; consistent with the PHA goals and plans; and otherwise consistent with the 1937 Act. In making such a certification, a PHA considers its need for public housing units, the purpose and mandate of the 1937 Act, the mission and obligations of the PHA to maintain and operate projects as decent and safe housing in accordance with its ACC, and other tools available to the PHA to preserve and reposition its public housing stock. SAC applications are reviewed on a case-by-case basis. Below are examples:

a. Unit obsolescence. The units are obsolete as to physical condition in accordance with applicable demolition criteria described at section 4)A.1 of this notice.

b. Very Small PHAs. The PHA owns and operates 50 or fewer public housing units under its ACC and has determined that it is in the best interests of the residents and

PHA to close out its Section 9 public housing program in accordance with Notice PIH 2016-23.

- c. Improved Efficiency/Effectiveness Through On-Site Development of Low-income Housing (24 CFR 970.17(c)).** The requirements of Section 3)A.1.b of this notice apply except that the replacement low-income housing units are located on-site. The replacement low-income housing units may be newly constructed or the same public housing units after modernization (rehabilitation).⁴
- d. Scattered Site Units.** Due to distance between units and lack of uniformity of systems (e.g. HVAC, utilities), the PHA demonstrates an unsustainability to operate and/or maintain the units as public housing. For purposes of this notice, scattered site units generally mean units in non-contiguous buildings with four or fewer total units.
- e. Blending Section 18 Disposition Approvals with Rental Assistance Demonstration (RAD) Conversion.** The PHA is converting a portion of the public housing units within a Converting Project and is replacing the units proposed for disposition with project-based Section 8 assistance within the Covered Project, as the terms “Converting Project” and “Covered Project” are defined in the RAD Final Implementation Notice Revision 4 (H-2019-09 PIH-2019-23 (HA)), as amended from time to time (the “RAD Notice”). The aggregate number of replacement units (RAD and project-based Section 8) must meet the RAD “substantial conversion of assistance” requirements.
 - (1) RAD/Section 18 Construction Blend.** The percentage of units eligible for disposition within the Converting Project is based on the hard construction costs, including general requirements, overhead and profit, and payment and performance bonds, proposed for the new construction or rehabilitation of the Covered Project. To be eligible, the proposed transaction may not use 9% Low Income Housing Tax Credits. The following sets forth the percentage of units eligible for disposition within the Converting Project based on the level of construction activity:
 - (a)** If the hard construction costs are equal to or exceed ninety percent (90%) of the Housing Construction Costs as published by HUD for the given market area, at the PHA’s discretion up to sixty percent (60%) of the units in the Converting Project may be disposed of under Section 18. For high-cost areas, defined as those where HCC exceeds 120% of the national average,⁵ at the PHA’s discretion up to eighty percent (80%) of the units in the Converting Project may be disposed of under Section 18.

⁴ If the PHA is proposing to dispose of public housing units to allow the same units to be modernized (rehabilitated) under mixed-finance public housing development rules of 24 CFR part 905, the PHA submits the SAC application under the “MF-MOD” disposition application type in IMS/PIC. This ensures Capital Fund and Operating Fund subsidy are accurate.

⁵ To calculate the national average HCC and the HCC for each jurisdiction, HUD used the average of the 2-BR HCC for Elevator and Walk-up structures.

- (b) If the hard construction costs are equal to or exceed sixty percent (60%) but are less than ninety percent (90%) of the Housing Construction Costs as published by HUD for the given market area, at the PHA's discretion up to forty percent (40%) of the units in the Converting Project may be disposed of under Section 18.
- (c) If the hard construction costs are equal to or exceed thirty percent (30%) but are less than sixty percent (60%) of the Housing Construction Costs as published by HUD for the given market area, at the PHA's discretion up to twenty percent (20%) of the units in the Converting Project may be disposed of Section 18.

(2) RAD/Section 18 Small PHA Blend. For any PHA with 250 or fewer public housing units under its ACC, at the PHA's discretion up to eighty percent (80%) of the units in a Converting Project may be disposed of under Section 18. The PHA is not required to remove all of its remaining public housing units through a Small PHA Blend transaction. However, to be eligible for the Small PHA blend, the PHA must submit to HUD a feasible repositioning plan approved by the PHA's board of commissioners and acceptable to HUD that removes all of a PHA's public housing ACC units, reflects that the PHA will not develop additional public housing units under otherwise available Faircloth authority, and will not transfer that Faircloth authority to another PHA and will result in the closeout of the PHA's Section 9 public housing program and termination of its Section 9 ACC. Any PBV contract created under this subparagraph must be administered by an HCV contract administrator with at least 250 HCV units under its HCV ACC prior to creation of such PBV contract.

Please see Section 1.5.B of the RAD Notice relating to the applicability of RAD relocation requirements to residents of the Section 18 units and Section 1.6 of the RAD Notice relating to the applicability of RAD requirements to non-RAD units to facilitate the uniform treatment of residents where specified in the RAD Notice.

RAD/Section 18 blends are primarily processed by the Office of Recapitalization and are subject to RAD requirements and processes related to Financing Plan submission requirements, underwriting, DOT releases, terms of the disposition (e.g., treatment of proceeds), and placement of a long-term use agreement at the Covered Project. Notwithstanding processing by the Office of Recapitalization, in addition to RAD requirements, the PHA must also comply with Section 18 submission requirements.

B. Justification Criteria of Non-Dwelling Buildings and Vacant Land. The PHA certifies, by narrative statement and supporting documentation, that disposition of non-dwelling buildings or vacant land meets the criteria of 24 CFR 970.17(d) because the property exceeds the needs of the project after the date of full availability (DOFA); or the disposition of the property is incidental to, or does not interfere with, continued operation of the remaining portion of the project.

C. Commensurate Public Benefit. In accordance with 24 CFR 970.19, dispositions proposed below FMV require a finding of commensurate public benefit, which HUD determines on a case-by-case basis. Generally, the disposed property is developed for affordable housing purposes serving low-income families (incomes at or below 80% of area median). Such affordable housing may include, but is not limited to, public housing, project-based Section 8 housing, and housing developed with low-income housing tax credits (LIHTCs). HUD encourages PHAs to maximize economic opportunities available to residents (as described in section 6)F.5 of this notice) when requesting HUD approval of a below FMV disposition based on commensurate public benefit. PHAs should specifically describe these economic opportunity benefits in their SAC applications as part of the commensurate public benefit description. To ensure compliance with a HUD-approved commensurate public benefit, a use restriction may be required (such that it survives foreclosure of mortgages and other liens) and publicly recorded in the land records. As part of the SAC application, 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). The use restriction must be in a form acceptable to HUD. Field Offices will not release the Declaration of Trust/Declaration of Restricted Covenants (DOT/DORC) (HUD-52190) (4/2018) (or previous versions) until the PHA evidences compliance.

4) Demolition.

A. Justification Criteria. HUD reviews demolition requests in accordance with the following criteria: (1) the project or portion of a 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; and (2) in the case of an application for demolition of a portion of a project, the demolition will help to ensure the viability of the remaining portion of the project.

- 1. Physical Condition (24 CFR 970.15(b)(1)(i) and (b)(2)).** PHAs must demonstrate substantial physical issues of the buildings/units (e.g., critical structural issues, deficiencies in major systems, deterioration due to prolonged deferred maintenance) that cannot be corrected in a cost-effective manner. PHAs may submit Physical Needs Assessments (PNAs), government inspections (including condemnation orders), and/or independent architect or engineer's reports as supporting documentation.⁶ HUD may consider other available information, including REAC scores; Capital Fund Program Five Year Action Plans, Energy Performance Contracting (EPC) information; and/or on-site inspections by HUD staff. To support a certification of physical obsolescence and cost-ineffectiveness, the PHA submits

⁶ In accordance with 24 CFR 905.314(g), PHAs are permitted to rehabilitate and address the capital needs of projects provided the rehabilitation costs do not exceed 90% of total development cost TDC. Accordingly, per 24 CFR 970.15(b)(2), if a project's rehabilitation costs are between 57.14% (or 62.5% if elevator) and 90% of TDC, the PHA may either voluntarily pursue a demolition or disposition action for the project or may rehabilitate the project with Capital Funds. However, if rehabilitation costs for a project exceed 90% of TDC, the PHA's only choice is to pursue a demolition or disposition or use funds other than Capital Funds to address the project's capital needs.

form HUD-52860-A (4/2018) and HUD-52860-B (4/2018), along with a list of specific and detailed work items that require rehabilitation or repair, preferably prepared by an outside engineer or architect, in two components: scope of work and cost-estimates. The following generally applies to the scope of work:

- a.** Estimates based on the standards outlined in the most recent International Building Code (IBC) and National Fire Protection Association (NFPA) 5000 standards. PHAs may include local code requirements (e.g., fire codes; requirements for natural disasters such as flooding or wildfires);
- b.** Building systems (e.g., HVAC, plumbing, electric), external amenities (e.g., roofs, doors, windows), and internal amenities (e.g., kitchens, bathrooms, flooring) limited to those that address immediate capital needs for a maximum of three years. Replacement costs are restricted to the remaining useful life of an item for three years or less. Actual service life may depend on initial quality of the item, local environmental factors, use/abuse, and levels of routine maintenance. Age of an item alone is not evidence of need to repair or replace. Each item is individually estimated and may reference life cycle values per the R.S. Means Facilities Maintenance and Repair Cost Data book;
- c.** Underground utilities (e.g., sewer, water, gas, electric), regardless of distances, provided the PHA owns the utility and evidences the need for replacement;
- d.** Mitigation costs of asbestos, lead-based paint, or other environmental issues supported by reports submitted with the SAC application;
- e.** Structural defects when supported by reports from a licensed professional engineer;
- f.** Accessibility improvements for persons with mobility, vision, hearing or other impairments, provided improvements are consistent with standards, regulations, and other requirements under Section 504 of the Rehabilitation Act of 1973 (including the Uniform Federal Accessibility Standards (UFAS)), Fair Housing Act, Americans with Disabilities Act, other applicable federal authorities, state or local requirements that exceed federal baseline requirements, and accessibility requirements in remedial agreements or orders;
- g.** Imminent health and/or safety issues even if such costs are otherwise not eligible provided the PHA provides supporting documentation from an independent party evidencing the occurrence and resulting health and/or safety risks.

HUD reserves the right to disallow items in a scope of work if HUD determines there are more cost-effective alternatives to address the rehabilitation or replacement needs. If PHAs complete major capital work after the scope of work is prepared, the PHA must include a description of that work in the SAC application. HUD generally does not allow the following costs to be included in a rehabilitation scope of work:

- a.** Work associated with enhancements or improvements of working systems or fixtures at the project (including energy efficiency “green” improvements);
- b.** Amenities not currently existing at the project (e.g., solar panels; tankless water heaters; trash enclosures, washer/dryer hook-ups; garbage disposals; central air-conditioning; addition of new porches);
- c.** Work items that address a project’s needs beyond three years;
- d.** Local code compliance if the building code requirements are otherwise not triggered by the rehabilitation/repair;
- e.** Landscaping or other site work beyond five feet of the exterior walls of a building;
- f.** Upgrading utility lines that are otherwise in working condition;
- g.** Work items associated with site improvements and appurtenances (e.g., parking lots, security cameras, playgrounds, community centers), even if those site improvements or appurtenances exist and in need of repairs; and
- h.** Replacing PHA personal property (e.g., replacing appliances or other removable fixtures such as refrigerators, ovens, and window treatments).

The following generally applies to cost estimates of the eligible scope of work items:

- a.** Total development costs (TDC) comparisons per HUD-posted costs for the year the rehabilitation estimate is made. See 24 CFR 905.314.
- b.** R.S. Means cost index, Marshall and Swift cost index, or other accurate and reliable cost estimates (e.g., actual and competitive bids).
- c.** Hard construction costs (HCC) as defined in 24 CFR part 905 (including existing items inside a building or within five feet of the exterior walls; and costs to repair landscaping damaged due to rehabilitation).

PHAs may not include additional costs attributable to inflation or “cost escalation.” For example, if a PNA completed in 2017 indicates a roof replacement is necessary in 2019, the PHA must use current estimated costs without any escalation, cost adjustments or other means of adjusting for inflation for work projected to be undertaken/completed in 2019. Instead, the PHA uses 2017 cost index information.

The following fees are maximum amounts for soft costs associated with public housing rehabilitation.⁷ PHAs may flexibly determine costs for each item provided the total cost does not exceed the maximum. Percentages are based on hard construction and will vary based on the project size:

- a. Construction contingency: 7.5 percent
 - b. Architectural/engineer's design and construction monitoring fees: 5.5 percent
 - c. Profit and overhead fees for specialty subcontractor (e.g. HVAC, electric, plumbing, elevator): 10 percent
 - d. General condition fees (e.g., permit, insurance, bonds): 5 percent
 - e. PHA administrative costs: 2 percent
2. **Location (24 CFR 970.15(b)(1)(ii) and (b)(2)).** PHA demonstrates the location of the units causes obsolescence, including physical deterioration of the neighborhood; change in neighborhood from residential to industrial or commercial; or environmental conditions which jeopardize the suitability of the site or a portion of the site and its housing structures for residential use. The cost test for obsolescence based on location includes the PHA's cost to cure the obsolescence (e.g., buffering nearby industrial or commercial development; mitigating environmental conditions) and whether these costs exceed applicable TDC percentages. In some cases, there may be no way to cure the obsolescence, regardless of cost (e.g., project is in a Federal Emergency Management Agency (FEMA) designated floodway). In other cases, the obsolescence may be curable with a mitigation cost (e.g., flood-proofing and flood insurance for designated floodplains).
3. **Other Factors (24 CFR 970.15(b)(1)(iii) and (b)(2)).** PHA demonstrates factors impacting the marketability, usefulness, or management of the units that seriously impede operations for residential use supported by third party documentation. The cost test for obsolescence based on other factors includes the PHA's cost to cure the cause and whether these costs exceed applicable TDC percentages. In some cases, curing the obsolescence is not possible regardless of costs. In cases where the obsolescence may be curable, include the PHA's cost of due diligence in marketing and to cure obsolete factors (e.g., cost to add a second bathroom to units with a high number of bedrooms).

B. *De Minimis* Demolition. In any 5-year period, a PHA may demolish the lesser of 5 dwelling units or 5 percent of the total public housing dwelling units without the need to obtain HUD approval under 24 CFR part 970, provided the resulting space is used to meet the service or other needs of the residents or the PHA determines the unit(s) are beyond repair. Demolition criteria of 970.15 do not apply to *de minimis* demolitions. Prior to

⁷ HUD may consider higher percentages for soft costs for compelling reasons on a case-by-case basis.

demolishing units under this authority, the PHA must submit information to HUD via IMS/PIC, including a description of the proposed units and other items required by 24 CFR 970.7(a)(1), (2), (12), (13), and (14).

5) Eligibility and Application Process for Tenant-Protection Vouchers (TPVs).

A. TPV Eligibility. As part of HUD's approval of a SAC application, a PHA may be eligible to receive Section 8 HCV assistance from HUD in the form of TPVs. The issuance of TPVs to a PHA does not occur with SAC approval of an application. Instead, the PHA must apply separately for TPVs in accordance with the current PIH funding notice for the HCV program.

HUD determines a PHA's TPV award based on the relevant appropriations and other HUD-issued guidance (including the applicable year's HCV funding notice). HUD's approval of the SAC application indicates the maximum number of both relocation and replacement TPVs that a PHA may be eligible to receive.

Based on limited availability of TPV funding, HUD is limiting the maximum TPV awards for dispositions based on improved efficiency or effectiveness under Section 3)A.1.b or 3)A.2.c of this notice to 25 percent of the occupied units at the project. However, even if a PHA is not eligible to receive TPVs in a SAC-approved disposition, the PHA must still comply with relocation requirements of 24 CFR 970.21.

B. TPV Application Process. A PHA must submit the following to the Field Office:

1. Name and IMS/PIC number for the units approved in the SAC application. Number of TPVs (both relocation and replacement) requested which must equal or be less than the maximum number of TPVs identified in the SAC approval and address relevant appropriation limits including HUD TPV guidance. See Notice PIH 2017-10 (or the current replacement PIH funding notice for the HCV program) concerning the differences between replacement and relocation TPVs.
2. Form HUD-52515 (Voucher Funding Application). If lease-up covers more than one calendar year, the PHA must submit a separate Form HUD-52515 for each calendar year.
3. Leasing schedule identifying the number of TPVs leased on a month-to-month basis. If lease-up covers more than one calendar year, the PHA must submit separate leasing schedules for each calendar year. If the PHA is approved for both replacement and relocation TPVs as part of the same SAC approval, the PHA must submit separate leasing schedule(s) for each type of TPV.
4. SAC application approval as a PDF copy, signed and dated.
5. If the PHA is a Public Housing-only PHA (and therefore cannot receive or administer TPVs), the name and PHA code of the PHA that has agreed to administer the TPVs, along with an agreement letter from that PHA. HUD does not allow Public Housing-only PHAs to create Section 8 HCV programs based solely on TPV eligibility.

The Field Office conducts a threshold review of the TPV request prior to sending the request to HUD's Financial Management Division (FMD) for processing. HUD's Financial Management Center (FMC) notifies PHAs of final TPV awards.

6) Other Requirements.

A. Existing Financial Transactions. PHAs with an approved transaction through the Capital Fund Financing Program (CFFP), Section 30 (including PHA Mortgaged Transaction (PMT)), Energy Performance Contracting (EPC), or Operating Fund Financing Program (OFFP) must comply with additional instructions provided by HUD regarding such financing and may not take any steps to implement a SAC-approved application without receiving confirmation from HUD that all applicable requirements of the financing are satisfied. PHAs must certify an existing financial agreement is not at risk because of the proposed demolition or disposition action.

B. Operating Fund Accuracy. Updating Days to Relocation. As part of the SAC application, PHAs include an estimated number of days from a SAC-approved application that it plans to start relocation. HUD recognizes relocation plans sometimes change. However, because HUD relies on relocation information to determine Operating Funds, PHAs are responsible to ensure the relocation information remain reasonably accurate. If days to relocation in a SAC application is not reasonably accurate, Asset Repositioning Fee (ARF) payments under 24 CFR 990.190 will be affected. See Notice PIH 2017-22 on how to update relocation dates.

C. Re-occupying Units Proposed for Demolition or Disposition. 24 CFR 970.25(a) states a PHA should not re-rent units at turnover while HUD is considering a SAC application. However, due to community needs or for other reasons consistent with its PHA Plan, a PHA may decide it is in the best interests of the PHA, its residents, and the community to re-occupy vacated units that are under SAC review. If the PHA proposes demolition or disposition because units are structurally unsound, located in a floodway, or otherwise uninhabitable, the PHA cannot reoccupy the units. PHAs cannot re-occupy units after issuance of the 90-day relocation notice.

D. Reporting Requirements. Within seven days of completion of the demolition or disposition (e.g., execution of the sale or lease contract for disposition), PHAs must report the action in IMS/PIC. On a case-by-case basis, HUD may require other reporting information.

E. False Certifications and HUD Enforcement. Any person knowingly presenting a false, fictitious or fraudulent statement or claim in a HUD matter, including certifications and supporting documentation submitted with SAC applications, is subject to criminal penalties, civil liability, or administrative actions which HUD may prosecute. HUD may pursue debarment/suspensions of principals and PHAs, and any enforcement actions available including, but not limited to, injunctive relief and other equitable remedies.

F. Civil Rights Requirements. This notice does not modify a PHA's fair housing, civil rights, or accessible housing obligations. It does clarify those obligations with respect to public housing demolition/disposition under Section 18.

- 1. PHA Certification.** As part of the SAC application, PHAs certify they will carry out the removal action in compliance with all applicable civil rights requirements, including Title 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, all regulations implementing these authorities, other applicable Federal, State, and local civil rights laws, and the duty to affirmatively further fair housing. A PHA's certification means that it will fulfill the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing. The PHA is always responsible for understanding and implementing the requirements of HUD regulations and policies, and has a continuing obligation to affirmatively further fair housing in compliance with the 1968 Fair Housing Act, the Housing and Community Development Act of 1974, The Cranston-Gonzalez National Affordable Housing Act, and the Quality Housing and Work Responsibility Act of 1998. (See 42 U.S.C. 3608, 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437C–1(d)(16)). PHAs also certify that, if HUD approves the SAC application, subsequent implementation complies with all applicable civil rights requirements, including environmental determinations for environmental justice.
- 2. HUD Civil Rights Review.** HUD's Office of Fair Housing and Equal Opportunity (FHEO) conducts a civil rights review of SAC applications, which may include applications for non-dwelling property. Pursuant to 24 CFR 970.7(a)(17), HUD may request additional information, including information about the PHA's compliance with nondiscrimination requirements in relocations under 24 CFR 970.21(a) and the PHA's affirmatively furthering fair housing certification under 24 CFR 903.7(o).
- 3. Disclosure of Remedial Orders and Compliance Agreements.** In its SAC application, the PHA provides a certification that the demolition or disposition does not violate any remedial civil rights order or agreement, voluntary compliance agreement, final judgment, consent decree, settlement agreement, or other court order or agreement (per 24 CFR § 970.9(a)(16)). In addition, the PHA states whether it is operating under any federal, state, or local 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. If the PHA is operating under such a document, it must provide a citation to the document and attach a narrative description explaining how the proposed demolition or disposition is consistent with such document.
- 4. Federal Labor Standards and Economic Opportunity.** PHAs using HUD funds for demolition or disposition must comply with all applicable federal labor standards of Section 12 of the 1937 Act (42 U.S.C. 1437j) (Davis-Bacon) and requirements of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C 1701u), as amended. Activities include but are not limited to demolition and resident relocation. Under Section 3 and 24 CFR part 75, recipients of certain HUD financial assistance must provide employment, training, and economic opportunities to the greatest extent feasible

to Section 3 residents or business concerns. Recipients of HUD funds have Section 3 obligations regardless of the amount of funds (see 24 CFR 75.3).

5. Resident Consultation for Persons with Disabilities and Persons with Limited English Proficiency. To ensure individuals with disabilities have reasonable opportunities to consult on the SAC application, PHAs must ensure communications and materials are accessible and in compliance with Section 504 of the Rehabilitation Act of 1973, 24 CFR 8.6, and the Americans with Disabilities Act of 1990, 28 CFR parts 35.160-35.163. This includes ensuring written and oral communications, including resident meetings, are provided in appropriate alternative formats as needed, e.g., Braille, audio, large type, accessible electronic communications, assistive listening devices, sign language interpreters, computer-assisted real time transcription of meetings, Brailled materials, large print documents, accessible web-based and email communications, and when providing materials via the Web. In selecting locations for consultation with residents, the PHA must provide equal access for persons with disabilities, conducting sessions at locations that are physically accessible to persons with disabilities, including individuals who use wheelchairs. Individuals with disabilities must receive services in the most integrated setting appropriate to their needs, meeting the needs of qualified individuals with disabilities that enables interactions to the fullest extent possible. The PHA is guided by the goal of maximizing participation in an integrated setting so that residents with disabilities and residents without disabilities may hear and consider each other's views. Priority shall be given to on-site accessible locations (e.g., TV rooms or informal gathering places) even if to do so requires multiple sessions with smaller groups of residents. Title VI of the Civil Rights Act of 1964 and regulations at 24 CFR part 1, require PHAs to 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 or LEP persons). Written materials provided in English are to be provided in regularly encountered languages among the residents. PHAs may need to provide interpreters to communicate between different languages to ensure LEP persons have meaningful access. PHAs hold meetings in languages other than English to provide direct communication and participation.

7) Relocation of Residents. If residents are relocated due to a demolition and/or disposition, the PHA must follow relocation requirements at 24 CFR 970.21, and not the relocation requirements at 49 CFR part 24, which implements the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended. However, if subsequent acquisition, rehabilitation or demolition carried out with HUD funds or carried out with other HUD-funded activities causes residents to relocate, the URA may apply to those relocations. Additionally, if CDBG or HOME funds are used in the demolition or with conversion of lower-income dwelling units to a use other than lower-income dwelling units, the project may be subject to section 104(d) of the Housing and Community Development Act of 1974, including relocation assistance and one-for-one replacement provisions under 24 CFR part 42 subpart C.

8) Technical Assistance. Contact SACTA@hud.gov.

9) Paperwork Reduction Act. Information collection requirements contained in this notice are approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520). The OMB control numbers are 2577-0029, 2502-0612 and 2577-0075.

/s/



Dominique Blom
General Deputy Assistant Secretary for Public and Indian
Housing

Appendix A

Quick Reference Guide

Appendix A

Quick Reference Guide (HA Version)

1. Log on to PIC.																							
2. Access the Development Submodule .																							
3. Select a Development.	<table border="1" data-bbox="760 747 1390 827"> <tr> <td>Field Office HA:</td> <td>LA011 WESTWEGO</td> </tr> <tr> <td>Physical Development:</td> <td>LA011001 MID-CITY HEIGHTS ▾</td> </tr> </table>	Field Office HA:	LA011 WESTWEGO	Physical Development:	LA011001 MID-CITY HEIGHTS ▾																		
Field Office HA:	LA011 WESTWEGO																						
Physical Development:	LA011001 MID-CITY HEIGHTS ▾																						
4. Review the following Development data: <ul style="list-style-type: none"> • Profile • Management office address • Contact information 	<table border="1" data-bbox="760 863 1390 1255"> <thead> <tr> <th colspan="2">Development Profile Information</th> </tr> </thead> <tbody> <tr> <td>Development Name:</td> <td>MID-CITY HEIGHTS</td> </tr> <tr> <td>Program Type:</td> <td>Low Income Rental</td> </tr> <tr> <td>Development Method:</td> <td>New Construction - Conventional</td> </tr> <tr> <td>Structure Type:</td> <td>Semi Detached</td> </tr> <tr> <td>Acquisition Construction Date:</td> <td></td> </tr> <tr> <td>DOFA Date:</td> <td>02/28/1963</td> </tr> <tr> <td>EIOP Date:</td> <td>03/03/1963</td> </tr> <tr> <td>Dwelling Structures:</td> <td>50</td> </tr> <tr> <td>Non-Dwelling Structures:</td> <td>2</td> </tr> <tr> <td>Scattered Site?</td> <td>No</td> </tr> </tbody> </table>	Development Profile Information		Development Name:	MID-CITY HEIGHTS	Program Type:	Low Income Rental	Development Method:	New Construction - Conventional	Structure Type:	Semi Detached	Acquisition Construction Date:		DOFA Date:	02/28/1963	EIOP Date:	03/03/1963	Dwelling Structures:	50	Non-Dwelling Structures:	2	Scattered Site?	No
Development Profile Information																							
Development Name:	MID-CITY HEIGHTS																						
Program Type:	Low Income Rental																						
Development Method:	New Construction - Conventional																						
Structure Type:	Semi Detached																						
Acquisition Construction Date:																							
DOFA Date:	02/28/1963																						
EIOP Date:	03/03/1963																						
Dwelling Structures:	50																						
Non-Dwelling Structures:	2																						
Scattered Site?	No																						
5. Perform the following tasks on the Building Tab: <ul style="list-style-type: none"> • Edit building details. • Add building records. • Remove building records (during initial upload only). 	<table border="1" data-bbox="760 1293 1390 1560"> <thead> <tr> <th colspan="2">Building Entrance Details</th> </tr> </thead> <tbody> <tr> <td>Building Type:</td> <td>Multifamily/Walkup Apts (Shared Entrance) ▾*</td> </tr> <tr> <td>Building Status Type:</td> <td>Initial Approval Completed</td> </tr> <tr> <td>Bar Code Number:</td> <td><input type="text"/> Reserved for future use</td> </tr> <tr> <td>Floor Count:</td> <td><input type="text" value="3"/>*</td> </tr> <tr> <td>Total Units Count:</td> <td>9</td> </tr> <tr> <td>Construction Date:</td> <td><input type="text" value="02/28/1941"/> MM/DD/YYYY</td> </tr> </tbody> </table>	Building Entrance Details		Building Type:	Multifamily/Walkup Apts (Shared Entrance) ▾*	Building Status Type:	Initial Approval Completed	Bar Code Number:	<input type="text"/> Reserved for future use	Floor Count:	<input type="text" value="3"/> *	Total Units Count:	9	Construction Date:	<input type="text" value="02/28/1941"/> MM/DD/YYYY								
Building Entrance Details																							
Building Type:	Multifamily/Walkup Apts (Shared Entrance) ▾*																						
Building Status Type:	Initial Approval Completed																						
Bar Code Number:	<input type="text"/> Reserved for future use																						
Floor Count:	<input type="text" value="3"/> *																						
Total Units Count:	9																						
Construction Date:	<input type="text" value="02/28/1941"/> MM/DD/YYYY																						

<p>6. Perform the following tasks on the Unit Tab:</p> <ul style="list-style-type: none"> • Edit, add, and (in some cases) delete unit records. • Upload building/unit data. • View Upload Error Reports. 	<div style="border: 1px solid black; padding: 5px;"> <p style="background-color: #800000; color: white; padding: 2px;">Unit Information</p> <p>Unit Number: 10165</p> <p>Entrance Number: 1</p> <p>ACC Unit Indicator: Yes</p> <p>Door Number: H</p> <p>Bedroom Count: 1</p> <p>Unit Status Type: Initial Approval Completed</p> </div>																		
<p>7. Submit Building/Unit data.</p>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> Submit Data For Approval Save </div>																		
<p>8. Generate reports.</p>	<div style="border: 1px solid black; padding: 5px;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #800000; color: white;"> <th style="width: 5%;"></th> <th style="width: 40%;">Development Code</th> <th style="width: 55%;">Development Name</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td>LA011001</td> <td>MID-CITY HEIGHTS</td> </tr> <tr> <td><input type="checkbox"/></td> <td>LA011002</td> <td>WOODLAND ACRES</td> </tr> <tr> <td><input type="checkbox"/></td> <td>LA011003</td> <td>MID-CITY HEIGHTS</td> </tr> <tr> <td><input type="checkbox"/></td> <td>LA011004</td> <td>CANAL PLAZA</td> </tr> <tr style="background-color: #800000; color: white;"> <td><input checked="" type="checkbox"/></td> <td colspan="2">Select/Deselect All</td> </tr> </tbody> </table> <p>Building Status In Inventory</p> <p>Select Report Type <input type="radio"/> Summary <input type="radio"/> Summary by Development <input checked="" type="radio"/> Detailed</p> </div>		Development Code	Development Name	<input type="checkbox"/>	LA011001	MID-CITY HEIGHTS	<input type="checkbox"/>	LA011002	WOODLAND ACRES	<input type="checkbox"/>	LA011003	MID-CITY HEIGHTS	<input type="checkbox"/>	LA011004	CANAL PLAZA	<input checked="" type="checkbox"/>	Select/Deselect All	
	Development Code	Development Name																	
<input type="checkbox"/>	LA011001	MID-CITY HEIGHTS																	
<input type="checkbox"/>	LA011002	WOODLAND ACRES																	
<input type="checkbox"/>	LA011003	MID-CITY HEIGHTS																	
<input type="checkbox"/>	LA011004	CANAL PLAZA																	
<input checked="" type="checkbox"/>	Select/Deselect All																		

Appendix B

Defining Structure Types

Defining Structure Types

for PIC - Building and Unit Data

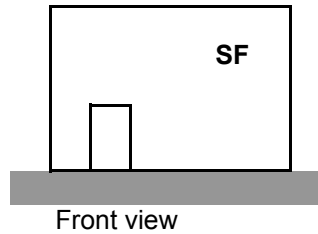
Single Family/Detached (SF)

C:\PIC\Guidance\Structure Drawings.xls

11/18/2003 DMcM

A structure that consists of a single living unit and is surrounded by permanent open spaces.

One configuration

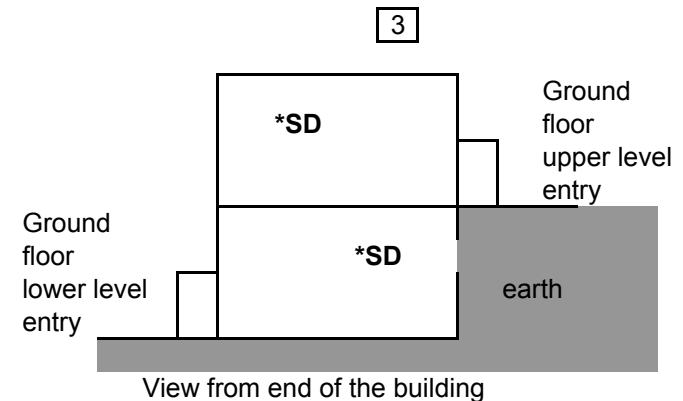
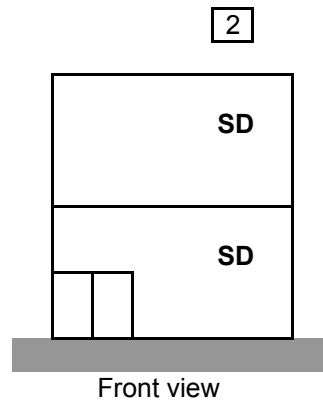
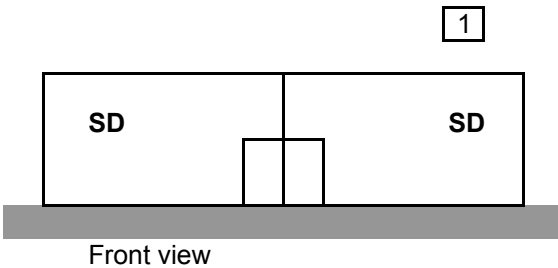


One building
One entrance
One address

Semi-Detached (SD) (duplex)

A structure containing two separate living units, surrounded by permanent open space.

3 configurations:



* If more than two units this is a Row/Townhouse Dwelling (RW) or a Walk-Up/Multifamily Apartment (WU)

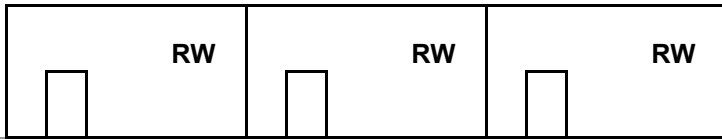
Row/Townhouse Dwelling (RW)

A structure containing three or more separate living units, each having individual outside entrances at ground level (which may face in different directions)
Each unit may have more than one level.

3 configurations

1

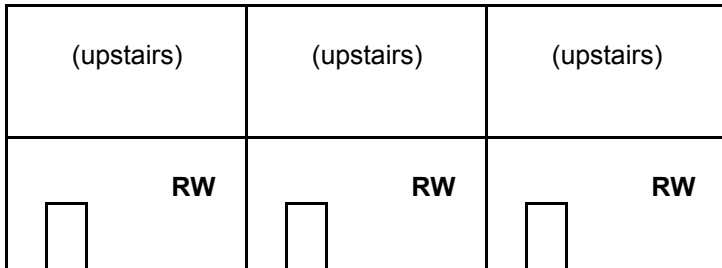
Front view



One building
3 units/entrances
3 addresses

2

Front view

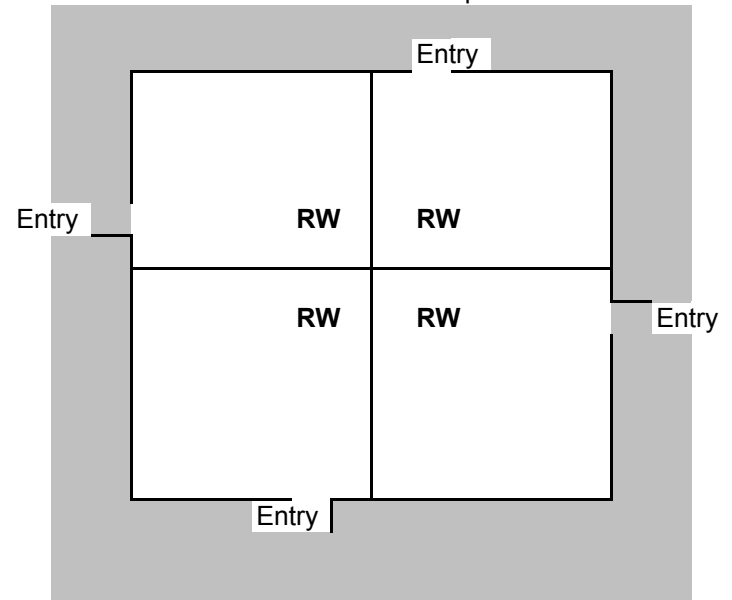


One building
3 units/entrances
3 addresses

One building
4 entrances - 4 addresses - 4 units

3

View from above Quadrplex

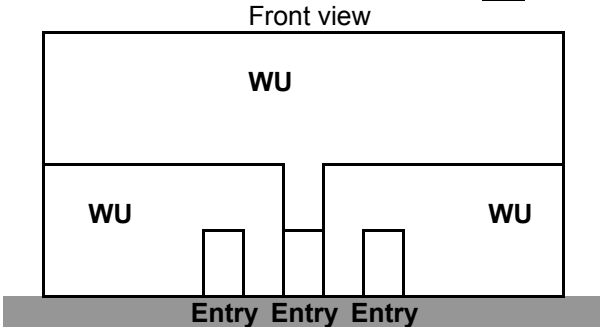


Walk-UP/ Multifamily Apartment (WU)

More than one dwelling on more than one level with one or more entrances at ground level.
But not a SD - Semi-Detached !

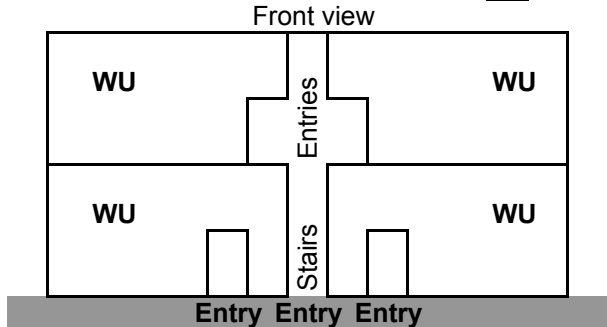
4 configurations

1

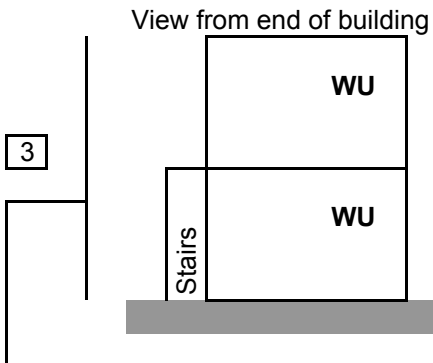


One building
3 entrances
3 addresses
3 units

2

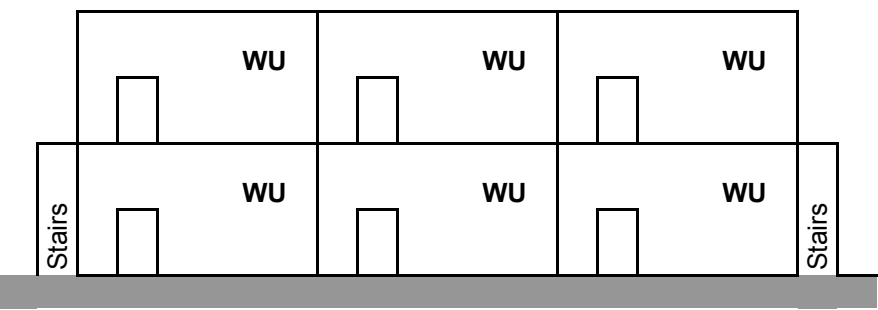


One building
3 entrances
3 addresses
4 units
Second level requires door numbers
At least 2 door numbers



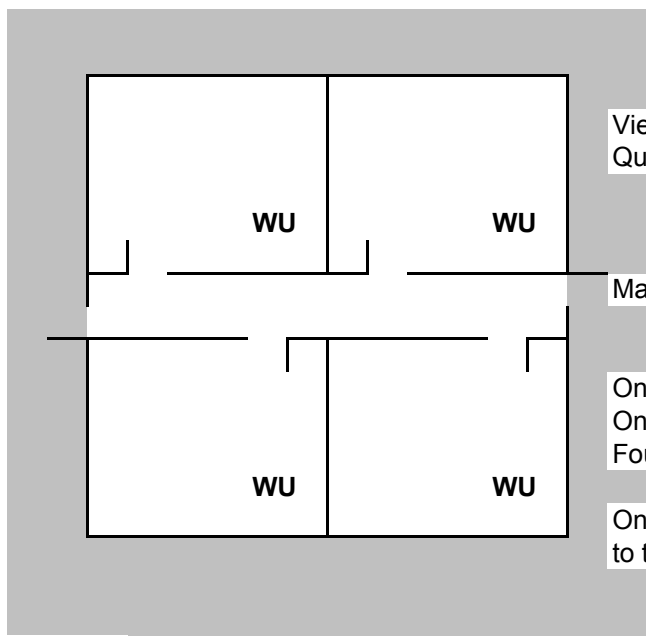
One building
One address
(the building's)
6 units
6 door numbers

3



Front view - Motel style - 6 units

4

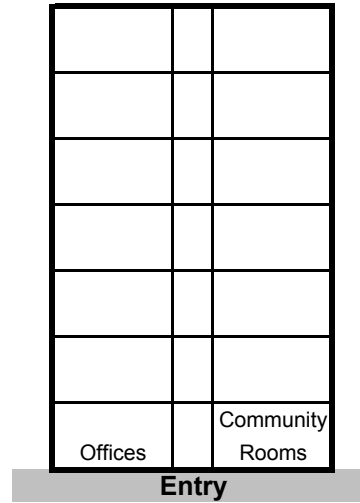


View from above
Quadrplex
Main entrance to the building
One building
One entrance
Four units
Only the main entrances
to the units are shown

Elevator Structure (ES)

Any high-rise structure for which an elevator is required under the Minimum Property Standards or local building codes.

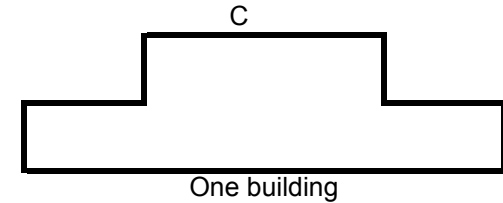
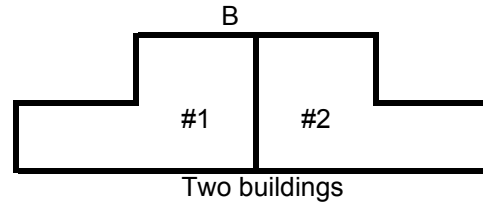
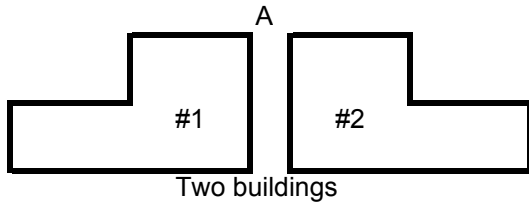
One configuration



One building
One entrance (the main entrance)
One address
7 floors
12 units
more than 12 door numbers

Buildings and Entrances

Viewing from above



If two structures are the mirror image of each other and are placed against each other as is presumed in the case of "B", they are two different buildings having different entrances.

In the case of "B", if #1 was built first and #2 is an addition the PHA probably treats #1 and #2 as two separate buildings and they should be so designated in PIC.

If two structures share a common wall or common (unbroken) roof, they are one building (as in "C") and may have more than one main entrance, each serving a different set of units.

Appendix C

Building and Unit Data Entry Guidance

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
Once these 5 fields are approved the data cannot be changed !																
participant_code	development_number	building_number	building_number_entrance	unit_number	ssn_head	first_name	last_name	occupancy_date	door_number	floor_number	bedroom_count	unit_tenant_type_code	acc_unit_ind	unit_details_complete_ind	unit_type_code	
for instance: IL002	for instance: IL002001				Leave these fields blank											
Alphanumeric max. 5	A/n max. 11	A/n max. 6	A/n max. 3	A/n max. 10						A/n max. 5	A/n max. 3	Integer	A/n max. 5	Max. 1	Max. 1	Max. 2
The code that HUD uses to identify this PHA	The code that HUD uses to identify this project	The PHA's code number for the building	The PHA's code number for this entrance to the building	The same as the inventory number the PHA uses for this unit. For some PHAs this may be the same as the door number.						Required for WU and ES type units	The floor in the building on which the entry to this unit is located.	The number of bedrooms in the unit	The type of tenant occupying the unit	Indicate "Y" for Yes or "N" for No	Enter "Y" if all information has been supplied	Indicates the type of unit being uploaded.
		Not the number of buildings in the development.	Not the number of entrances that are in the development.	Not how many units there are.	Optional for SF, SD, and RW type units			Leave blank if unit is vacant, a non-dwelling unit, or a merged unit	Indicate if the unit is in the ACC - Annual Contributions Contract	"Y" indicates the unit information is complete & ready for HUD approval.	FA=Family Unit EL=Unit designated as Elderly Unit ND=Non-Dwelling MU=Merged Unit					
									EM = Employee LE = Law Enforcement RT = Regular Tenant							

Guidance for Completing the *Building Spreadsheet* - PIC

P113PT_DEVELOPMENT_BUILDING_ENT

C:\PIC\Guidance\Bldg-Unit Uploads-11-19-03.xls

DMcM 11/19/2003

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Once these three fields are approved the data cannot be changed !															
development_number	building_number	building_number_entrance	building_name	building_type_code	floor_count	unit_count	construction_date	comment_text	address_line1_text	address_line2_text	city_name	county_name	state_code	basic_zip_code	zip_extension_code
for instance IL013001	for instance 001001	for instance 1	for instance null	for instance RW	2	1	for instance 3/31/1989	NA	for instance 123 N Elm	NA	for instance Chicago	for instance Cook	IL	for instance 60606	for instance 1234
Alphanumeric max. 11	A/n max. 6	A/n maximum 3	Max. 50	Maximum 5	Integer	Integer	Date	A/n max. 255	Max. 255	Max. 255	Max. 50	Max. 50	Max. 2	Numeric max. 5	Numeric Max. 4
The code that HUD uses to identify this project	The PHA's code for this building	PHA's code number for this entrance to the building	Name of the building - optional	Description of the building ES=Elevator Structure* RW=Row or Townhuse SD=Semi-Detached SF=Single Family/Detached (duplex) WU=Walk-Up/Multifamily Apt.*	Total number of floors served by this entrance Includes floors with units and floors without units	Total number of dwelling units served by this entrance Include spaces which were originally used as dwelling units and have not been de-programed.	Optional, but if a date is entered use the format: MM/DD/YYYY Must not be greater than the current date.	Optional General comments about the building or building entrance	Use the address the police and fire department use for this building/entrance Optional	Optional				5 digit zip code	Optional 4 digit code
	Not how many buildings there are in the development.	Not how many entrances there are in the building, nor a secondary service entrance.		* Use door numbers in Unit Spreadsheet (table).					<div style="border: 2px solid black; padding: 10px; width: fit-content; margin: auto;"> <p>After HUD approval of the building and unit data, there are 5 identifications which cannot be changed: 1 - the PHA ID (ie. IL002); 2 - the development (project) ID; 3 - the building ID; 4 - the entrance ID; and 5 - the unit ID.</p> </div>						

Appendix D

**Instructions for CSV File Format
and**

**Table for the Field References on the Upload Error
Report Page**



Uploading Building and Unit Data Using a Comma Separated Values(CSV) File

A CSV file allows you to export the values in a database table as a series of ASCII text lines. A bar “|” separates each column value from the next column value, and each row starts a new line. When you decide to submit your data in the CSV format you must ensure that the text file is correctly formatted. Each row of data must be structured in the order that is specified in the detailed instructions listed below. Also the rows must contain the appropriate data elements for that particular column. If a specific column for a row of data is not available and is not required you must still insert a placeholder for that column by adding a |. Please follow the detailed instructions on the file layout and content.

File Format

You will be required to submit a separate file for your building and unit records.

1. All files should have **.csv** as the file extension, for example; mybuilding.csv.
2. The first row of all files must contain a header that identifies the subsequent records.
3. All rows of data records must be separated by a new line or hard return.

Examine the example below for guidance on how to format your data for submission to HUD..

Example of unit records in CSV format. File name: myunit.csv

development_number|building_number|building_number_entrance|building_name|building_type_code|floor_count|unit_count|construction_date|comment_text|address_line1_text|address_line2_text|city_name|county_name|state_code|basic_zip_code|zip_extension_code

AKP001005 | 300 | 1 | Plaza 1 | EL | 12 | 10000 | 06/06/2000 | high rise Building | 1401 SOUTH Street | | Some City | Some County | AK | 20001 | 1002

AKP001005 | 302 | 1 | Garden | EL | 12 | 10000 | 06/06/2000 | high rise Building | 1401 SOUTH Street | | Some City | Some County | AK | 20001 | 1002

Example of two Building Records in CSV format. File name: mybuilding.csv

participant_code|development_number|building_number|building_number_entrance|unit_number|ssn_head|first_name|last_name|occupancy_date|door_number|floor_number|bedroom_count|unit_tenant_type_code|acc_unit_ind|unit_details_complete_ind|unit_type_code

AK001|AK00100511 | 3 | 1 | A1234 | 111111111 | FIRST NAME | LAST NAME | 05/18/2000 | A1 | 3 | 2 | RT | Y | Y | FA

AK001|AK00100511 | 3 | 1 | A1236 | 111111111 | FIRST NAME | LAST NAME | 05/18/2000 | A1 | 3 | 2 | RT | Y | Y | FA



Detail instructions for data

Building Template

No.	Building Field	Description	Instructions	Data Type / Field Length
1.	Development Number	The code that HUD uses to uniquely identify developments managed by a Housing Authority.	Should not be blank. Should be a valid Development number in PIC. Character position 1- 5 is the Participant Code, character position 6 - 8 Development Number and character position 9 -11 optional suffix.	Alphanumeric Max 11
2.	Building Number	The code that uniquely identifies a building structure.	Should not be blank.	Alphanumeric Max 6
3.	Building Entrance Number	The code that uniquely identifies a building entrance within a development / building.	Should not be blank. If only a single Building Entrance enter "1". The particular entrance corresponds to a unique postal address.	Alphanumeric Max 3
4.	Building Name	The name of the building.	Optional.	Max 50
5.	Building Type Code	Provides a description of the architecture of a building or building entrance.	Should not be blank. The allowable values are: <ul style="list-style-type: none">• ES - Elevator Structure• RW - Row or Townhouse Style• SD - Semi Detached• SF - Single Family/Detached• WU - Walkup/Multifamily Apt.	Max 5
6.	Floor Count	The number of floors in the building where units that can be occupied exist.	Should not be blank.	Integer
7.	Total Unit Count	Number of units within a building or building entrance. This total includes non-dwelling, and merged units. This total does not include fully demolished or disposed units.	Should not be blank. In the units template, the number of units assigned to this particular building cannot exceed this count.	Integer



PIH Information Center

No.	Building Field	Description	Instructions	Data Type / Field Length
8.	Construction Date	The completion date of the development. For developments with multiple buildings, this is the completion date of the last building that was complete.	Optional. A valid date in the format MM/DD/YYYY. The date should not be greater than the current date.	Date
9.	Comment Text	General comments about the building or building entrance.	Optional. General comments about the building or building entrance.	Max 255
10.	Address Line1 Text	Number and Street (Building or Building Entrance)	Should not be blank.	Alphanumeric Max 255
11.	Address Line2 Text	Street/Suffix (Building or Building Entrance)	Optional.	Max 255
12.	City Name	City (Building or Building Entrance)	Should not be blank.	Max 50
13.	County Name	County (Building or Building Entrance)	Should not be blank.	Max 50
14.	State Code	State (Building or Building Entrance)	Should not be blank. A valid two-character code to identify the state.	Max 2
15.	Basic Zip	Zip code (Building or Building Entrance)	Should not be blank.	Numeric Max 5
16.	Zip Extension Code	Zip code suffix (Building or Building Entrance)	Optional.	Numeric Max 4



Unit Template

No.	Unit Field	Description	Instructions	Data Type / Field Length
1.	Participant Code	The code that HUD uses to uniquely identify individual Housing Authorities.	Should not be blank. Should be a valid Participant Code.	Alphanumeric Max 5
2.	Development Number	The code that HUD uses to identify all developments that belong to the housing authorities.	Should not be blank. Should be a valid Development Number in PIC. Character position 1-5 Participant Code, character position 6 - 8 Development Number and character position 9 -11 optional suffix.	Alphanumeric Max 11
3.	Building Number	The code that uniquely identifies a building structure within a development.	Should not be blank. Should be unique across developments.	Alphanumeric Max 6
4.	Building Entrance Number	The code that uniquely identifies a building entrance within a development / building.	Should not be blank. If only a single Building Entrance enter "1". The particular entrance corresponds to a unique postal address.	Alphanumeric Max 3
5.	Unit Number	Unit number within a building (e.g., Apt #).	Should not be blank.	Alphanumeric Max 10
6.	SSN Head	The social security number of the head of the household for each unit.	Optional. Should be blank if the unit is vacant ¹ . Should be blank if the Unit Type is ND (Non-Dwelling) or MU (Merged Unit).	Numeric Max 9
7.	First Name	First name of head of household occupying unit.	Optional. Should be blank if the unit is vacant. Should be blank if the Unit Type is ND (Non-Dwelling) or MU (Merged Unit).	Alphanumeric Max 25
8.	Last Name	Last name of head of household occupying unit.	Optional. Should be blank if the unit is vacant. Should be blank if the Unit Type is ND (Non-Dwelling) or MU (Merged Unit).	Alphanumeric Max 35

¹ The Social Security Number field should be populated for all occupied units. If the unit is vacant, no social security number is required in this field.



PIH Information Center

No.	Unit Field	Description	Instructions	Data Type / Field Length
9.	Occupancy Date	The date that a tenant occupies a unit. This date must be the later of the lease date or move-in date.	Optional. A valid date in the format MM/DD/YYYY. Should be blank if the unit is vacant. Should be blank if the Unit Type is ND (Non-Dwelling) or MU (Merged Unit).	Date
10.	Door Number or Apartment Number	The code that is used to uniquely identify each unit within a specific building.	Should not be blank for multiple units in a single building (For example, elevator structure or multifamily apt.). Should be blank for one unit in a single building (For example, Townhouse or Single Family).	Alphanumeric Max 5
11.	Floor Number	Refers to the floor number on which each unit is located within a building.	Should not be blank. This value should be (1) for the following building types: <ul style="list-style-type: none"> • RW - Row or Townhouse Style • SD - Semi Detached • SF - Single Family/Detached 	Alphanumeric Max 3
12.	Bedroom Count	Number of bedrooms in a unit.	Should not be blank. Should be greater than or equal to zero.	Integer
13.	Unit Tenant Type	Indicates the type of tenant who is occupying the unit.	This field should not be blank if the unit is occupied: <ul style="list-style-type: none"> • EM - Employee • LE - Law Enforcement • RT - Regular tenant Should be blank if the unit type is ND (Non-Dwelling) or MU (Merged Unit). A HUD 50058 form is not required if the unit tenant type is EM or LE.	Max 5
14.	ACC Unit Ind.	Indicates whether a unit qualifies under the Annual Contribution Contract (ACC) program.	Should not be blank. Must be either Y or N.	Max 1
15.	Unit Details Complete Ind.	Indicates that the unit information which is being uploaded in the spreadsheet is complete and ready to be submitted to HUD for approval.	Should not be blank. This column should always be set to Y.	Max 1



PIH Information Center

No.	Unit Field	Description	Instructions	Data Type / Field Length
16.	Unit type	Indicates the type of unit that is being uploaded.	Cross check in the code table if such a code exists. The allowable values are: <ul style="list-style-type: none">• FA - Family Unit• EL - Designated as Elderly Unit• ND - Non-Dwelling• MU - Merged Unit	Max 5

APPENDIX F

Property 2023 Substantial Rehabilitation Estimate

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650	
Project:	Willow Apartments		Net Leasable Square Feet:	3,300	
Address:	619 Willow Street		Number of Units:	6	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR	
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Existing Conditions				\$ 11,686.80
6	024119190840	Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	Week	\$ 850.00	\$ 5,100.00
24	024119192000	Selective demolition, rubbish handling, 0'-50' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost	C.Y.	\$ 43.66	\$ 1,047.84
12	024119192040	Selective demolition, rubbish handling, 0'-100' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost	C.Y.	\$ 63.17	\$ 758.04
12	024119192155	Selective demolition, rubbish handling, 0'-50' haul, load, haul, dump and return, wheeled, including 11-21 riser stairs, cost to be added to demolition cost	C.Y.	\$ 33.91	\$ 406.92
54	024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	Ton	\$ 81.00	\$ 4,374.00
					\$ -
	Concrete	Selective removal/replacement of floor slab due to replacement of the under-slab plumbing water/waste lines and 2nd floor gypcrete flooring replacement needed.			\$ 16,498.68
285	024119161250	Selective demolition, cutout, concrete, slab on grade, bar reinforced, to 6" thick, 8-16 S.F., excludes loading and disposal	S.F.	\$ 19.64	\$ 5,597.40
8	030505100160	Selective concrete demolition, 2 - 5 tons, remove whole pieces, incl loading, excludes shoring, bracing, saw or torch cutting, hauling, dumping	Ea.	\$ 133.56	\$ 1,068.48
285	033053404700	Structural concrete, in place, slab on grade (3500 psi), 6" thick, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), and placing, excludes finishing	S.F.	\$ 13.32	\$ 3,796.20
285	033513300150	Concrete finishing, fresh concrete flatwork, floors, basic finishing for unspecified flatwork, bull float, manual float & broom finish, incl edging and joints, excl placing, striking off & consolidating	S.F.	\$ 0.81	\$ 230.85
2325	035413501500	Poured gypsum underlayment, self-leveling, hand placed, 2500 psi, 3/4" thick	S.F.	\$ 2.47	\$ 5,742.75
100	038113500420	Concrete sawing, concrete, existing slab, mesh reinforcing, for each additional inch of depth over 3", includes blade cost, layout and set up time	L.F.	\$ 0.63	\$ 63.00
					\$ -
	Masonry	The buildings' exterior brick veneer observed in good to fair condition with select areas of sectional brick restoration/tuck-pointing (approximately 25%) and 100% pressure wash cleaning is recommended.			\$ 23,380.53
12	024119162040	Selective demolition, cutout, brick, opening, to 4 S.F., 4" thick, excludes toothing, loading and disposal	Ea.	\$ 98.18	\$ 1,178.16
168	024119163100	Selective demolition, cutout, toothing masonry cutouts, brick, hard mortar, toothing	V.L.F.	\$ 17.37	\$ 2,918.16
288	024119251200	Selective demolition, saw cutting, masonry walls, brick, per inch of depth, hydraulic saw	L.F.	\$ 8.08	\$ 2,327.04
697.5	040120200320	Pointing masonry, tuck, cut and re-point, hard mortar, common bond	S.F.	\$ 8.04	\$ 5,607.90
1162.5	040120520320	Cleaning masonry, heavy restoration, heavy soil, biological and mineral staining, paint, by chemical, high pressure wash, brush and rinse, excludes scaffolding	S.F.	\$ 4.22	\$ 4,905.75
384	042113132600	Brick veneer masonry, buff or grey brick, running bond, truckload lots, 6.75/SF, 4" x 2-2/3" x 8", includes 3% brick and 25% mortar waste, excludes scaffolding, grout and reinforcing	S.F.	\$ 16.78	\$ 6,443.52
					\$ -
	Metals				\$ 19,149.14
48	050505100360	Selective metals demolition, manufactured or fabricated specialty item, 41-80 lb, remove whole or cut up into smaller pieces, excl shoring, bracing, cutting, loading, hauling, dumping	Ea.	\$ 25.97	\$ 1,246.56
78	050505100370	Selective metals demolition, manufactured or fabricated specialty item, 81-120 lb, remove whole or cut up into smaller pieces, excl shoring, bracing, cutting, loading, hauling, dumping	Ea.	\$ 41.71	\$ 3,253.38
30	055213500600	Railing, pipe, steel, primed, 3 rails, 3'-6" high, posts @ 5' OC, 1-1/2" diameter, shop fabricated	L.F.	\$ 93.24	\$ 2,797.20
75	055213500640	Railing, pipe, steel, galvanized, 3 rails, 3'-6" high, posts @ 5' OC, 1-1/2" diameter, shop fabricated	L.F.	\$ 132.84	\$ 9,963.00
50	055213500940	Railing, pipe, steel, wall rail, primed, 1-1/2" diameter, shop fabricated	L.F.	\$ 37.78	\$ 1,889.00

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650
Project:	Willow Apartments		Net Leasable Square Feet:	3,300
Address:	619 Willow Street		Number of Units:	6
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
					\$ -
					\$ -
	Rough Carpentry	There is water damage and mold throughout many of the units. This represents the materials and labor to repair the damaged floor and roof systems where water intrusion was observed.			\$ 5,180.75
15	024119167200	Selective demolition, cutout, wood frame, floors, sheathing and flooring, to 2" thick, openings to 5 S.F., excludes re-framing, loading and disposal	Ea.	\$ 104.98	\$ 1,574.70
15	024119167310	Selective demolition, cutout, wood frame, roofs, sheathing, to 1" thick, openings to 5 S.F., excludes re-framing, roofing, loading and disposal	Ea.	\$ 87.33	\$ 1,309.95
670	060505105685	Selective demolition, wood framing, rafters, 6/12 - 8/12 pitch, 2" x 10", 16" OC	S.F.	\$ 1.07	\$ 716.90
420	061623100105	Subfloors, plywood, CDX, 5/8" thick, pneumatic nailed	SF Flr.	\$ 1.86	\$ 781.20
420	061636100205	Sheathing, plywood on roof, CDX, 5/8" thick, pneumatic nailed	S.F.	\$ 1.90	\$ 798.00
					\$ -
	Finish Carpentry	Costs included are for replacement of one damaged staircase in unit #619 and replacement of baseboards due to plumbing line replacement.			\$ 5,935.42
450	060505203000	Selective demolition, millwork and trim, baseboard, to 6" wide	L.F.	\$ 3.63	\$ 1,633.50
450	062213155380	Moldings, base, combination, base and shoe, 9/16" x 3-1/2" & 1/2" x 3/4", pine	L.F.	\$ 6.09	\$ 2,740.50
14	060505106200	Selective demolition, wood framing, stairs and stringers, straight run	Riser	\$ 16.66	\$ 233.24
14	064313200600	Prefabricated wood stairs, box stairs, pine treads for carpet, no handrails, up to 14 risers, 3'-0" wide	Riser	\$ 94.87	\$ 1,328.18
					\$ -
	Waterproofing				\$ -
		<i>None Included</i>			\$ -
					\$ -
	Thermal & Moisture	Replacement of caulking and sealants due to replacement of plumbing water/waste lines.			\$ 6,408.00
3310	070505100020	Selective demolition, thermal and moisture protection, caulking/sealant, to 1" x 1" joint	L.F.	\$ 0.76	\$ 2,515.60
665	079213200055	Joint sealants, caulking and sealants, bulk acrylic latex, 1/4" x 1/4", in place	L.F.	\$ 2.04	\$ 1,356.60
500	079213200065	Joint sealants, caulking and sealants, bulk acrylic latex, 1/4" x 1/2", in place	L.F.	\$ 2.34	\$ 1,170.00
335	079213200080	Joint sealants, caulking and sealants, bulk acrylic latex, 3/8" x 1/2", in place	L.F.	\$ 2.58	\$ 864.30
170	079213200095	Joint sealants, caulking and sealants, bulk acrylic latex, 3/8" x 3/4", in place	L.F.	\$ 2.95	\$ 501.50
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650	
Project:	Willow Apartments		Net Leasable Square Feet:	3,300	
Address:	619 Willow Street		Number of Units:	6	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR	
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Insulation	Replacement of insulation due to replacement of plumbing water/waste lines and water damaged material.			\$ 6,998.50
600	072116102150	Blanket insulation for floors/ceilings, fiberglass, paper or foil backing, 1 side, 6-1/4" thick, R19, incl. spring type wire fasteners	S.F.	\$ 2.81	\$ 1,686.00
2125	072126100120	Blown-in insulation, ceilings, with open access, cellulose, 10-7/8" thick, R38	S.F.	\$ 2.50	\$ 5,312.50
					\$ -
	Roofing	The shingles were replaced in 2015.			\$ -
					\$ -
	Sheet Metal	Gutters and downspouts were replaced previously. Select roof flashing (approximately 30%) was observed in poor condition leading to moisture intrusion.			\$ 1,120.00
800	070505100220	Selective demolition, thermal and moisture protection, flashing, sheet metal	S.F.	\$ 1.40	\$ 1,120.00
	Doors	Select dwelling unit storm doors were observed with damage, replace is warranted. Select interior doors was observed with damage due to tenant abuse and water damage, replacement is warranted .			\$ 9,857.08
5	080505100500	Door demolition, interior door, single, 3' x 7' high, 1-3/8" thick, remove	Ea.	\$ 21.17	\$ 105.85
1	080505100700	Door demolition, interior bi-fold door, 3' x 6' - 8" high, remove	Ea.	\$ 21.17	\$ 21.17
3	080505101500	Door demolition, interior door, hollow core, remove	Ea.	\$ 66.15	\$ 198.45
2	080505101520	Door demolition, interior door,Solid, 1-3/8" thick, remove and reset, minimum	Ea.	\$ 87.70	\$ 175.40
6	081163230440	Doors, storm, aluminum, residential, combination storm and screen, clear anodic coating, 6'-8" x 3'-0" wide, incl. frame	Ea.	\$ 491.91	\$ 2,951.46
11	081416092080	Door, wood, architectural, flush, interior, 5 ply particle core, luan face, 1-3/8", 3'-0" x 7'-0"	Ea.	\$ 403.57	\$ 4,439.27
11	087120401100	Door hardware, lockset, heavy duty, cylindrical, with sectional trim, non-keyed, privacy	Ea.	\$ 178.68	\$ 1,965.48
					\$ -
	Windows	The windows have been replaced previously.			\$ -
					\$ -
	Glass				\$ -
		NO SINGLE GLAZING INCLUDED			\$ -
					\$ -
	Lath and Plaster				\$ -
		NO LATH AND PLASTER INCLUDED			\$ -
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650
Project:	Willow Apartments		Net Leasable Square Feet:	3,300
Address:	619 Willow Street		Number of Units:	6
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Drywall	Four of the six dwelling units were observed with gypsum board (drywall) in poor condition (the other two units, one vacant and one occupied, need select repairs). The drywall as observed with areas of extensive damage/cracking/separating/holes and water damage from various sources as well as replacing plumbing lines. As a result, the drywall in the five units is need of replacement and painting with the sixth needing repairs caused by the plumbing line replacement.			\$ 71,229.53
53	090170100100	Gypsum wallboard, repairs, fill and sand, pin / nail holes	Ea.	\$ 0.56	\$ 29.40
53	090170100110	Gypsum wallboard, repairs, fill and sand, screw head pops	Ea.	\$ 1.11	\$ 58.28
53	090170100120	Gypsum wallboard, repairs, fill and sand, dents, up to 2" square	Ea.	\$ 11.11	\$ 583.28
53	090170100130	Gypsum wallboard, repairs, fill and sand, dents, 2" to 4" square	Ea.	\$ 22.18	\$ 1,164.45
53	090170100140	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, up to 2" square	Ea.	\$ 44.29	\$ 2,325.23
53	090170100150	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 2" to 4" square	Ea.	\$ 48.55	\$ 2,548.88
53	090170100160	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 4" to 8" square	Ea.	\$ 53.67	\$ 2,817.68
53	090170100170	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 8" to 12" square	Ea.	\$ 67.26	\$ 3,531.15
53	090170100180	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 12" to 32" square	Ea.	\$ 90.27	\$ 4,739.18
53	090170100210	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 16" by 48"	Ea.	\$ 109.73	\$ 5,760.83
53	090170100220	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 32" by 48"	Ea.	\$ 138.92	\$ 7,293.30
53	090170100230	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 48" square	Ea.	\$ 159.43	\$ 8,370.08
26	090170100240	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 60" square	Ea.	\$ 176.28	\$ 4,627.35
3,938	090170100500	Gypsum wallboard, repairs, skim coat surface with joint compound	S.F.	\$ 0.38	\$ 1,496.25
1,680	090170100510	Gypsum wallboard, repairs, prepare, retape and refinish joints	L.F.	\$ 9.81	\$ 16,480.80
26	024119166100	Selective demolition, cutout, drywall, to 5/8" thick, openings to 5 S.F., excludes re-framing, loading and disposal	Ea.	\$ 21.83	\$ 573.04
1,575	090505100200	Ceiling demolition, gypsum wall board, furred and nailed, remove	S.F.	\$ 1.08	\$ 1,701.00
504	090505301000	Walls and partitions demolition, gypsum wallboard, per s.f., nailed or screwed	S.F.	\$ 0.43	\$ 216.72
504	092116333400	Partition wall, interior, standard, taped both sides, installed on & incl. 2" x 4" wood studs, 16" OC, 8' to 12' high, 5/8" gypsum drywall	S.F.	\$ 5.70	\$ 2,872.80
26	092910302050	Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 5/8" thick	S.F.	\$ 1.50	\$ 39.38
1,575	092910303050	Gypsum wallboard, on ceilings, standard, taped & finished (level 4 finish), 5/8" thick	S.F.	\$ 1.78	\$ 2,803.50
1,050	092910305500	Gypsum wallboard, for acoustical sealant, add per bead	L.F.	\$ 1.14	\$ 1,197.00
					\$ -
	Ceramic Tile				\$ -
		NONE INCLUDED			\$ -
					\$ -
	Acoustical				\$ -
		NONE INCLUDED		\$ -	\$ -
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650	
Project:	Willow Apartments		Net Leasable Square Feet:	3,300	
Address:	619 Willow Street		Number of Units:	6	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR	
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Wood Flooring				\$ -
		NONE INCLUDED		\$ -	\$ -
					\$ -
	Resilient Flooring	Five of the six dwelling units flooring was observed to be in poor condition with areas of missing/damaged vinyl tiles and replacement of plumbing pipes. Replacement of the VCT flooring in the five units is recommended.			\$ 34,284.36
3,300	090505200900	Flooring demolition, vinyl composition tile, 12" x 12"	S.F.	\$ 0.86	\$ 2,838.00
3,300	096510103600	Latex underlayment, cementitious for resilient flooring, 1/8" thick	S.F.	\$ 3.73	\$ 12,309.00
3,300	096519237800	Flooring, vinyl tile, max, premium colors/jpatterns, 12" x 12"x 1/8"	S.F.	\$ 5.13	\$ 16,929.00
42	090505200865	Selective demolition, stair treads & risers, vinyl, riser, coved, 7" h, 1/8" thick	L.F.	\$ 12.65	\$ 531.30
42	096513232400	Stair treads & risers, vinyl, riser, coved, 7" h, 1/8" thick	L.F.	\$ 39.93	\$ 1,677.06
	Painting	Costs included are for painting of all ceilings and walls of the dwelling units as a result from gypsum board replacement/repairs and repairs due to plumbing pipe replacement.			\$ 36,067.46
4,650	090190920510	Paint preparation, surface protection, placement & removal, basic drop cloths	S.F.	\$ 0.07	\$ 325.50
4,650	090190920520	Paint preparation, surface protection, placement & removal, masking w/paper	S.F.	\$ 0.65	\$ 3,022.50
4,650	090190920530	Paint preparation, surface protection, placement & removal, volume cover up (using plastic sheathing or building paper)	S.F.	\$ 0.03	\$ 139.50
3680	090190930810	Surface preparation, exterior, siding, masonry, brick & block, pressure wash, based on 2500 lb operating pressure	S.F.	\$ 0.72	\$ 2,649.60
3,300	090190940660	Surface preparation, interior, walls, sand, gypsum board and plaster, light	S.F.	\$ 0.14	\$ 462.00
15492	090190940670	Surface preparation, interior, walls, sand, gypsum board and plaster, medium	S.F.	\$ 0.21	\$ 3,253.32
18,792	090190940730	Surface preparation, interior, walls, wash, gypsum board and plaster	S.F.	\$ 0.14	\$ 2,630.88
290	099113800150	Paints & coatings, trim, exterior, fascia, latex paint, 1 coat coverage, brushwork, 1" x 6" to 1" x 10"	L.F.	\$ 0.82	\$ 237.80
11	099123350400	Paints & coatings, interior latex, doors, panel, both sides, roll & brush, primer + 2 coats, incl. frame & trim	Ea.	\$ 180.33	\$ 1,983.63
275	099123527250	Paints & coatings, miscellaneous interior, trim, wood, paint 1 coat, oil base, brushwork, under 6" wide, incl. puttying	L.F.	\$ 0.75	\$ 206.25
12600	099123740790	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, cut-in by brush	L.F.	\$ 0.65	\$ 8,190.00
18792	099123740840	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, roller	S.F.	\$ 0.69	\$ 12,966.48
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650	
Project:	Willow Apartments		Net Leasable Square Feet:	3,300	
Address:	619 Willow Street		Number of Units:	6	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR	
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Specialties	Mirrors were observed in poor condition and need to be replaced.			\$ 1,002.78
6	100505101105	Specialties demolition, demolition, mirror, wall mounted	Ea.	\$ 16.59	\$ 99.54
6	102813133100	Toilet accessories, mirror, 36" x 24", with stainless steel 3/4" square frame	Ea.	\$ 150.54	\$ 903.24
					\$ -
	Special Equipment				\$ -
		NONE INCLUDED			\$ -
					\$ -
	Appliances	The range hoods were observed in fair to poor condition and replacement is recommended. [Only built-in and HA owned appliances are eligible to include per PIH 2021-07 (HA)]			\$ 2,332.50
6	113013194200	Range hood, residential appliances, vented, 2 speed, 30" wide, maximum	Ea.	\$ 388.75	\$ 2,332.50
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650
Project:	Willow Apartments		Net Leasable Square Feet:	3,300
Address:	619 Willow Street		Number of Units:	6
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Cabinets	Four of the six dwelling unit kitchen cabinets/tops and vanities/tops were observed to be in poor condition with the two remaining units was observed near or at the end of the estimated useful life (EUL) and in fair to poor condition. The four units were observed with broken /missing hardware, delaminating doors/drawers, rotted bottoms of cabinet bases and countertops that were observed damaged. Replacement of the cabinets and tops in five units is recommended. All cabinets and tops in the dwelling units will need to be removed during the plumbing pipe replacement.			\$ 46,492.70
50	060505201060	Selective demolition, millwork and trim, wood base cabinets, remove and reset	Ea.	\$ 60.53	\$ 3,026.50
50	060505201070	Selective demolition, millwork and trim, wood wall cabinets, remove and reset	Ea.	\$ 54.67	\$ 2,733.50
50	060505201550	Selective demolition, millwork and trim, counter top, straight runs, remove and reset	L.F.	\$ 21.87	\$ 1,093.50
50	123223109600	Custom cabinets, rule of thumb: kitchen cabinets, excl. counters & appliances, maximum	L.F.	\$ 574.93	\$ 28,746.50
5	123223308050	Wood casework vanities, base, 2 door, 30" h x 21" d x 30" w	Ea.	\$ 622.45	\$ 3,112.25
50	123623132200	Countertops, built in place, plastic laminate, 25" wide	L.F.	\$ 103.34	\$ 5,167.00
5	123661170040	Vanity top, solid surface, center bowl, 19" x 37"	Ea.	\$ 522.69	\$ 2,613.45
					\$ -
	Blinds, Shades & Art	<i>Non-eligible to include per PIH 2021-07 (HA)</i>			\$ -
					\$ -
	Carpets	Carpet was noted to be at or exceeding the assigned EUL. Replacement of the carpet with VCT is recommended. [Non-eligible to include per PIH 2021-07 (HA)]			\$ 1,280.28
2724	090505200560	Carpet tile, permanent adhesive, removal	S.F.	\$ 0.47	\$ 1,280.28
					\$ -
	Special Construction				\$ 30,000.00
6	HCM Abatement	Special demolition handling and waste disposal for hazardous materials	Ea.	\$ 3,500.00	\$ 21,000.00
6	Final Cleaning	Apartment punch-out, cleaning, prelease procedures, historical costs	Ea.	\$ 1,500.00	\$ 9,000.00
					\$ -
	Elevators				\$ -
		NONE INCLUDED			\$ -
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650
Project:	Willow Apartments		Net Leasable Square Feet:	3,300
Address:	619 Willow Street		Number of Units:	6
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Plumbing & Hot Water	The plumbing lines on-site were observed to be in poor condition with the site reporting multiple issues of leaks and backups. In a majority of the inspected units, water damage due to plumbing leaks were observed on the ceiling of kitchen directly below the unit bathrooms water was observed to be infiltrating the bathroom subfloors and damaging the floor joists. The cabinets below the sinks of kitchens and bathrooms below In select units were observed with water damage to the cabinets. Replacement of the water and waste lines and all plumbing fixtures is recommended. Water heaters were noted as manufactured in 1999 and exceeding the components EUL.			\$ 136,973.64
6	110505104540	Water heater, residential, to 80 gal./day, selective demolition	Ea.	\$ 292.05	\$ 1,752.30
6	110505104420	Cleaning and disposal, garbage disposal, commercial, to 5 HP, selective demolition	Ea.	\$ 184.08	\$ 1,104.48
6	113013183350	Garbage disposal, residential appliances, sink type, maximum	Ea.	\$ 422.85	\$ 2,537.10
6	220505101140	Fixture, steel tub/shower, selective demolition	Ea.	\$ 142.24	\$ 853.44
6	220505101220	Fixture, counter top lavatory, disconnect and remove	Ea.	\$ 88.49	\$ 530.94
6	220505101320	Fixture, sink, double compartment, selective demolition	Ea.	\$ 101.72	\$ 610.32
6	220505101400	Fixture, water closet, floor mounted, selective demolition, includes 10' piping	Ea.	\$ 88.49	\$ 530.94
72	220505102050	Pipe, metal pipe, 2" to 3-1/2" diam., selective demolition	L.F.	\$ 4.76	\$ 342.72
108	220505102000	Pipe, metal pipe, to 1-1/2" diam., selective demolition	L.F.	\$ 3.56	\$ 384.48
48	220505102100	Pipe, metal pipe, 4" to 6" diam., selective demolition	L.F.	\$ 14.22	\$ 682.56
72	220505102160	Pipe, plastic, with fittings, up thru 1-1/2" diameter, selective demolition	L.F.	\$ 2.84	\$ 204.48
108	220505102162	Pipe, plastic, with fittings, 2" thru 3" diameter, selective demolition	L.F.	\$ 3.56	\$ 384.48
48	220505102164	Pipe, plastic, with fittings, 4" thru 6" diameter, selective demolition	L.F.	\$ 6.41	\$ 307.68
6	220523100550	Valves, brass, gas cocks, threaded, 1"	Ea.	\$ 106.44	\$ 638.64
6	220523100540	Valves, brass, gas cocks, threaded, 3/4"	Ea.	\$ 76.94	\$ 461.64
12	220523208814	Valves, bronze, water heater water & gas safety shut off, valve	Ea.	\$ 278.59	\$ 3,343.08
6	220523208822	Valves, bronze, water heater water & gas safety shut off, gas control wiring harness	Ea.	\$ 52.85	\$ 317.10
12	220523601230	Valves, plastic, PVC, ball, true union, socket or threaded, 1/2"	Ea.	\$ 77.98	\$ 935.76
12	220523601240	Valves, plastic, PVC, ball, true union, socket or threaded, 3/4"	Ea.	\$ 88.48	\$ 1,061.76
12	220523601250	Valves, plastic, PVC, ball, true union, socket or threaded, 1"	Ea.	\$ 102.95	\$ 1,235.40
72	221113440560	Pipe, steel, black, threaded, 1/2" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	L.F.	\$ 18.02	\$ 1,297.44
6	223430132100	Water heater, residential, gas fired, foam lined tank, 10 year, 75 gallon, excludes vent	Ea.	\$ 2,093.03	\$ 12,558.18
6	223430132900	Water heater, safety-drain pan, 26" diameter	Ea.	\$ 59.65	\$ 357.90
6	224113131100	Water closet, tank type, vitreous china, floor mounted, close coupled, two piece, includes seat, supply pipe with stop	Ea.	\$ 523.12	\$ 3,138.72
6	224113131980	Water closet, tank type, vitreous china, floor mounted, rough-in, supply, waste and vent, one piece	Ea.	\$ 1,097.27	\$ 6,583.62
6	224116130640	Lavatory, vanity top, porcelain enamel on cast iron, white, oval, 33" x 19", includes trim	Ea.	\$ 1,050.07	\$ 6,300.42

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650	
Project:	Willow Apartments		Net Leasable Square Feet:	3,300	
Address:	619 Willow Street		Number of Units:	6	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR	
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
6	224116133580	Lavatory, vanity top, rough-in, supply, waste and vent	Ea.	\$ 1,407.73	\$ 8,446.38
6	224116164100	Sink, kitchen, counter top style, steel, enameled, with ledge, self rimming, double bowl, 32" x 21", includes faucet and drain	Ea.	\$ 895.10	\$ 5,370.60
6	224116164980	Sink, kitchen, counter top style, rough-in, supply, waste and vent	Ea.	\$ 1,388.69	\$ 8,332.14
6	224119102000	Bath, tub, enameled formed steel, 4'-6" long	Ea.	\$ 922.62	\$ 5,535.72
6	224119109600	Bath, rough-in, supply, waste and vent for all above tubs	Ea.	\$ 1,553.31	\$ 9,319.86
6	224139100150	Faucets/fittings, bath, faucets, diverter spout combination, soldered	Ea.	\$ 202.47	\$ 1,214.82
6	224139101000	Faucets/fittings, kitchen sink faucets, top mount, cast spout	Ea.	\$ 180.74	\$ 1,084.44
6	224139101100	Faucets/fittings, kitchen sink faucets, top mount, cast spout, for spray, add	Ea.	\$ 52.23	\$ 313.38
6	224139102100	Faucets/fittings, lavatory faucet, center set, excludes drain	Ea.	\$ 160.99	\$ 965.94
6	224139104250	Faucets/fittings, shower pressure balancing mixing valve, satin nickel, with shower head, arm, flange and diverter tub spout	Ea.	\$ 828.69	\$ 4,972.14
72	221113741860	Pipe, plastic, PVC, 1/2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 25.09	\$ 1,806.48
108	221113741870	Pipe, plastic, PVC, 3/4" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 26.26	\$ 2,836.08
48	221113741880	Pipe, plastic, PVC, 1" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 20.81	\$ 998.88
72	221113741890	Pipe, plastic, PVC, 1-1/4" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 23.35	\$ 1,681.20
108	221113741900	Pipe, plastic, PVC, 1-1/2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 27.99	\$ 3,022.92
48	221113741910	Pipe, plastic, PVC, 2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 31.19	\$ 1,497.12
72	221113744410	Pipe, plastic, PVC, 1-1/4" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 27.19	\$ 1,957.68
108	221113744420	Pipe, plastic, PVC, 1-1/2" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 25.58	\$ 2,762.64
72	221113744460	Pipe, plastic, PVC, 2" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 28.83	\$ 2,075.76
108	221113744470	Pipe, plastic, PVC, 3" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 39.47	\$ 4,262.76
48	221113744480	Pipe, plastic, PVC, 4" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 48.15	\$ 2,311.20
72	221113744490	Pipe, plastic, PVC, 6" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 90.22	\$ 6,495.84
72	221316202120	Pipe, cast iron soil, one hub, service weight, 2" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 29.73	\$ 2,140.56
72	221316202160	Pipe, cast iron soil, one hub, service weight, 4" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 40.02	\$ 2,881.44
72	221316202200	Pipe, cast iron soil, one hub, service weight, 6" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 55.78	\$ 4,016.16
6	221316601100	Traps, cast iron, service weight, running P trap, 2", excluding vent	Ea.	\$ 369.32	\$ 2,215.92
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650	
Project:	Willow Apartments		Net Leasable Square Feet:	3,300	
Address:	619 Willow Street		Number of Units:	6	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR	
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Heat & Ventilation	The units feature gas-fired furnaces for heat and outdoor condensing units with replacement on an as-needed basis. Select components were observed in various conditions (some appear to be in disrepair/not functioning properly). Replacement of the furnaces, condensers, thermostats and select ductwork is recommended. Gas furnaces and condenser units were noted as manufactured in 1999 and exceeding the components EUL.			\$ 55,456.24
6	230505100100	Air conditioner, split unit air conditioner, 3 ton, selective demolition	Ea.	\$ 645.06	\$ 3,870.36
360	230505101100	Air conditioner, ductwork, rigid, 6" x 8", selective demolition	L.F.	\$ 6.85	\$ 2,466.00
6	235416133020	Furnace, gas, upflow, direct drive model, intermittent pilot, 45 MBH input, AGA certified, includes standard controls, excludes gas, oil or flue piping	Ea.	\$ 1,865.40	\$ 11,192.40
6	238143101020	Heat pump, air to air split system, 2 ton cooling, 8.5 MBH heat @ 0Deg.F, includes outside condensing unit only, excludes interconnecting tubing, curbs, pads and ductwork	Ea.	\$ 4,200.08	\$ 25,200.48
1,100	233353103344	Insulation, ductwork, board type, fiberglass liner, FSK, 1-1/2 lb. density, 1" thick	S. F.	\$ 11.57	\$ 12,727.00
					\$ -
	Air Conditioning				\$ -
		<i>None included</i>			\$ -
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650
Project:	Willow Apartments		Net Leasable Square Feet:	3,300
Address:	619 Willow Street		Number of Units:	6
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Electrical	Apartment units' circuit breaker panels and electrical devices require modernization. Select electrical devices were observed to be original to the date of construction and therefore, replacement in conjunction with the panel replacement is recommended. Based on observations during the inspection, select fixtures were broken, non-operational, missing. Replacement of lighting fixtures is recommended. The dwelling units feature bathroom exhaust fans that were reported to be original to the date of construction (1970) and in various operating conditions. Replacement of the fans and ducting is recommended.			\$ 77,909.10
4,650	AEI Estimate	Electrical make safe for MEP demolition	S. F.	\$ 0.55	\$ 2,557.50
6	262416301300	Panelboards, 3 phase 4 wire, main lugs, 277/480 V, 100 amp, 20 circuits, NF, incl 20 A 1 pole bolt-on breakers	Ea.	\$ 5,684.53	\$ 34,107.18
6	260590102170	Switch devices, residential, 3-way, #14/3, type MC cable, 20', incl box & cover plate	Ea.	\$ 83.98	\$ 503.88
6	260590102120	Switch devices, residential, single pole, ivory, type MC cable, 20', 15 amp, incl box & cover plate	Ea.	\$ 68.35	\$ 410.10
6	260590102220	Switch devices, residential, 4-way, #14/3, type MC cable, 20', incl box & cover plate	Ea.	\$ 93.29	\$ 559.74
12	260590102270	Switch devices, residential, single pole, #12/2, type MC cable, 20', 20 amp, incl box & cover plate	Ea.	\$ 84.15	\$ 1,009.80
6	260590102320	Switch devices, residential, single pole, rotary dimmer, type MC cable, 20', 600 W, incl box & cover plate	Ea.	\$ 106.21	\$ 637.26
6	260590104120	Receptacle devices, residential, duplex outlet, ivory, w/#12/2, type MC cable, 20', 20 amp, incl box & cover plate	Ea.	\$ 97.77	\$ 586.62
6	260590104370	Receptacle devices, residential, decorator style, GFI with #12/2, type MC cable, 20', incl box & cover plate	Ea.	\$ 115.66	\$ 693.96
6	260590104420	Receptacle devices, residential, decorator style, receptacle, #12/2, type MC cable, 20 amp, incl box & cover plate	Ea.	\$ 135.83	\$ 814.98
6	260590104580	Air conditioner outlet, residential, 30' of #12/2, 2 pole circuit breaker, type MC cable, 20 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 182.32	\$ 1,093.92
6	260590104680	Dryer outlet, residential, 30' of #10/3, 2 pole circuit breaker, type MC cable, 30 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 196.74	\$ 1,180.44
6	260590104720	Range outlet, residential, 30' of #8/3, type MC cable, 50 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 312.07	\$ 1,872.42
30	260590106120	Lighting outlets, residential, box 4" & wire (for fixture), type MC cable, 20'	Ea.	\$ 55.69	\$ 1,670.70
24	260590106220	Light fixtures, residential, canopy style, custom grade	Ea.	\$ 87.04	\$ 2,088.96
6	260590106320	Light fixtures, residential, kitchen fixture (fluorescent), custom grade	Ea.	\$ 274.52	\$ 1,647.12
12	260590107070	Smoke detectors, residential, box, #14/3, type MC cable, 20'	Ea.	\$ 103.63	\$ 1,243.56
6	260590108310	Bathroom or kitchen vent fan, residential, economy model, 110 CFM	Ea.	\$ 232.82	\$ 1,396.92
6	260590108280	Bathroom vent fan, residential, hook-up, (use w/above hook-up), custom model, 50 CFM	Ea.	\$ 186.96	\$ 1,121.76
6	260590109070	Furnace/boiler, residential, hook-up, emergency switch & MC cable, 40'	Ea.	\$ 276.69	\$ 1,660.14
6	260590109250	Heat pump, residential, hookup, 40' #8/2 & 30' #3/2, EMT & wire, incl 1-40A & 1-100A 2 pole breaker, local disc switch, 3' sealite	Ea.	\$ 1,380.66	\$ 8,283.96
6	260590109530	Thermostat, residential, hook-up, using low voltage wire, heating/cooling, 25' of #18-4	Ea.	\$ 47.47	\$ 284.82
12	265113550100	Interior LED fixtures, downlight, recess mounted, 25 watt, 7.5" diameter, incl lamps, mounting hardware and connections	Ea.	\$ 484.33	\$ 5,811.96
12	265113550180	Interior LED fixtures, downlight, cylinder, 20 watts, incl lamps, mounting hardware and connections	Ea.	\$ 177.23	\$ 2,126.76
6	265623550200	Exterior LED fixture, wall mounted, outdoor, 110 watt, incl lamps	Ea.	\$ 321.29	\$ 1,927.74
6	265623550410	Exterior LED fixture, wall pack, poly w/photocell, 26 watt, incl lamps	Ea.	\$ 436.15	\$ 2,616.90
					\$ -
	Subtotal (Structures)				\$ 593,400.09
					\$ -

Date:	05/31/2023	Substantial Rehabilitation Estimate 2-story Wood-frame Walk-up Multifamily Apartment Buildings	Gross Square Feet:	4,650	
Project:	Willow Apartments		Net Leasable Square Feet:	3,300	
Address:	619 Willow Street		Number of Units:	6	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
R.S. Means Year 2023 Quarter 1 Unit Pricing			Labor Type (Standard or Union):	Residential/DBWR	
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	Accessory Structures			\$ -	\$ -
		<i>Non-eligible to include per PIH 2021-07 (HA)</i>		\$ -	\$ -
				\$ -	\$ -
	Total (Lines 33 and 34)			\$ -	\$ -
				\$ -	\$ -
	Earthwork			\$ -	\$ -
				\$ -	\$ -
1500	AEI Allowance	Building foundation perimeter mobilization/erosion control/import fill for positive drainage/site grading and restoration - five foot perimeter around the building.	Sq. Ft.	\$ 2.50	\$ 3,750.00
				\$ -	\$ -
	Site Utilities			\$ -	\$ -
		None		\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
	Roads & Wlks			\$ -	\$ -
		None		\$ -	\$ -
				\$ -	\$ -
	Landscaping			\$ -	\$ -
				\$ -	\$ -
1	AEI Allowance	Building foundation perimeter lawn restoration	Ea.	\$ 5,000.00	\$ 5,000.00
1	AEI Allowance	Building foundation perimeter planting and beds restoration	Ea.	\$ 10,000.00	\$ 10,000.00
				\$ -	\$ -
		Land Improvements Hard Cost Subtotal:		\$ -	\$ -
		Structure(s) and Land Improvements Hard Cost Subtotal		\$ -	\$ -
				\$ -	\$ -
		Soft Costs and Fees		\$ -	\$ -
		Contingency	7.50%	\$ -	\$ 45,911.26
		General Conditions	5.00%	\$ -	\$ 30,607.50
		Builder's Profit & Overhead	10.00%	\$ -	\$ 24,117.99
		Architectural Design Fees	5.50%	\$ -	\$ 33,668.26
		<u>PHA Administration Fee</u>	<u>2.00%</u>	\$ -	\$ 12,243.00
		Subtotal Soft Costs and Fees	30.00%	\$ -	\$ 146,548.01
				\$ -	\$ -
		TOTAL REHABILITATION / RETROFIT CONSTRUCTION COST BUDGET:		\$ -	\$ 758,698.10
		HUD TOTAL DEVELOPMENT COST (TDC):		\$ -	\$ 1,160,202.00
		TOTAL REHABILITATION ESTIMATE / TDC COST:		\$ -	65.39%

APPENDIX G

USGS Seismic Design Map



619 Willow St, Dayton, OH 45404, USA

Latitude, Longitude: 39.7735253, -84.1824776



Date	11/16/2022, 9:46:35 AM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	D - Stiff Soil

Type	Description	Value
Hazard Level		BSE-2N
S _s	spectral response (0.2 s)	0.155
S ₁	spectral response (1.0 s)	0.072
S _{Xs}	site-modified spectral response (0.2 s)	0.248
S _{X1}	site-modified spectral response (1.0 s)	0.173
F _a	site amplification factor (0.2 s)	1.6
F _v	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.169
crs	coefficient of risk (0.2 s)	0.92

Type	Description	Value
ssrt	risk-targeted hazard (0.2 s)	0.155
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.081
cr1	coefficient of risk (1.0 s)	0.889
s1rt	risk-targeted hazard (1.0 s)	0.072
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S_{XS}	site-modified spectral response (0.2 s)	0.165
S_{X1}	site-modified spectral response (1.0 s)	0.115

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.098
S_1	spectral response (1.0 s)	0.052
S_{XS}	site-modified spectral response (0.2 s)	0.157
S_{X1}	site-modified spectral response (1.0 s)	0.124
f_a	site amplification factor (0.2 s)	1.6
f_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.038
S_1	spectral response (1.0 s)	0.019
S_{XS}	site-modified spectral response (0.2 s)	0.06
S_{X1}	site-modified spectral response (1.0 s)	0.047
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	12

DISCLAIMER

While the information presented on this website is believed to be correct, [SEAOC / OSHPD](#) and its sponsors and contributors assume no responsibility or liability for its accuracy. The material presented in this web application should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. SEAOC / OSHPD do not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the seismic data provided by this website. Users of the information from this website assume all liability arising from such use. Use of the output of this website does not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the search results of this website.

APPENDIX H

Property Evaluator Qualifications



Christopher Johnson

Project Manager

EDUCATION

- Bachelor of Architecture □ Catholic University of America, D.C. 2021
- Bachelor of Civil Engineering □ Catholic University of America, D.C. 2021

SUMMARY OF PROFESSIONAL EXPERIENCE

Christopher Johnson is currently working as a project manager for AEI Consultants. He has performed building and property assessments for varying scopes and customer requirements for the commercial real estate, banking, and insurance industries. In addition to his project management experience, Mr. Johnson has 2 years of experience in architectural design and construction documentation. Mr. Johnson's understanding of the construction industry comes from his collegiate education from Catholic University of America.

Currently, Mr. Johnson is responsible for performing Property Condition Assessments that include identifying deficiencies, providing overall professional judgment of a property's condition, and preparing cost estimates for repairs and projected replacement costs. He performs Property Condition Assessments of varying property types including retail, office, commercial, hospitality, industrial, multi-family, and senior living facilities throughout the United States.

PROJECT EXPERIENCE

Project experience for Mr. Johnson includes:

- Multi-Family □ New York City, New York; Capital Needs Assessment scope multi-family portfolio with 800 apartment Units per location
- Elderly □ Raleigh, North Carolina; Capital Needs Assessment scope multi-family portfolio with 40 apartment Units per location
- Assisted Living & Skilled Nursing Facility □ Wooster, Ohio; Property Capital Needs Assessment scope multi-family portfolio with 100 Resident Units
- Assisted Living & Skilled Nursing Facility □ Parma, Ohio; Property Capital Needs Assessment scope multi-family portfolio with 100 Resident Units



Scott Moyer

Construction Cost Estimator/HUD Cost Analyst

EDUCATION

- BS, Civil and Building Design Engineering - Old Dominion University

CERTIFICATIONS

- HUD MAP Certified

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Moyer brings over 20 years' experience and has extensive experience as a Senior Estimator/Cost Analyst working with General Contractors primarily in the multi-family, commercial and industrial construction.

As a Construction Cost Estimator and a Senior HUD Cost Analyst, Mr. Moyers responsibilities consist of developing Independent Cost Estimates for project economic cost comparison analysis and risk identification, then authoring Conceptual Budget Reviews (CBR), Construction Risk Analysis (CRA), and Cost to Complete (CTC) reports for the Construction Risk Management (CRM) division of AEI Consultants. Responsible for coordination, planning, and oversight efforts for assigned FHA Cost Reviews in accordance with directives as set forth in the HUD MAP Guide. Duties include review of project documents for completeness and coordination, and to determine discrepancies or conflicts in the documents which may lead to adverse cost impacts to the project, advising the MAP Team members in proper resolution of issues and HUD MAP cost reporting procedures, and final approval to FHA of proposed project costs submitted by the project General Contractor. Cost Review involves a fully independent project cost estimate to be developed for comparison analysis, schedules to be reviewed for adequate duration and monthly draw amounts, addendum letters for updates to projects at firm application, and any required resolution of HUD/FHA review produced comments.

All produced cost review estimates assembled into an in-house database for future work cost approvals. Non-HUD roles taken on involved production of Cost to Complete Reports, Insurable Replacement Valuations, and cross-training for Construction Loan Monitoring (CLM). Additional responsibilities include cost reviews for HUD financed projects utilizing either the FHA 223(f), 221(d)(4) or 232 Lean Loan Program.

PROJECT EXPERIENCE

Project experience for Mr. Moyer includes:

- Cedar Grove Portfolio □ 4 -property multifamily dwelling with 1,125 unit for veterans. Mr. Moyer developed an Independent Cost Estimate, for this project economic cost comparison analysis and risk identification, then authorized Conceptual Budget Review.
- Frontenac, MO □ Is a Hospitality building with 253 rooms. Mr. Moyer prepared a Conceptual Budget Review on this property. Costing was based on R.S. Means building construction cost data and R.S. Means Square Foot Cost Reports along with internal data to provide a cost comparison of the proposed budget with typical industry costs.

A list of HUD compliant cost estimating project Mr. Moyer completed are summarized below:

HUD MAP 221 (d)(4) Multifamily New Construction (NC) & Sub-Rehabilitation (SR) Program

- The Station at Gardner Mill, West Jordan City, Utah
- Cedar Court Apts. and Site Ren, Norwalk, Ct.
- Meadow Cliff Apartments, Oklahoma City, Oklahoma
- Walker Court North & South, Jonesboro, Arkansas
- Cameron Creek Apartments, Tempe., Arizona
- Elevate as Southwest Station, Eden Prairie, MN
- The Elliot, Little Rock, Arkansas
- The Commodore Place Apartments, Cleveland, Ohio
- River Run Apartments, North Bend, Washington
- RAD Lofts, Asheville, NC
- Midlothian Town Center Apartments, Midlothian, Virginia
- Gateway at Carolina Forest, Myrtle Beach, SC
- Midtown Pointe, Royal Oak, Michigan
- Lakehouse Commons,
- Buffalo Sunset Apartments, Las Vegas, NV
- Gateway at Carolina Forest, Myrtle Beach, SC
- Dwell @ 2nd, Philadelphia, PA
- Brennan Point Apartments, Newport News, VA

HUD MAP 232 Lean, Healthcare, Assisted Living, and Skilled Nursing Facilities

- The Guilford House, Guilford, Connecticut
- Congress Oaks, Palm Springs, Florida
- Abbingon Crossing of Wilson, Wilson, North Carolina
- Grand View Place, Grand Rapids, Michigan
- The Highland Club, Baton Rouge, Louisiana
- The Park at Sydney Drive, Birmingham, Alabama
- Hinds County Nursing and Rehabilitation Center, Byram, Mississippi
- Brandermill Assisted Living, Chesterfield, Virginia

- Jasper Senior Living, Jasper, Indiana
- Nevins Nursing and Rehab Center, Methuen, MA
- Parkhaven Retirement & Assisted Living, Manhattan, Montana

HUD MAP 223 Heavy-f, Multifamily Refinance with Heavy Renovation

- Pecan Place
- Euclid Hills Villa



Roy Anderson

PE □ Seismic Services Manager, Building Assessments

EDUCATION

- University of California, San Diego; BS Structural Engineering 1990

CERTIFICATIONS

- Professional Engineer, California, Civil 82059
- California Licensed General Contractor, B641049, Inactive
- ATC First Responder Training, California OES Volunteer
- Redwood Empire Remodelers Association, Board Member, Past President
- Appointed to the City of Santa Rosa Board of Building Regulations Appeals, Chairman
- Committee Member ASTM WK55885 Seismic Risk Assessment of Real Estate Portfolios
- American Society of Civil Engineers (ASCE)
- Structural Engineers Association of Northern California (SEAONC)
- Earthquake Engineering Research Institute (EERI)

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Anderson has over 39 years of construction, construction management, structural design, seismic retrofit, structural assessment, and commercial due diligence experience. He owned and operated a successful structural design consulting firm for over 14 years.

His project experience includes public infrastructure, public works, and private developments including both residential and commercial projects. He has acted as a regional manager for a national consulting services firm overseeing property and casualty and seismic risk assessment operations in the western states, performing over 2000 Seismic Risk Assessment (Probable Maximum Loss) assessments and reports in the seismically active United States, Europe, and Mexico, over 100 Property Condition Assessments, and over 400 Property Damage Assessments for the insurance industry in 38 states. He has investigated and assessed damage in the 2014 Napa 6.0, Virginia 5.8, Oklahoma 5.7, and Northridge 6.7 earthquakes.

Mr. Anderson currently oversees and manages the Seismic Services Division of AEI's Building Assessments Department. Responsibilities include Senior Assessment of Seismic Risk Assessment Reports, Conducting Peer Reviews, scheduling, Seismic Retrofit Design, interfacing with Clients, providing outreach and education to Clients and Building Owners.

Some of his specific areas of expertise include forensic analysis of architectural and structural damage, seismic assessments of buildings, structural remediation and

rehabilitation of properties (URM, Historic, seismic, tornado, hurricane, flood, and fire), and structural design of swimming pools, wood and timber framed structures, structural steel structures, reinforced concrete structures, reinforced masonry structures, and pre-manufactured light gage steel structures.

PROJECT EXPERIENCE

Project experience for Mr. Anderson includes:

- Structural Design since 1991
- Seismic Retrofit Design since 1991
- Seismic Risk Assessments since 1994
- Forensic Assessments since 2007

Publications: 2016 ASTM Seismic Standards Update, California Mortgage Finance News, Fall 2016.



Jeb Bonnett

Director of Building Assessments - HUD

EDUCATION

- B.B.A - Finance, James Madison University
- Principles of Real Estate Program, James Madison University

CERTIFICATIONS

- HUD Multi-Family Accelerated Processing (MAP) Cost/A&E Seminar □ New York City
- HUD Multi-Family Accelerated Processing (MAP) PCNA Workshop □ Columbus
- Virginia Housing Development Authority □ Universal Design Training
- Fair Housing Act Accessibility Training Course □ Phillip Zook
- Fair Housing Act Accessibility Training Seminar □ Fair Housing Act First
- Elevator Training Courses □ Sanjay Kamani, QEI, KP Property Advisors LLC
- Building Performance Institute □ Training Services
- Building Specs Training Institute, Building/Design Inspection Courses

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Bonnett has worked exclusively in the niche HUD real estate due diligence consulting industry since 2005. He has performed and directed thousands of building assessment projects for HUD MAP, HUD LEAN, and Public Housing Authority clients. He has expert knowledge of HUD's Capital Needs Assessment guidelines and software reporting requirements. In addition, he has extensive experience and training on numerous accessibility standards, including, UFAS, ADA, ANSI, and the Fair Housing Act Guidelines.

As Director of Building Assessments - HUD, Mr. Bonnett is responsible for providing direction for the development of HUD Building Assessment services throughout AEI. Day to day responsibilities include, creating organizational process assets, training internal and external stakeholders, identifying and understanding industry guidelines for HUD Building Assessment services, senior reviewing, project oversight, business development and client management.

PROJECT EXPERIENCE

Project experience for Mr. Bonnett includes:

- Performing and directing the successful completion of over 3,000 HUD MAP and HUD LEAN compliant Capital Needs Assessments.
- Performing and directing the successful completion of RAD and GPNA projects for over 100 HUD Public Housing Authority AMPs.
- Leading the creation of software reporting platforms to efficiently populate HUD's CNA E-Tool, RAD Tool, and GPNA Tool software systems.
- More than 5 years' experience in multifamily assessments including numerous assignments for Freddie Mac, Fannie Mae and HUD execution.
- Creating and performing HUD E-Tool training seminars for HUD MAP lenders and internal staff.



Isoke(e-so-kay) Craig

Project Manager

EDUCATION

- Bachelor of Architecture □ Syracuse University, 2014

SUMMARY OF PROFESSIONAL EXPERIENCE

Ms. Craig has more than 6 years of experience in the architectural design and construction as a project manager of residential, educational, civic and commercial and retail projects throughout the United States and abroad. During her former employment she was responsible for design, review, and inspection for code compliance on multiple projects throughout Texas and New York as well as perform building ADA compliance assessments for educational facilities.

Currently, Ms. Craig is responsible for performing Property Condition Assessments that include identifying deficiencies, providing overall professional judgment of a property's condition and preparing cost estimates for repairs and projected replacement costs. She performs Property Condition Assessments of varying property types including retail, office, commercial, hospitality, industrial, multi-family, and senior living facilities throughout the United States.

Prior to joining AEI Consultants, Ms. Craig has worked at Architecture firms and a General Contractor creating construction documents, schematic design, bidding and project management, project closeout and warranty repairs for many different types of building uses including Commercial, Mixed-Use Retail, K-12, Higher Education, and Residential. With first-hand knowledge of assessing properties, providing recommendations for work, estimating construction costs, and hiring the right construction professionals for new construction and renovations.

Ms. Craig completed numerous multifamily assignments in accordance with Fannie Mae, Freddie Mac, and HUD requirements and prepared Project Capital Needs Assessments in compliance with the HUD Multifamily Accelerated Processing (MAP) Guide and the HUD LEAN Statement of Work on the following properties listed below.

Facility Name	Property Type	HUD Program	City	State
Chelsea Seniors Community	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
Little York Villas	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas

St. Joseph Nursing Home	Healthcare	HUD LEAN Section 232/223(f)	Lacon	Illinois
The Life at Spring Estates	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
Baypointe Apartments	Multi-Family	HUD MAP Section 207/223(f)	Webster	Texas
Edenbrook of Oshkosh	Healthcare	HUD LEAN Section 232/223(f)	Oshkosh	Wisconsin
Edenbrook of Edina	Healthcare	HUD LEAN Section 232/223(f)	Edina	Minnesota
Edenbrook of Wisconsin Rapids	Healthcare	HUD LEAN Section 232/223(f)	Wisconsin	Wisconsin
Town Creek Village	Multi-Family	HUD MAP Section 207/223(f)	Montgomery	Texas
Housing Authority Bloomington-North	Senior Multi-Family	HUD MAP Section 207/223(f)	Bloomington	Illinois
Housing Authority Bloomington-South	Senior Multi-Family	HUD MAP Section 207/223(f)	Bloomington	Illinois
Oxford at Iron Horse	Multi-Family	HUD MAP Section 207/223(f)	North Richland	Texas
Kingsland Trails	Multi-Family	HUD MAP Section 207/223(f)	Kingsland	Texas
The 95	Multi-Family	HUD MAP Section 207/223(f)	Las Vegas	Nevada
Winfield Woods Healthcare Center	Healthcare	HUD LEAN Section 232/223(f)	Winfield	Illinois
Park at Cliff Creek	Multi-Family	HUD MAP Section 207/223(f)	Dallas	Texas
Lakewood Village Apartments	Multi-Family	HUD MAP Section 207/223(f)	Twin Lakes	Wisconsin
Apartments at Maddie	Multi-Family	HUD MAP Section 207/223(f)	Greeley	Colorado
Woodward Apartments	Multi-Family	HUD MAP Section 207/223(f)	Austin	Texas

Manhattan Apartments	Multi-Family	HUD MAP Section 207/223(f)	Corpus Christi	Texas
Jasmine Apartments	Multi-Family	HUD MAP Section 207/223(f)	Dumas	Texas
Fountain View Nursing & Rehab Center	Healthcare	HUD LEAN Section 232/223(f)	Rose Hill	Kansas
The Pierce Apartments	Multi-Family	HUD MAP Section 207/223(f)	Columbus	Ohio
Turtle Parc Apartments	Multi-Family	HUD MAP Section 207/223(f)	Westerville	Ohio
Arcadia Nursing & Rehab Center	Healthcare	HUD LEAN Section 232/223(f)	Pensacola	Florida
De Luna Nursing & Rehab Center	Healthcare	HUD LEAN Section 232/223(f)	Pensacola	Florida
Olive Branch Nursing & Rehab Center	Healthcare	HUD LEAN Section 232/223(f)	Pensacola	Florida
Central Lakes Apartments	Multi-Family	HUD MAP Section 207/223(f)	Alexandria	Minnesota
Kingston Landing Apartments	Multi-Family	HUD MAP Section 207/223(f)	Cedar Rapids	Iowa
Canal Place Apartments	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
Harmonee Square Apartments	Multi-Family	HUD MAP Section 207/223(f)	Milwaukee	Wisconsin
Canal Place Apartments	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
Ironwood Apartment Homes	Multi-Family	HUD MAP Section 207/223(f)	Universal City	Texas
Brick Towne at Johnston	Multi-Family	HUD MAP Section 207/223(f)	Johnston	Iowa
Brick Towne at Signature Village	Multi-Family	HUD MAP Section 207/223(f)	Ankeny	Iowa
Southfield Apartments	Multi-Family	HUD MAP Section 207/223(f)	Southfield	Michigan
Dolce Living	Multi-Family	HUD MAP Section 207/223(f)	Rosenburg	Texas

Grand Flats Apartments	Multi-Family	HUD MAP Section 207/223(f)	Saint Louis	Missouri
Mid-Wilshire	Multi-Family	HUD MAP Section 207/223(f)	Los Angeles	California
Sunset	Multi-Family	HUD MAP Section 207/223(f)	Los Angeles	California
Crestview Apartments	Multi-Family	HUD MAP Section 207/223(f)	Cleveland	Ohio
Bellaire Garden A	Multi-Family	HUD MAP Section 207/223(f)	Cleveland	Ohio
Bellaire Garden B	Multi-Family	HUD MAP Section 207/223(f)	Cleveland	Ohio
Bellaire Townhomes	Multi-Family	HUD MAP Section 207/223(f)	Cleveland	Ohio
Austin Retirement & Nursing Center	Healthcare	HUD LEAN Section 232/223(f)	Austin	Texas
Crown Pointe	Multi-Family	HUD MAP Section 207/223(f)	Georgetown	Kentucky
Prairie Gardens Cooperative	Senior Multi-Family	HUD MAP Section 207/223(f)	Cedar Rapids	Iowa
John McGraw Court	Senior Multi-Family	HUD MAP Section 207/223(f)	Sparks	Nevada
Essex Manor	Multi-Family	HUD MAP Section 207/223(f)	Reno	Nevada
The Mark on Conquest Phase II	Multi-Family	HUD MAP Section 207/223(f)	Waxahachie	Texas
Parma Care Center	Healthcare	HUD LEAN Section 232/223(f)	Parma	Ohio
Heatherbrook Apartments	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
Casa Milagro	Multi-Family	HUD MAP Section 207/223(f)	Santa Fe	New Mexico
Alice Taylor	Multi-Family	HUD MAP Section 207/223(f)	Roxbury	Massachusetts
Bellflower	Multi-Family	HUD MAP Section 207/223(f)	Dorchester	Massachusetts

Greenville Health & Rehabilitation Center	Healthcare	HUD LEAN Section 232/223(f)	Plainview	Texas
Prairie House Living Center	Healthcare	HUD LEAN Section 232/223(f)	Plainview	Texas
Forth at Navigation Apartments	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
The Towers	Multi-Family	HUD MAP Section 207/223(f)	Albuquerque	New Mexico
Pahrump Health and Rehabilitation Center	Healthcare	HUD LEAN Section 232/223(f)	Pahrump	Nevada
The Ravinia Apartments	Multi-Family	HUD MAP Section 207/223(f)	San Antonio	Texas
Pacifica Sagebrush	Multi-Family	HUD MAP Section 207/223(f)	Las Vegas	Nevada
Azotea	Multi-Family	HUD MAP Section 207/223(f)	Alamogordo	New Mexico
Bridgewater	Multi-Family	HUD MAP Section 207/223(f)	Stow	Ohio
Park Regency	Multi-Family	HUD MAP Section 207/223(f)	Indianapolis	Indiana
West Central	Multi-Family	HUD MAP Section 207/223(f)	McCook	Nevada
Lake Villas Apartments	Multi-Family	HUD MAP Section 207/223(f)	Granbury	Texas
Meadow Heights	Multi-Family	HUD MAP Section 207/223(f)	Pharr	Texas
Villas Milpas & Villas Milpas Homes	Multi-Family	HUD MAP Section 207/223(f)	Pharr	Texas
Haddon Hall	Multi-Family	HUD MAP Section 207/223(f)	Cincinnati	Ohio

Circulo Gardens & Circulo Old South	Multi-Family	HUD MAP Section 207/223(f)	Tulsa	Oklahoma
Inola Terrace	Multi-Family	HUD MAP Section 207/223(f)	Inola	Oklahoma
Chouteau Terrace	Multi-Family	HUD MAP Section 207/223(f)	Chouteau	Oklahoma
Kellyville Terrace	Multi-Family	HUD MAP Section 207/223(f)	Kellyville	Oklahoma
Bridgewater	Multi-Family	HUD MAP Section 207/223(f)	Stow	Ohio
Ironwood at Palmer Park	Multi-Family	HUD MAP Section 207/223(f)	Colorado Springs	Colorado

APPENDIX I

Record of all Documents Reviewed, Interviews, and Supporting Information

From: [Courtney Winters](#)
To: cityhall@daytonohio.gov
Subject: Open Records Request - Willow - 468945
Date: Monday, September 12, 2022 10:34:00 PM
Attachments: [image001.png](#)

Hello,

AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property: Willow located at: 619 Willow Street, Dayton, OH 45404. Is this property within your jurisdiction?

As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following:

Fire Department for information on the storage, generation, usage, or spillage of hazardous substances, petroleum products, pollutants, or controlled substances, and any other environmental conditions for the property, records of fire inspections for the property, AND copies of any outstanding fire code violations.

Building Department for any copies of Certificates of Occupancy and building permits from the last 10 years (year, type of permit, and owner/applicant), as well as the following information regarding building codes:

1. Building code enforced at the time the property was constructed.
2. Additional building codes enforced at the property since construction.
3. Current building code enforced by the municipality.
4. Copies of any outstanding building code violations.

Planning and Zoning a zoning letter to identify if the property has Activity and Use Limitations (AULs), defined as legal or physical restrictions or limitations on the use of, or access to the property; the current zoning classification of the property; AND copies of any outstanding zoning code violations.

Who would be the appropriate contacts to provide all necessary information and documents? Please notify me in advance if the fees for this request are estimated to exceed \$75.

Thank you in advance for your help,
Courtney



Courtney Winters (she/her)
Administrative Assistant

AEI Consultants
4009 Fitzhugh Avenue, Suite 200
Richmond, VA 23230
E: cwinters@aeiconsultants.com

From: [Courtney Winters](#)
To: Brad.French@daytonohio.gov
Subject: Fire Open Records Request - Willow - 468945
Date: Monday, September 12, 2022 10:35:00 PM
Attachments: [image001.png](#)

Brad,

AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property: Willow located at: 619 Willow Street, Dayton, OH 45404. Is this property within your jurisdiction?

As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following:

Fire Department for information on the storage, generation, usage, or spillage of hazardous substances, petroleum products, pollutants, or controlled substances, and any other environmental conditions for the property, records of fire inspections for the property, AND copies of any outstanding fire code violations.

Who would be the appropriate contacts to provide all necessary information and documents? Please notify me in advance if the fees for this request are estimated to exceed \$75.

Thank you in advance for your help,
Courtney





Courtney Winters (she/her)
Administrative Assistant

AEI Consultants
4009 Fitzhugh Avenue, Suite 200
Richmond, VA 23230
E: cwinters@aeiconsultants.com

From: [Rowlett, Christopher](#)
To: [Courtney Winters](#)
Cc: [Public Information Request](#); [Patterson, Greg](#); [Rowlett, Christopher](#)
Subject: FW: 20220912_PRR_Multiple-Fire-Bldg-Zoning_Capital NeedsEnvAssessment-Multiple Addresses
Date: Thursday, September 15, 2022 10:26:32 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[rdDLi35yijoindivyexek14b4yao-880db801d3f34535b9b99b873f96bd10.xls](#)
[SKM_368e22091510130.pdf](#)
[SKM_368e22091510221.pdf](#)
[SKM_368e22091510300.pdf](#)

Good Morning,

Thank you for your multiple requests. I have attached fire inspection and emergency run documentation for the requested properties, along with one drive links for some of the larger properties. If you have any fire-specific related questions, please contact me. Thank you.

- 911 Oldfield Ave.
 - Dayton Fire department does not have any inspection or emergency run records for this property
- 3004-3005 Superbra Ct.
 - Dayton Fire Department does not have any inspection or emergency run records for this property
- 619 Willow
 - Dayton Fire Department does not have any inspection records for this property. Emergency run documentation is attached
- 261 Hoch st
 - Dayton Fire Department does not have any inspection records for this property. Emergency run documentation is attached.
- 138 Gettysburg Ave.
 - One Drive folder access  [138 Gettysburg](#)
- 436-440 Winters St
 - Dayton fire Department does not have any inspection records for this property. Emergency run documentation is attached.
- 126 W Fifth St.
 - One drive access for all inspection records  [126 W Fifth St](#)
 - The emergency runs to this address are very lengthy, consisting of medical calls, fire alarms, and several fire calls. Looking through the run history, there has only been one call referencing any hazardous materials, and I have attached the narrative to this.

If you have any further fire-related questions please contact me. Thank you

Regards,

Chris

Chris Rowlett
Community Services Lieutenant
Department of Fire
Support Services | City of Dayton
300 N. Main St | Dayton, Ohio 45402

From: Public Information Request <publicinformation@daytonohio.gov>

Sent: Wednesday, September 14, 2022 11:10 AM

To: Daugherty, Carl <Carl.Daugherty@daytonohio.gov>; Zimmer, Dennis <Dennis.Zimmer@daytonohio.gov>; Williams, Denver <Denver.Williams@daytonohio.gov>; Mundy, Ranette <Ranette.Mundy@daytonohio.gov>; Adams, Scott <Scott.Adams@daytonohio.gov>; Schoener, Steve <Steve.Schoener@daytonohio.gov>; Rowlett, Christopher <Christopher.Rowlett@daytonohio.gov>; Patterson, Greg <Greg.Patterson@daytonohio.gov>; Steele, Andrew <Andrew.Steele@daytonohio.gov>

Cc: Public Information Request <publicinformation@daytonohio.gov>

Subject: FW: 20220912_PRR_Multiple-Fire-Bldg-Zoning_Capital NeedsEnvAssessment-Multiple Addresses

The following request had multiple emails with the same request language for each of the following addresses.
(See initial email below) Simplifying this request into 1 email.

1. Wilkinson Hi-Rise: 126 West Fifth Street, Dayton, OH 45402.
2. Desoto Bass Courts - 468943 :911 Oldfield Avenue, Dayton, OH 45417
3. Superba - 468944: 3004-3005 Superba Court, Dayton, OH 45403
4. Willow - 468945: 619 Willow Street, Dayton, OH 45404
5. Hoch - 468946: 261 Hoch Street, Dayton, OH 45410
6. Gettysburg - 468947: 138 Gettysburg Avenue, Dayton, OH 45417
7. Winters 468948: 436-440 Winters Street, Dayton, OH, 45417

Please see below.

Please cc: publicinformation@daytonohio.gov in your response, including the same subject line (with one of the 7 corresponding addresses at the end) & this initial request when replying to the requestor directly or forwarding it to the appropriate responder.



Public Records | Office of Communication & Public Affairs | City of Dayton, Ohio

Office 937.333.3616 | Fax 937.333.4269 | publicinformation@daytonohio.gov | www.daytonohio.gov

This email and its attachments contain information that is privileged, confidential, and exempt from disclosure. If you are not an intended recipient, use and disclosure of this message are prohibited. If you received this transmission in error, please notify the sender by reply email and delete the message and its attachments.

From: Bankston, Toni <Toni.Bankston@daytonohio.gov>

Sent: Tuesday, September 13, 2022 5:26 AM

To: Public Information Request <publicinformation@daytonohio.gov>

Subject: 20220912_PRR_Multiple-Fire-Bldg-Zoning_Capital NeedsEnvAssessment-Multiple Addresses - 468948

Toni Bankston's iPhone

Begin forwarded message:

From: Courtney Winters <cwinters@aeiconsultants.com>

Date: September 12, 2022 at 10:47:54 PM EDT

To: City Hall <CityHall@daytonohio.gov>

Subject: Open Records Request - 468948

You don't often get email from cwinters@aeiconsultants.com. [Learn why this is important](#)

Hello,

AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property:

Winters located at: **436-440 Winters Street, Dayton, OH, 45417**. Is this property within your jurisdiction?

(inserting all addresses inquired about)

1. **Wilkinson Hi-Rise: 126 West Fifth Street, Dayton, OH 45402.**
2. **Desoto Bass Courts - 468943 :911 Oldfield Avenue, Dayton, OH 45417**
3. **Superba - 468944: 3004-3005 Superba Court, Dayton, OH 45403**
4. **Willow - 468945: 619 Willow Street, Dayton, OH 45404**
5. **Hoch - 468946: 261 Hoch Street, Dayton, OH 45410**
6. **Gettysburg - 468947: 138 Gettysburg Avenue, Dayton, OH 45417**
7. **Winters 468948: 436-440 Winters Street, Dayton, OH, 45417)**

As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following:

Fire Department for information on the storage, generation, usage, or spillage of hazardous substances, petroleum products, pollutants, or controlled substances, and any other environmental conditions for the property, records of fire inspections for the property, AND copies of any outstanding fire code violations.

Building Department for any copies of Certificates of Occupancy and building permits from the last 10 years (year, type of permit, and owner/applicant), as well as the following information regarding building codes:

1. Building code enforced at the time the property was constructed.
2. Additional building codes enforced at the property since construction.
3. Current building code enforced by the municipality.
4. Copies of any outstanding building code violations.

Planning and Zoning a zoning letter to identify if the property has Activity and Use Limitations (AULs), defined as legal or physical restrictions or limitations on the use of, or access to the property; the current zoning classification of the property; AND copies of any outstanding zoning code violations.

Who would be the appropriate contacts to provide all necessary information and documents? Please notify me in advance if the fees for this request are estimated to exceed \$75.

Thank you in advance for your help,
Courtney



Courtney Winters (she/her)
Administrative Assistant

AEI Consultants
4009 Fitzhugh Avenue, Suite 200

Richmond, VA 23230
E: cwinters@aeiconsultants.com

CAUTION: This email originated from outside of our organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

LN	DATE	TIME	INCIDENT #	REV	OFIRS#	INC. TYPE	ADDRESS	APPAR
	02/02/2022	0238	220202-0021	N		CHESTPAI	619 WILLOW	ST ME002
	06/28/2020	1745	200628-0089	N		COALARM	619 WILLOW	ST EN004
	12/31/2019	0929	191231-0024	N		SICK	619 WILLOW	ST ME014
	10/03/2019	1625	191003-0095	Y		ASSAULT	619 WILLOW	ST EN004
	10/03/2019	1626	191003-0095	N		ASSAULT	619 WILLOW	ST ME014
	08/31/2019	0516	190831-0017	N		FALLS	619 WILLOW	ST ME002
	08/26/2019	1929	190826-0084	N		CHESTPAI	619 WILLOW	ST ME018
	08/26/2019	1929	190826-0084	Y		CHESTPAI	619 WILLOW	ST EN008
	06/03/2019	2201	190603-0094	N		SICK	619 WILLOW	ST ME002
	12/30/2018	1820	181230-0063	Y		SICK	619 WILLOW	ST ME002
	12/30/2018	1831	181230-0063	Y		SICK	619 WILLOW	ST EN002
	10/16/2018	0846	181016-0021	Y		FALLS	619 WILLOW	ST ME002
	10/16/2018	0846	181016-0021	Y		FALLS	619 WILLOW	ST EN002
	05/31/2018	2141	180531-0091	Y		DIABETIC	619 WILLOW	ST ME002
	01/23/2018	1959	180123-0071	Y		DIABETIC	619 WILLOW	ST ME002
	01/23/2018	2104	180123-0076	Y		CHESTPAI	619 WILLOW	ST EN002
	01/23/2018	2104	180123-0076	Y		CHESTPAI	619 WILLOW	ST ME013
	01/23/2018	2106	180123-0076	Y		CHESTPAI	619 WILLOW	ST ME002
	12/04/2017	2037	171204-0087	Y		FALLS	619 WILLOW	ST ME002
	12/04/2017	2047	171204-0087	Y		FALLS	619 WILLOW	ST EN002
	06/20/2017	0912	170620-0019	Y		SICK	619 WILLOW	ST ME008
	04/03/2017	1304	170403-0052	Y		FALLS	619 WILLOW	ST ME014
	04/03/2017	1304	170403-0052	Y		FALLS	619 WILLOW	ST EN002
	12/12/2016	2008	161212-0082	Y		POISON	619 WILLOW	ST ME008
	12/12/2016	2016	161212-0082	Y		POISON	619 WILLOW	ST EN008
	07/14/2016	2358	160714-0087	Y		FALLS	619 WILLOW	ST EN002
	07/14/2016	2358	160714-0087	Y		FALLS	619 WILLOW	ST ME008
	02/16/2016	0001	160216-0001	Y		CHOKING	619 WILLOW	ST ME008
	02/05/2016	2355	160205-0086	Y		SICK	619 WILLOW	ST ME008
	09/16/2015	1122	150916-0024	Y		UNCON	619 WILLOW	ST EN002
	09/16/2015	1122	150916-0024	Y		UNCON	619 WILLOW	ST ME008
	09/16/2015	1152	150916-0028	Y		UNCON	619 WILLOW	ST EN008
	09/16/2015	1152	150916-0028	Y		UNCON	619 WILLOW	ST ME008
	06/25/2015	2312	150625-0098	Y		MATERN	619 WILLOW	ST LT014
	06/25/2015	2312	150625-0098	Y		MATERN	619 WILLOW	ST ME015
	04/19/2015	1540	150419-0048	Y		MANDOWN	619 WILLOW	ST EN002
	04/19/2015	1540	150419-0048	Y		MANDOWN	619 WILLOW	ST ME014
	11/03/2014	1423	141103-0040	Y		POISON	619 WILLOW	ST EN002
	11/03/2014	1423	141103-0040	Y		POISON	619 WILLOW	ST ME008
	10/30/2014	1504	141030-0051	Y		SICK	619 WILLOW	ST ME002
	09/22/2014	0025	140922-0001	Y		HEADACHE	619 WILLOW	ST ME008
	09/07/2014	1532	140907-0050	Y		TRAUMA	619 WILLOW	ST ME008
	07/21/2014	1650	140721-0081	Y		BREATHIN	619 WILLOW	ST EN002
	07/21/2014	1652	140721-0081	N		BREATHIN	619 WILLOW	ST ME095
	07/21/2014	1655	140721-0081	N		BREATHIN	619 WILLOW	ST ME022
	07/21/2014	1658	140721-0081	N		BREATHIN	619 WILLOW	ST ME023
	07/08/2014	1533	140708-0050	Y	14002641	MEDALARM	619 WILLOW	ST EN015
	04/24/2014	1252	140424-0048	Y		CHESPAIN	619 WILLOW	ST EN008
	04/24/2014	1255	140424-0048	N		CHESPAIN	619 WILLOW	ST ME095
	04/17/2014	2124	140417-0094	Y		HEART	619 WILLOW	ST EN002
	04/17/2014	2124	140417-0094	Y		HEART	619 WILLOW	ST ME008
	12/02/2013	1316	131202-0043	Y		BREATHIN	619 WILLOW	ST EN002
	12/02/2013	1316	131202-0043	Y		BREATHIN	619 WILLOW	ST ME016
	12/02/2013	1318	131202-0043	Y		BREATHIN	619 WILLOW	ST ME018
	10/07/2013	1209	131007-0033	Y		FALLS	619 WILLOW	ST ME008

ENTER ADDRESS: 619 619 willow

DISPATCH DATE/TIME - START: 01/01/0001 @ 0000 END: 09/15/2022 PAGE 2

LN	---DATE---	TIME	INCIDENT #	REV	OFIRS#	INC. TYPE	ADDRESS.....	APPAR
	10/05/2013	1058	131005-0034	Y		FALLS	619 WILLOW	ST EN002
	10/06/2012	0855	121006-0025	Y		DIABETIC	619 WILLOW	ST EN002
	10/06/2012	0855	121006-0025	Y		DIABETIC	619 WILLOW	ST ME008
	09/14/2012	2212	120914-0080	Y		SICK	619 WILLOW	ST ME008
	08/16/2012	0815	120816-0022	Y		SICK	619 WILLOW	ST ME008
	06/24/2012	2350	120624-0069	Y		ABDOMIN	619 WILLOW	ST ME014
	06/23/2012	0108	120623-0008	Y		CHESPAIN	619 WILLOW	ST EN002
	06/23/2012	0108	120623-0008	Y		CHESPAIN	619 WILLOW	ST ME008
	06/22/2012	2354	120622-0094	Y		BREATHIN	619 WILLOW	ST EN002
	06/22/2012	2354	120622-0094	Y		BREATHIN	619 WILLOW	ST ME008
	06/15/2012	0857	120615-0021	Y		UNCON	619 WILLOW	ST EN002
	06/15/2012	0857	120615-0021	Y		UNCON	619 WILLOW	ST ME008
	02/05/2011	0837	110000-0646	N		DETAIL	619 WILLOW	ST ME072
	02/05/2011	0852	110000-0646	Y		DETAIL	619 WILLOW	ST EN002
	11/01/2010	2159	101101-0080	Y		BACKPAIN	619 WILLOW	ST ME008
	09/30/2010	0229	100930-0003	Y		ABDOMIN	619 WILLOW	ST EN002
	09/30/2010	0229	100930-0003	Y		ABDOMIN	619 WILLOW	ST ME008
	09/08/2010	1034	100908-0022	Y		UNCON	619 WILLOW	ST EN002
	09/08/2010	1034	100908-0022	Y		UNCON	619 WILLOW	ST ME008
	08/08/2010	1030	100808-0045	Y		UNCON	619 WILLOW	ST EN004
	08/08/2010	1030	100808-0045	Y		UNCON	619 WILLOW	ST ME011
	07/05/2010	1519	100705-0058	Y		SICK	619 WILLOW	ST ME008
	07/05/2010	1519	100705-0058	Y		SICK	619 WILLOW	ST EN002
	06/16/2010	0309	100616-0009	Y		CHESPAIN	619 WILLOW	ST EN002
	06/16/2010	0309	100616-0009	Y		CHESPAIN	619 WILLOW	ST ME008
	05/23/2010	0025	100523-0002	Y		CHESPAIN	619 WILLOW	ST EN004
	05/23/2010	0025	100523-0002	Y		CHESPAIN	619 WILLOW	ST ME014
	05/22/2010	1542	100522-0053	Y		ASSAULT	619 WILLOW	ST ME008
	01/18/2010	1324	100118-0039	Y		UNCON	619 WILLOW	ST EN002
	01/18/2010	1324	100118-0039	Y		UNCON	619 WILLOW	ST ME014
	08/17/2009	1335	090817-0052	Y		CHESPAIN	619 WILLOW	ST EN002
	08/17/2009	1335	090817-0052	Y		CHESPAIN	619 WILLOW	ST ME013
	02/27/2009	0213	090227-0005	Y		CHESPAIN	619 WILLOW	ST ME011
	02/18/2009	0345	090218-0012	Y		ASSAULT	619 WILLOW	ST ME008
	01/29/2009	2218	090129-0089	Y		SICK	619 WILLOW	ST ME008
	09/15/2008	0103	080915-0015	Y	08004128	ARCWIRE	619 WILLOW	ST LT008
	06/16/2008	1749	080616-0085	Y		DIABETIC	619 WILLOW	ST EN002
	06/16/2008	1749	080616-0085	Y		DIABETIC	619 WILLOW	ST ME008
	01/29/2008	0130	080129-0006	Y		SICK	619 WILLOW	ST ME008
	12/18/2007	0720	071218-0018	Y		CHESPAIN	619 WILLOW	ST EN002
	12/18/2007	0720	071218-0018	Y		CHESPAIN	619 WILLOW	ST ME008
	11/28/2007	1836	071128-0064	Y		DIABETIC	619 WILLOW	ST EN002
	11/28/2007	1836	071128-0064	Y		DIABETIC	619 WILLOW	ST ME008
	02/28/2007	1255	070228-0044	Y		SICK	619 WILLOW	ST ME014
	09/23/2005	2309	050923-0105	Y		ATTEMPT	619 WILLOW	ST EN002
	09/23/2005	2309	050923-0105	Y		ATTEMPT	619 WILLOW	ST ME008
	09/14/2005	0211	050914-0007	Y		BLEEDING	619 WILLOW	ST ME008
	09/14/2005	0854	050914-0022	Y		CHESPAIN	619 WILLOW	ST EN002
	09/14/2005	0854	050914-0022	Y		CHESPAIN	619 WILLOW	ST ME008
	08/31/2005	2351	050831-0101	Y		DIABETIC	619 WILLOW	ST LT008
	08/31/2005	2351	050831-0101	Y		DIABETIC	619 WILLOW	ST ME014
	07/08/2005	2300	050708-0103	Y		DIABETIC	619 WILLOW	ST EN002
	07/08/2005	2300	050708-0103	Y		DIABETIC	619 WILLOW	ST ME008
	07/08/2005	2300	050708-0103	Y		DIABETIC	619 WILLOW	ST ME014
	08/30/2004	1655	040830-0052	Y		CHESPAIN	619 WILLOW	ST LT008

ENTER ADDRESS: 619 619 willow

DISPATCH DATE/TIME - START: 01/01/0001 @ 0000

END: 09/15/2022

LN	---DATE---	TIME	INCIDENT #	REV	OFIRS#	INC. TYPE	ADDRESS.....	APPAR
	08/30/2004	1655	040830-0052	Y		CHESPAIN	619 WILLOW	ST ME008
	08/20/2004	0254	040820-0012	Y		UNCON	619 WILLOW	ST EN002
	08/20/2004	0254	040820-0012	Y		UNCON	619 WILLOW	ST ME008
	07/17/2004	0022	040717-0004	Y		BLEEDING	619 WILLOW	ST LT011
	07/17/2004	0022	040717-0004	Y		BLEEDING	619 WILLOW	ST ME011
	07/17/2004	0023	040717-0004	N		BLEEDING	619 WILLOW	ST EN999
	07/17/2004	0024	040717-0004	Y		BLEEDING	619 WILLOW	ST LT008
	07/17/2004	0024	040717-0004	Y		BLEEDING	619 WILLOW	ST ME011
	06/11/2004	2325	040611-0121	Y		BREATHIN	619 WILLOW	ST EN002
	06/11/2004	2325	040611-0121	Y		BREATHIN	619 WILLOW	ST ME014
	10/20/2002	1148	021020-0033	Y		BREATHIN	619 WILLOW	ST EN002
	10/20/2002	1148	021020-0033	Y		BREATHIN	619 WILLOW	ST ME016
	10/20/2002	1149	021020-0033	Y		BREATHIN	619 WILLOW	ST ME018
	11/06/2001	0736	011106-0025	Y		ABDOMIN	619 WILLOW	ST AM015
	05/26/2001	1905	010526-0065	Y	01001859	INV	619 WILLOW	ST EN002
	04/26/1999	1252	990426-0022	Y		SICK	619 WILLOW	ST AM015
	03/09/1999	1413	990309-0058	Y		BREATHIN	619 WILLOW	ST EN002
	03/09/1999	1413	990309-0058	Y		BREATHIN	619 WILLOW	ST ME008
	03/03/1999	0531	990303-0017	Y		BREATHIN	619 WILLOW	ST EN002
	03/03/1999	0531	990303-0017	Y		BREATHIN	619 WILLOW	ST ME011
	01/07/1999	2336	990107-0094	Y		SICK	619 WILLOW	ST AM104
	01/07/1999	2336	990107-0094	Y		SICK	619 WILLOW	ST EN002
	01/05/1999	2232	990105-0117	Y		ABDOMIN	619 WILLOW	ST EN002
	01/05/1999	2232	990105-0117	Y		ABDOMIN	619 WILLOW	ST ME008
	01/01/1999	0226	990101-0013	Y		ASSAULT	619 WILLOW	ST ME011
	12/29/1997	2337	971229-0096	Y		TRAUMA	619 WILLOW	ST ME008
	12/22/1996	0810	961222-0023	Y		BREATHIN	619 WILLOW	ST EN002
	12/22/1996	0810	961222-0023	Y		BREATHIN	619 WILLOW	ST ME004
	05/11/1996	1820	960511-0065	Y		BACKPAIN	619 WILLOW	ST AM008
	04/25/1996	1618	960425-0056	Y		TRAUMA	619 WILLOW	ST AM008
	02/07/1996	1148	960207-0034	Y		HEART	619 WILLOW	ST EN002
	02/07/1996	1148	960207-0034	Y		HEART	619 WILLOW	ST ME004
	10/22/1995	2152	951022-0070	Y		BREATHIN	619 WILLOW	ST EN002
	10/22/1995	2152	951022-0070	Y		BREATHIN	619 WILLOW	ST ME015
	06/16/1995	0554	950616-0013	Y		FALLS	619 WILLOW	ST AM115
	06/08/1995	2005	950608-0079	Y		FALLS	619 WILLOW	ST TR002
	06/08/1995	2010	950608-0079	Y		FALLS	619 WILLOW	ST EN002
	06/08/1995	2018	950608-0079	Y		FALLS	619 WILLOW	ST ME004
	10/17/1994	2055	941017-8011	Y		falls	619 willow	st am115
	10/17/1994	2055	941017-0083	N		FALLS	619 WILLOW	ST AM115
	09/26/1994	1147	940926-0029	N		CHESPAIN	619 WILLOW	ST EN002
	09/26/1994	1147	940926-0029	N		CHESPAIN	619 WILLOW	ST ME004
	09/22/1994	1047	940922-0037	N		SICK	619 WILLOW	ST ME015
	09/22/1994	1049	940922-0037	N		SICK	619 WILLOW	ST ME008
	09/21/1994	0018	940921-0001	N		SICK	619 WILLOW	ST AM108
	09/08/1994	0920	940908-0017	N		BREATHIN	619 WILLOW	ST EN002
	09/08/1994	0920	940908-0017	N		BREATHIN	619 WILLOW	ST ME004
	07/24/1994	1616	940724-0052	N		BREATHIN	619 WILLOW	ST EN002
	07/24/1994	1616	940724-0052	N		BREATHIN	619 WILLOW	ST ME015
	06/08/1994	0642	940608-0020	N		STROKE	619 WILLOW	ST ME008
	11/13/1993	0138	931113-0010	N		OD	619 WILLOW	ST ME008
	11/13/1993	1956	931113-0084	N		MENTAL	619 WILLOW	ST AM108
	11/13/1993	1956	931113-0084	N		MENTAL	619 WILLOW	ST EN002
	08/16/1993	0848	930816-0030	N		CHESPAIN	619 WILLOW	ST EN002
	08/16/1993	0848	930816-0030	N		CHESPAIN	619 WILLOW	ST ME008

ENTER ADDRESS: 619 619 willow

DISPATCH DATE/TIME - START: 01/01/0001 @ 0000

END: 09/15/2022

LN	---DATE---	TIME	INCIDENT #	REV	OFIRS#	INC. TYPE	ADDRESS.....	APPAR
	03/24/1993	2030	930324-0073	N		BREATHIN	619 WILLOW	ST EN002
	03/24/1993	2030	930324-0073	N		BREATHIN	619 WILLOW	ST ME004
	12/18/1992	0605	921218-0012	N		BREATHIN	619 WILLOW	ST EN002
	12/18/1992	0605	921218-0012	N		BREATHIN	619 WILLOW	ST ME004
	11/02/1992	1517	921102-0042	N		CHESPAIN	619 WILLOW	ST ME015
	11/02/1992	1517	921102-0042	N		CHESPAIN	619 WILLOW	ST TR002
	02/18/1992	2032	920218-0075	N		INJURY	619 WILLOW	ST ME004
	01/29/1992	0155	920129-0009	N		SEIZURE	619 WILLOW	ST EN002
	01/29/1992	0155	920129-0009	N		SEIZURE	619 WILLOW	ST ME004
	12/23/1991	0740	911223-0018	N		STROKE	619 WILLOW	ST EN002
	12/23/1991	0740	911223-0018	N		STROKE	619 WILLOW	ST ME004
	11/09/1991	2157	911109-0087	N		DIABETIC	619 WILLOW	ST EN002
	11/09/1991	2157	911109-0087	N		DIABETIC	619 WILLOW	ST ME008
	09/08/1991	1810	910908-0066	N		ILLNESS	619 WILLOW	ST AM115
	09/08/1991	1810	910908-0066	N		ILLNESS	619 WILLOW	ST EN002
	03/01/1991	1421	910301-0048	N		CHESPAIN	619 WILLOW	ST EN002
	03/01/1991	1421	910301-0048	N		CHESPAIN	619 WILLOW	ST ME015

Alarm Date between 2018-01-01 and 2022-09-15 Street Number 619 Street Name willow

Incident Date

2/2/2022 12:00 AM

4/1/2022 12:00 AM

12/31/2019 12:00 AM

6/28/2020 12:00 AM

Ident Num	FIRS Number	Or Mile	Street Prefi	Or Highway	Street Type	Apartment Num	City	Zip
DF22020200	0003567	619	WILLOW		Street	APT C	Dayton	45404
DF22040100	0009954	619	WILLOW		Street	APT C	Dayton	45404
DF19123100	1004399	619	WILLOW		Street	APT B	Dayton	45404
DF20062800	0017385	619	WILLOW		Street	AP B	Dayton	45404

dent Type Incident Typdress Groups Combined More

321	EMS call, ex 619	WILLO 619 WILLOW ST
321	EMS call, ex 619	WILLO 619 WILLOW ST
321	EMS call, ex 619	WILLO 619 WILLOW ST
424	Carbon mon 619	WILLO 619 WILLOW ST

From: noreply@civicplus.com
To: [Courtney Winters](#)
Subject: Online Form Submittal: Public Records Request
Date: Monday, September 19, 2022 8:46:55 PM

Public Records Request

Date of Request	9/19/2022
Subject of Request	619 Willow Street, Dayton, OH 45404
Name	Courtney Winters
Email Address	cwinters@aeiconsultants.com
Address	4009 Fitzhugh Avenue, Suite 200
City	Richmond
State	VA
Zip Code	23230
Phone Number	2764926307
Fax Number	<i>Field not completed.</i>
Information Requested	Hello,

AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property: Willow located at: Hello,

AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property: Willow located at: 619 Willow Street, Dayton, OH 45404. Is this property within your jurisdiction?

As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following:

Fire Department for information on the storage, generation, usage, or spillage of hazardous substances, petroleum products, pollutants, or controlled substances, and any other environmental conditions for the property, records of fire inspections for the property, AND copies of any outstanding fire code violations.

Building Department for any copies of Certificates of Occupancy

and building permits from the last 10 years (year, type of permit, and owner/applicant), as well as the following information regarding building codes:

1. Building code enforced at the time the property was constructed.
2. Additional building codes enforced at the property since construction.
3. Current building code enforced by the municipality.
4. Copies of any outstanding building code violations.

Planning and Zoning a zoning letter to identify if the property has Activity and Use Limitations (AULs), defined as legal or physical restrictions or limitations on the use of, or access to the property; the current zoning classification of the property; AND copies of any outstanding zoning code violations.

Who would be the appropriate contacts to provide all necessary information and documents? Please notify me in advance if the fees for this request are estimated to exceed \$75.

Thank you in advance for your help,
Courtney

Receiving Public Documents

Email copies to the email address listed above (as practical).

Cost

I understand there is a cost for receiving public records.

Email not displaying correctly? [View it in your browser.](#)

Willow

52860-A - Method of Disposition

Section 2 Line 2

*Attach a description of the method of disposition (e.g. sale or ground lease terms; below FMV disposition).
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.*

GDPM intends to sell the property for at least fair market value. Currently, the property is not on the market and GDPM does not have an offer from a prospective purchaser. GDPM will procure a broker to assist with the sale and will have the property listed for sale to the public.

Willow

52860-A –Cost of Disposition

Section 3 Line 4

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

Disposition Budget

Item	Estimated Cost
Broker/Agent Fee	\$20,400
Relocation	\$10,500
Marketing/Closing Costs outside of fee	\$2,000
Total	\$ 32,900

Broker/Agent Fee calculated at 6% of sale price.

Willow

52860-A –Offer of Sale

Section 4

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 the Willow residents.

Willow

52860-A –Use of

Proceeds Section 3 Line 5

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

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 Portfolio Award from HUD. GDPM currently has 13 active CHAPs. One of the conversions, Northeast Montgomery County (NEMC), is a 126 unit no debt conversion. The proceeds will 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.