

*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.

<b>Section 1: General Information</b>	
<b>1. Date of Application:</b>	
<b>2. Name of Public Housing Agency (PHA):</b>	Dayton Metro Housing Authority d/b/a Greater Dayton Premier Management (GDPM)
<b>3. PHA Identification Number:</b>	OH005
<b>4. PHA Address:</b>	400 Wayne Avenue Dayton Ohio 45410
<b>5. Contact Person Name at PHA:</b>	Angela Stearns
<b>6. Contact Person Phone No.:</b>	937-672-6785
<b>7. Contact Person Email:</b>	astearns@dmha.org
<b>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></b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>9. Name of Local HUD Field Office</b>	Cleveland
<b>10. Name of Expeditor at Local HUD Field Office who assisted PHA with application</b>	N/A

<b>Section 2: N/A</b>
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<b>Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation</b>	
<b>1. PHA Plan:</b> Year of PHA Plan that includes the removal action and approval date:	Year: 2022 Approval Date: 10/25/22

*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: 7265      Board Resolution Date: 2/15/2023

*Attach a copy of signed PHA Board Resolution*

<b>3. Environmental Review:</b> Check the box for the entity that conducted the Environmental Review (ER):	<input type="checkbox"/> HUD under 24 CFR part 50 <input checked="" type="checkbox"/> Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Dayton Date ER was conducted: 5/8/20
<i>Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.</i>	
<b>4. Local Government Consultation:</b> The PHA covers the following jurisdiction(s):	City of Dayton
<b>5. Date(s) of letter(s) of support from (local) government officials:</b>	9/7/2018
<i>Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)</i>	

**Section 4: Description of Existing Development**

1. Name of Development:	Watervliet			
2. Development Number:	OH005000004			
3. Date of Full Availability (DOFA):	07/31/1975			
4. Number of Residential Buildings:	1			
5. Number of Non-Residential Buildings:	0			
6. Date Constructed:	1951			
7. Is the Development Scattered Site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	1			
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	Walk-up			
10. Total Acres in Development:	.5			
11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	6			6
1 – Bedroom	104			104
2 – Bedrooms	94			94
3 – Bedrooms	55			55
4 - + Bedrooms				
Total				259

*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**

<b>1. Type of Removal Action(s)</b> (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)						<b>Disposition</b>
<b>2. Proposed Action by Unit Type (e.g. bedroom size)</b>						
Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom						
1 – Bedroom						
2 – Bedrooms	4					
3 – Bedrooms						
4 - + Bedrooms						
Total	4					4

<b>3. Proposed Action by Building Type</b>	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings		4
Non-Residential Buildings		0
Total Buildings		4

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

**4. Total Acreage Proposed for Removal (if applicable)**

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

**5. Estimated Value of the Proposed Property** \$ 95,330

(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: Name:

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

**Section 6: Relocation NA - except 6.3 (advisory services) & 6.7 TPVs**

**1.** Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: 4

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

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

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

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

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

**4.** What is the estimated costs of relocation and moving expenses (including advisory services)? \$ 4000

**5.** What is the anticipated source of funds for relocation and moving expenses (including advisory services)?  Capital Funds  Operating Funds  Funding Source Year: 2022  Non-1937 Act Funds (describe: )

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

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



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: 2023.04.06 08:52:23 -04'00'</small>
Date:	April 6, 2023

**Form HUD-52860 Instructions**

**Refer to SAC website at [www.hud.gov/sac](http://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.

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

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

**Section 1: General Information**

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

**Section 2: N/A**

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

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

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

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

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

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

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

**Section 4: Description of Existing Development(s)**

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

**Section 5: Description of Proposed Removal**

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

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

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

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

**Section 6: Relocation**

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

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

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

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

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

**Section 7: Resident Consultation**

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

**Section 8: N/A**

**Section 9: PHA Certification of Compliance**

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



## De Minimis Demolition

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

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

<b>Section 2. Disposition</b>	
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 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 checked="" 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 checked="" type="checkbox"/> Yes <input 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>

<b>Section 3. Proceeds</b>			
1. Will the PHA realize proceeds from this disposition?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
2. If PHA answered yes to question #1, indicate the estimated amount of gross and net proceeds	<table style="width: 100%; border: none;"> <tr> <td style="width: 40%; border: none;">Gross \$</td> <td style="width: 60%; border: none;">Net \$</td> </tr> </table>	Gross \$	Net \$
Gross \$	Net \$		
3. Is the PHA requesting to use gross proceeds for relocation costs?	<input type="checkbox"/> Yes \$ (estimated amount) <input type="checkbox"/> No		
4. Is the PHA requesting to use gross proceeds for reasonable costs of disposition?	<input type="checkbox"/> Yes \$ (estimated amount) <input type="checkbox"/> No		
<i>If yes, attach a brief narrative, budget, or other supporting documentation describing the reasonable costs</i>			
5. If the PHA will realize net proceeds from this disposition, how does the PHA propose to use the proceeds?	<input type="checkbox"/> Public Housing Capital Fund (CFP) Uses <input type="checkbox"/> Loan for development of Public Housing Units <input type="checkbox"/> Section 8 PBV Unit Development <input type="checkbox"/> Loan for development of PBV units <input type="checkbox"/> Supportive Services for Residents <input 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.

None

*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

no

*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: 2023.04.06 08:54:39 -04'00'</small>
Date	April 6, 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>		
<b>Proposed for Disposition:</b> 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.



***Watervilet***

**Section 3 Line 1**

**Annual Plan**

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

Attachments:

- **Annual Plan Approval - 10/25/22**
- **Annual Plan Excerpt**



**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](mailto: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](http://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](mailto:karen.s.baird@hud.gov) or at (216) 357-7783.

Sincerely,



Susan M. Zanghi  
Division Director  
Cleveland Office of Public Housing

# FY22 PHA ANNUAL PLAN

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

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

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

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

**RAD Properties and RAD/ Section 18 Blending – Disposition:**

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

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

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

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

***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: 7265

Board Resolution Date: 2/15/23

*Attach a copy of the signed PHA Board Resolution.*

*Board Resolution attached.*



ENHANCING NEIGHBORHOODS  
STRENGTHENING COMMUNITIES  
CHANGING LIVES

**GREATER DAYTON PREMIER MANAGEMENT**  
**400 WAYNE AVENUE**  
**DAYTON, OHIO 45410**

**A Regular Meeting Agenda**

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**BOARD OF HOUSING COMMISSIONERS**  
**Dayton, Ohio**

**February 15, 2023**  
**1:30 p.m.**

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**AGENDA SCHEDULE**

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

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**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, Hilgeford 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**

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**TO:** Board of Commissioners **Resolution #7265**  
**FROM:** Jennifer Heapy, Chief Executive Officer  
**DATE:** February 15, 2023  
**SUBJECT:** Disposition of Red Bluff, Governor’s Square, Hilgeford and Watervliet

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Resolution authorizing the submission of a Section 18 Disposition Application for Red Bluff, Governor’s Square, Hilgeford and Watervliet in order to facilitate the PBV conversion of the properties.

**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. If a public housing development consists of four units or less, HUD allows housing authorities to convert to the Project Based Voucher (PBV) Program through Section 18 in lieu of RAD. To do this, GDPM is required to submit a disposition application. After approval, GDPM will remain the property owner. It will execute a long-term ground lease agreement with Invictus Development Group, Inc. Thereafter, GDPM will provide PBV subsidy payments to Invictus.

Converting these properties to the PBV program outside of the RAD program benefits these properties in that the subsidy payments for non-RAD PBVs are higher than the current RAD PBVs. GDPM has consulted with the residents and community stakeholders and received a letter of support from the City of Dayton and from Montgomery County.

The current tenants will have the option to remain in the units and will become PBV program participants. Therefore, the transition from public housing to the PBV program should be seamless for the residents. After completion of the conversion from public housing to PBVs, all public housing units in Southern Montgomery County will be converted to the PBV Program.

The properties include:

<b>Development</b>	<b>No. of Units</b>	<b>Location</b>
Red Bluff	4 units	West Carrolton
Governor’s Square	4 units	Centerville
Hilgeford	4 units	Huber Heights
Watervliet	4 units	Dayton

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

**RESOLUTION NO. 7265**

**ADOPT A RESOLUTION AUTHORIZING THE SUBMISSION  
OF A SECTION 18 DISPOSITION APPLICATION  
FOR RED BLUFF, GOVERNOR'S SQUARE,  
HILGEFORD AND WATERVLIET  
IN ORDER TO FACILITATE  
THE PBV CONVERSION OF THE PROPERTIES**

**BE IT RESOLVED** the Commissioners have authorized approval of the submission of a Section 18 Disposition Application for Red Bluff, Governor's Square, Hilgeford and Watervliet in order to facilitate the PBV conversion of the properties.

Commissioner Dershem moved authorization be granted; Commissioner Smith 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 carried and said Resolution adopted.

***Section 3 Line 3  
Environmental Review***

**Type of Review:** Part 58

**Name of RE:** City of Dayton **Date**

**ER was conducted:** 05/08/2020

*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

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March 15th 2023

Tawana Jones

Montgomery County

Department of Economic and Community Development

451 W. Third St. 10<sup>th</sup> Floor

Dayton, Ohio 45422

**Subject: *Request for Part 58 Environmental Review  
Disposition of Watervliet***

Dear Ms. Jones,

I am writing to formally request that the Montgomery County, as the HUD Responsible Entity, commence a Part 58 Environmental Review for the disposition of the public housing development known as Watervliet. We will be disposing Watervliet to our development entity known as Invictus and we will be using project based vouchers or PBVs. HUD requires public housing authorities to complete a Part 58 for all dispositions.

The multi-family property sits on approximately 0.5 acres and the date of first appointment or DOFA was in 1975. GDPM intends to use its Capital Funds to pay the costs related to disposition. Relocation will not be needed in this instance as the current residents here will be switched over to a PBV, versus it being public housing.

This property is located at 1204 Watervliet Ave, Dayton, OH 45420. The property consists of 4 units and the distribution of those units is shown in the table below:

# of Bedrooms	Distribution
2	4

## **GDPM's Request**

GDPM respectfully requests that Montgomery County commence a Part 58 Environmental Review for the disposition of Watervliet.

If you have any questions or concerns or if you need additional information, please do not hesitate to contact me. The requests for the other GDPM properties will be forthcoming.

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

Sincerely,

Bree Maschinot  
Development Analyst  
Greater Dayton Premier Management  
400 Wayne Ave  
Dayton, Ohio 45410  
[bmaschinot@dmha.org](mailto:bmaschinot@dmha.org)



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



U.S. Department of Housing and Urban  
 Development  
 451 Seventh Street, SW  
 Washington, DC 20410  
[www.hud.gov](http://www.hud.gov)  
[espanol.hud.gov](http://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:** RAD-Conversion---1204-Watervliet-Avenue

**HEROS Number:** 900000010121226

**State / Local Identifier:** 004478194

**Project Location:** 1204 Watervliet Ave, Dayton, OH 45420

**Additional Location Information:**

1204 Watervliet Avenue consists of two (2) structures with a total of fourteen (14) 2-bedroom units. It is located in a ER-4, Eclectic Residentially zoned district neighborhood planning district of Belmont. It is surrounded by similar housing structures and is across the street from a T-transitional zoned district that consists of mixed use residential and retail uses.

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

Dayton Metropolitan Housing Authority (DMHA) doing business as Greater Dayton Premier Management (GDPM) intends to use its Capital Funds to pay the cost related to the repairs and to fund a replacement reserve for the ongoing maintenance of the property located 1204 Watervliet Avenue, Dayton, Montgomery County, Ohio. GDPM has also received the authority to convert the property from the public housing program to the Rental Assistance Demonstration (RAD) Project Based Voucher (PBV) program. The units will continue to receive HUD subsidy and GDPM will continue to own and manage the property.

**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)

**Funding Information**

Grant Number	HUD Program	Program Name
OH12P00550118	Rental Assistance Demonstration (RAD)	

**Estimated Total HUD Funded Amount:** \$7,938,193.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$17,000.00

**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
---------------------------	---------------------------------	--------------------------------	----------

**Determination:**

<input checked="" type="checkbox"/>	This categorically excluded activity/project converts to <b>EXEMPT</b> 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, <b>publish NOI/RROF and obtain "Authority to Use Grant Funds"</b> (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: 3-23-2020

Name / Title/ Organization: Kenneth Marcellus / / DAYTON

Responsible Entity Agency Official Signature: Todd M. Kinsky Date: 5/8/2020

Name/ Title: TODD M. KINSKEY - DIRECTOR - PLANNING & COMMUNITY DEVELOPMENT

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).

**Section 3 Line 4**  
**Government Consultation**

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

On September 7, 2018, GDPM contacted City of Dayton Mayor Nan Whaley. GDPM summarized its intention to dispose of the property. GDPM explained that it intended to dispose of the property for less than fair market value to its instrumentality, Invictus Development Group, Inc. GDPM will remain the property owner and manager of the property. It will execute a long-term ground lease with Invictus Development Group, Inc. along with a HAP Contract in order to facilitate subsidizing the property. GDPM explained to Mayor Whaley that GDPM is repositioning its entire public housing portfolio to the HUD Project Based Voucher program. Most properties will convert through the RAD program. Several four unit or less properties will convert to the PBV program outside of the RAD Program. Mayor Whaley did not have any questions and memorialized his support in the attached letter.

**Attached:**

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





# Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

---

September 7, 2018

City of Dayton  
Department of Planning and Community Development  
101 W 3rd Street  
Dayton, Ohio

**Subject:** *Request for Letter of Support: Disposition and use of Project-Based Vouchers*

Dear Sir/Madam:

I am writing to share with the City of Dayton GDPM's upcoming development plans for one of its properties located within the City of Dayton. The property contains two duplexes and is located at 1204-1206 Watervilet (parcel #R72-1403-0042). GDPM intends to dispose of the property (by long-term ground lease for less than fair market value) and convert the properties from the HUD Public Housing program to the HUD Project-based Voucher Program.

Under GDPM's Master Redevelopment Plan, it intends to convert its entire Public Housing portfolio to long-term Section 8 contracts either under the Rental Assistance Demonstration or the HUD Project-Based Voucher Program. Conversion will enable GDPM to seek funding opportunities, outside of Congressional Appropriations, in order to preserve its affordable housing stock.

HUD permits housing authorities to request approval to dispose of public housing scattered sites (properties with 4 or less units) for below fair market value if the property is going to be used for affordable housing purposes serving low-income families. Such affordable housing includes use of Project-Based Vouchers. GDPM intends to seek HUD approval to dispose of the property via ground lease to GDPM's instrumentality, Invictus Development Group. GDPM will maintain ownership of the property and execute a ground lease with Invictus Development Group for \$1/year for a 75 year term.

GDPM will request HUD provide it with tenant-protection vouchers that it will use as Project-Based Vouchers for the same units. GDPM expects that all public housing tenants residing in the properties will be eligible for the Project-Based Voucher program (administered by GDPM) and will not have to relocate.

If, at the time of the disposition, a current tenant is not eligible for the Project-Based Voucher Program, 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.

In order to complete the conversion from the Public Housing Program to the Project-Based Voucher Program, HUD requires GDPM to submit a formal request to HUD. HUD requires GDPM to demonstrate that it has conducted a local government consultation and informed the local government of its plans.

I kindly request that you submit a letter of support signed by Mayor Whaley that GDPM may present to HUD as evidence of its local government consultation. I attached draft letter you may use. If you have any questions or concerns, please contact Angela Stearns, Compliance Officer, at 8937-910-7625 or [astearns@dmha.org](mailto:astearns@dmha.org).

Sincerely,



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

Subject: *Disposition of 1204-1206 Watervliet*

Dear Ms. Heapy:

The City of Dayton reviewed your request for a letter of support concerning GDPM's disposition of four units located at 1204-1206 Watervliet, Dayton Ohio. It's my understanding that GDPM will remain the owner of the property and will lease the property via a long-term ground lease to GDPM's instrumentality, Invictus Development Group, Inc. GDPM will do this in order to facilitate the conversion of the units from GDPM's Public Housing Program to the GDPM Project-Based Voucher Program. I understand that it is GDPM's long-term plan to convert its entire Public Housing portfolio to long-term Section 8 contracts either under the Rental Assistance Demonstration or the HUD Project-Based Voucher Program. This allows GDPM to seek additional opportunities to ensure long-term preservation of its affordable housing units.

Further, I understand that any tenant in place at conversion will be able to remain at the property as long as they are eligible for the Project-based Voucher Program. If a tenant does not wish to remain at the property or is not eligible, GDPM will relocate the household to another public housing unit or offer a Housing Choice Voucher.

The City of Dayton supports GDPM's disposition plans for this property. If you have any questions or need additional information, please contact Todd Kinskey, Director of Planning and Community Development, at 937-333-3681.

Sincerely,

Mayor Nan Whaley  
City of Dayton

***Section 4 Line 11***

***Existing Unit Distribution (Description of UFAS Distribution)***

*Description of distribution of UFAS accessible units: none*

**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. Site map attached

**Legal Description**

**1204 Watervilet**

And being Lots numbered FIFTY SEVEN THOUSAND THREE HUNDRED TWENTY (57,320), FIFTY SEVEN THOUSAND THREE HUNDRED TWENTY ONE (57321) and FIFTY SEVEN THOUSAND THREE HUNDRED TWENTY TWO (57322) of the consecutive numbers of lots on the revised plat of the said City of Dayton, Ohio.

Subject to all easements, restrictions, covenants, and highways of record.

DR

DEED OH5-13 W

National Graphics

145-3-42, 43, 44

Know all Men by These Presents; That Harry R. Kalbfleisch and Ella O. Kalbfleisch, Husband and Wife, of Montgomery County, Ohio for

valuable consideration paid, grant, with general warranty covenants, to Dayton Metropolitan Housing Authority, whose tax mailing address is 340 West Fourth Street, Dayton, Ohio, the following real property: Situated in the County of Montgomery in the State of Ohio and in the City of Dayton and bounded and described as follows:

And being Lots numbered FIFTY SEVEN THOUSAND THREE HUNDRED TWENTY (57,320), FIFTY SEVEN THOUSAND THREE HUNDRED TWENTY ONE (57321) and FIFTY SEVEN THOUSAND THREE HUNDRED TWENTY TWO (57322) of the consecutive numbers of lots on the revised plat of the said City of Dayton, Ohio.

Subject to all easements, restrictions, covenants, and highways of record.

REGISTERED  
ROBERT L. RODERER  
COUNTY AUDITOR

JUL 1 1975

JUL -1-75 2 8858# \*\*\*\*\*00

Prior Instrument of Reference: Volume 1640, Page 552, and Volume 1640 page 554.

My wife husband of the grantor, releases all rights of power therein.

Witness our hands this 30th day of June, 1975.

Signed and acknowledged in the presence of:

Andy Kane

Harry R. Kalbfleisch

Howard N. Thiele

Ella O. Kalbfleisch

THE STATE OF OHIO, MONTGOMERY COUNTY, ss.

Be It Remembered, That on this 30th day of June, 1975, before me, the subscriber, a Notary Public in and for said County, personally came the above named Harry R. Kalbfleisch and Ella O. Kalbfleisch the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

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

This instrument was prepared by Howard N. Thiele, Jr., Attorney at Law 390 Talbot Tower, Dayton, Ohio 45402

Howard N. Thiele, Jr., Attorney at Law, Notary Public, State of Ohio

- 1. Name of holder of Grantor(s) and marital status. My Commission has no expiration date.
2. Description of land or interest therein and encumbrances, reservations, and easements. Sec 141.033, C.
3. Delete whichever is not applicable.

This space for Auditor's Stamp  
OH-5-13 W  
1204-1210 Water Street

This space for Recorder's Stamp  
JOE D. PEGG  
RECORDER  
JUL 1 1 45 PM '75  
MONTGOMERY CO., OHIO  
RECORDED  
20 1/2

- 75 292E07 -

200913 OH5-13W

RECEIVED  
MAY 15 1967

DECLARATION OF TRUST

MAY 15 1967

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 Jan 408

(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 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 City of

Dayton, County of Montgomery, State of Ohio

which will provide approximately 4 dwellings; and which low-rent

housing will be known as Project No. OH5-13w 7 Project No.

with approximately \_\_\_\_\_ dwellings, Project No. \_\_\_\_\_

with approximately \_\_\_\_\_ dwellings, and Project No. \_\_\_\_\_

with approximately \_\_\_\_\_ dwellings 7; and

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

WHEREAS, each Project and 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

City of Dayton, County \_\_\_\_\_

of Montgomery, State of Ohio  
TO WIT: And being Lots numbered Fifty Seven Thousand Three Hundred Twenty (57320), Fifty Seven Thousand Three Hundred Twenty-One (57321) and Fifty Seven Thousand Three Hundred Twenty-Two (57322) of the consecutive numbers of lots on the revised plat of the said City of Dayton, Ohio.

Project No. OH5-13w

599101



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.

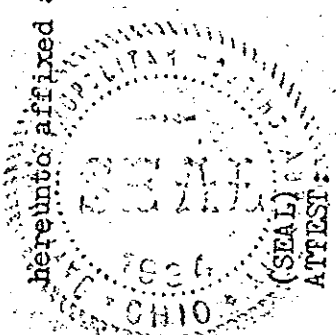
The endorsement by a duly authorized officer of the Government (1) upon any conveyance or transfer made by the Local Authority of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest 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 11<sup>th</sup> day of April, 1978.



(SEAL)  
ATTEST:

[Signature]  
Secretary

DAYTON METROPOLITAN HOUSING AUTHORITY

By [Signature]  
Chairman

Signed and acknowledged by the aforesaid CHARITY E. EARLEY and HUGHBERT D. POORE in our presence, and we hereby attest such signing by subscribing our names hereunto.

Charity E. Earley  
Hughbert D. Poore

STATE OF OHIO )  
                  ) SS  
COUNTY OF MONTGOMERY )

BE IT REMEMBERED that on this 17th day of July, 1978, before me, the subscriber, a Notary Public in and for the State of Ohio, personally appeared CHARITY E. EARLEY, Chairman, and 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.

Karen R. Moore  
Notary Public, State of Ohio  
My commission expires: \_\_\_\_\_  
KAREN R. MOORE Notary Public,  
In and for Montgomery County, Ohio.  
My Commission Expires JUNE 25, 1978

THIS INSTRUMENT PREPARED BY:  
Howard N. Thiele, Jr., Esquire  
390 Talbott Tower  
Dayton, Ohio 45402

— 25 599A03 —

DEED OH 5-13 W

GENERAL WARRANTY DEED  
STATUTORY FORM Rev. Code, Sect. 5302.01 to .06

National Graphics Corp., Col., O.  
Form No. LG-11

Know all Men by These Presents;

145-3-42, 43, 44

That Harry R. Kalbfleisch and Ella O. Kalbfleisch/

Husband and Wife of Montgomery County, Ohio for

valuable consideration paid, grant, with general warranty covenants, to Dayton Metropolitan

Housing Authority, whose tax mailing address is 340 West

Fourth Street, Dayton, Ohio, the following real property: Situated in the County of

Montgomery in the State of Ohio and in the City

of Dayton and bounded and described as follows: 2

And being Lots numbered FIFTY SEVEN THOUSAND THREE HUNDRED TWENTY (57,320), FIFTY SEVEN THOUSAND THREE HUNDRED TWENTY ONE (57321) and FIFTY SEVEN THOUSAND THREE HUNDRED TWENTY TWO (57322) of the consecutive numbers of lots on the revised plat of the said City of Dayton, Ohio.

Subject to all easements, restrictions, covenants, and highways of record.

TRACED  
ROBERT L. RODERER  
COUNTY AUDITOR

JUL 1 1975

JUL -1-75 2 8858# \*\*\*\*\*00

Prior Instrument of Reference: Volume 1640, Page 552, and Volume 1640 page 554.

~~Wife-husband of the grantor, releases all rights of~~

~~Wife-husband of the grantor, releases all rights of~~

Witness our hands this 30th day of June, 1975.

Signed and acknowledged in the presence of:

Candy Clark

Harry R. Kalbfleisch  
Harry R. Kalbfleisch

Howard N. Thiele

Ella O. Kalbfleisch  
Ella O. Kalbfleisch

THE STATE OF OHIO, MONTGOMERY COUNTY, ss.

Be It Remembered, That on this 30th day of June, 1975, before me, the subscriber, a Notary Public in and for said County, personally came the above named Harry R. Kalbfleisch and Ella O. Kalbfleisch the Grantors, in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

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

This Instrument was prepared by

Howard N. Thiele, Jr., Attorney at Law  
390. Talbot Tower, Dayton, Ohio 45402

Howard N. Thiele, Jr., Attorney at Law  
Notary Public, State of Ohio

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein and encumbrances, reservations, and easements.
3. Delete whichever is not applicable.

This space for Auditor's Stamp

OH-5-13 W

1704-1710 Water

This space for Recorder's Stamp

JOE D. PEGG  
RECORDER

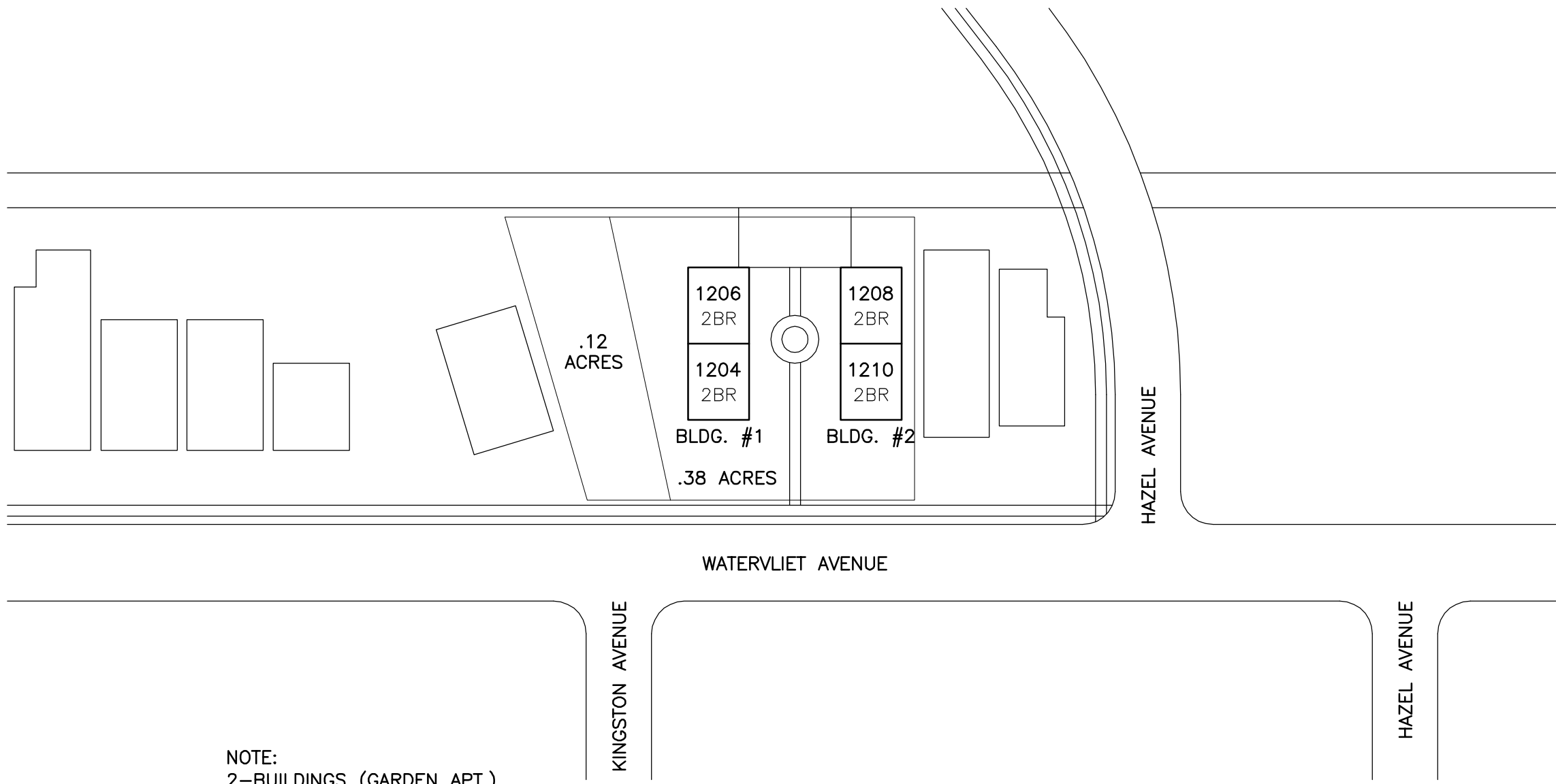
JUL 1 1 45 PM '75

MONTGOMERY CO., OHIO  
RECORDED

- 75 292E07 -

200

H:\5209\5209-M10.dwg, 05/05/2004 10:48:29 AM, Eric  
 EUN 5209-M10.dwg 5-5-04 10:48:13  
 EUN 5209-TB17X1.dwg 5-4-04 13:17:44  
 4-24-04 11:51:47



NOTE:  
 2-BUILDINGS (GARDEN APT.)  
 4-UNITS (FAMILY)

**SITE PLAN**

SCALE: 1" = 60'-0"



**WATERVLIET AVENUE**

16,400 SQ. FT.	.38 ACRES (BLDGS. 1 & 2)
5,600 SQ. FT.	.12 ACRES (LOT TO THE WEST)
<b>22,000 SQ. FT.</b>	<b>.50 TOTAL ACRES</b>

**Watervliet Avenue OH5-13W**  
 for  
**DMHA**  
 1204-10 Watervliet Avenue  
 Dayton, Ohio

**Helmig Lienesch & Associates**  
 Consulting Engineers  
 1660 Kettering Tower  
 Dayton, Ohio 45423  
 (937) 228-4007  
 FAX: (937) 228-1936

DATE  
 4-12-04  
 DRAWN BY  
 EUN  
 CHECKED BY  
 DRH  
 SHEET  
**M-2800**

***Section 5 Line 5***

***Estimated Value of Property***

***Estimated Value: \$95,330***

***Based upon value assigned by Montgomery County, Ohio***

[Click here to view neighborhood map](#)

## Owner

### Name

DAYTON METROPOLITAN HOUSING AUTHORITY

## Mailing

Name	DAYTON METROPOLITAN HOUSING AUTHORITY
Mailing Address	400 WAYNE AVE
City, State, Zip	DAYTON, OH 45410 1118

## Legal

Legal Description	57320-21 PTS  145-3-43
Land Use Description	E - EXEMPT PROPERTY OWNED BY MUNICIPALS
Acres	.1925
Deed	1975-00292E007
Tax District Name	DAYTON CITY

## Registered Rental Property

Registered:	YES
-------------	-----

## Values

	35%	100%
Land	8,090	23,100
Improvements	25,280	72,230
CAUV	0	0
Total	33,370	95,330

## Building

Exterior Wall Material	BRICK
Building Style	DUPLEX
Number of Stories	1
Year Built	1951
Total Rms/Bedrms/Baths/Half Baths	8/4/2/
Square Feet of Living Area	1,560
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,560
Basement	FULL
Central Heat/Air Cond	CENTRAL HEAT
Heating System Type	HOT AIR
Heating Fuel Type	GAS

Number of Fireplaces(Masonry)  
 Number of Fireplaces(Prefab)

**Current Year Special Assessments**

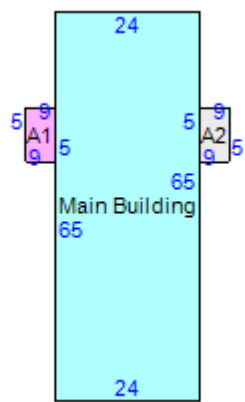
11777-APC FEE	\$43.00
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.00

**Current Year Rollback Summary**

Non Business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
Reduction Factor	\$0.00

**Tax Summary**

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2022	\$0.00	\$0.00	\$22.50	-\$22.50	\$21.50	\$0.00	\$21.50



Item	Area
Main Building	1560
STOOP - 35:STOOP STOOP	45
OFP - 11:OFP OPEN FRAME PORCH	45

---

<b>Tax Year</b>	<b>Total Value</b>
1999	59,180
2000	59,180
2001	59,180
2002	150,350
2003	150,350
2004	150,350
2005	150,350
2006	150,350
2007	150,350
2008	101,740
2009	101,740
2010	101,740
2011	101,740
2012	101,740
2013	101,740
2014	81,040
2015	81,040
2016	81,040
2017	83,350
2018	83,350
2019	83,350
2020	95,330
2021	95,330
2022	95,330



**Section 6 Line 2**  
**Advisory Services**

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

Currently, all four Watervliet units are occupied. GDPM will provide PBVs and all residents will be able to remain in their units. Therefore, displacement will not occur. Although resident will not be displaced, GDPM will provide counseling and advisory services to residents regarding the transition from public housing to the PBV program. GDPM expects the services to cost \$4,000 and will be paid for from 2022 Capital Funds.

### Rent Roll

Watervliet (575)

As Of = 04/30/2023

Month Year = 06/2023

Unit	Unit Type	Unit Resident	Name	Move In	Lease
		Sq Ft	Expiration		
<b>Current/Notice/Vacant Residents</b>					
585582	dwe	0.00	t0550378	LOVONTE HARRI: 7/18/2019	6/30/2020
585583	dwe	0.00	t0555910	JADE HUBBARD 1/24/2023	12/31/2023
585584	dwe	0.00	t0509891	DEBORAH HOLLII 8/27/2012	8/1/2019
585585	dwe	0.00	t0554490	HANNAH LEE 7/29/2022	6/30/2023
		<b>Total</b>	<b>Watervliet(575)</b>		

Summary Groups	Square Footage	# Of Units	% Unit Occupancy
Current/Notice/Vacant Residents	0.00	4	100.00
Future Residents/Applicants	0.00	0	
Occupied Units	0.00	4	100.00
Total Non Rev Units	0.00	0	0.00
Total Vacant Units	0.00	0	0.00
<b>Totals:</b>	<b>0.00</b>	<b>4</b>	<b>100.00</b>

**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 four units will be permanently lost as a result of the disposition. Because it does not have any immediate plans for the redevelopment of the property, GDPM considers the units to be permanently lost. Thus, GDPM will request four replacement TPVs. GDPM will then apply the PBVs to the Watervliet property and the tenants will have a seamless transition to the PBV Program.

GDPM oversees a Housing Choice Voucher Program that administers more than 4,000 Housing Choice Vouchers and is able to seamlessly absorb four 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.

**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 Watervliet 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 not be displaced or need to be relocation for any amount of time. GDPM shared with tenants its ultimate goal was to convert the property to the PBV program either through RAD or Non-RAD (Section 18). If GDPM disposes of the property, it will 'sell' the property to its instrumentality, Invictus Development Group, Inc. GDPM it will maintain ownership and management of the property and will execute a long term ground lease and management agreement with Invictus Development Group, Inc. The tenants will be required to sign a new GDPM PBV Lease Agreement. No Watervliet tenants attended the meetings and no questions or comments were submitted.

Attachments Include:

- Information provided to resident and sign-in sheets.



## GDPM Development Plans Impacting Your Property

GDPM is planning to submit a section 18 disposition application to HUD and convert your property from public housing to the Section 8 Project Based Voucher (PBV) program. You will not be considered a displaced person upon conversion as **you will be able to remain in your current unit**. You will receive housing assistance through the GDPM PBV Program instead of through public housing. The conversion is anticipated to occur in the fall of 2019.

### Disposition Sites



Watervilet



Hilgefords



Governors Square



Red Bluffs

### 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 made available.

#### QUESTIONS ABOUT THE CONVERSION?

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

Continue reading for additional detail on conversion to project based vouchers and answers to frequently asked questions.



## ***Conversion to Project Based Vouchers Additional Resident Information Notice***

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### ***What is Conversion?***

GDPM is committed to ensuring that GDPM residents have access to quality affordable housing. As our properties age, they require more improvements. However, Congress has not provided enough funding for public housing authorities (PHAs) like GDPM to keep up with the needed repairs of their public housing units. As a result, PHAs have had to make tough choices between things like repairing roofs and replacing plumbing—or worse, demolishing public housing.

For GDPM, this means converting from the Public Housing program to the Project Based Voucher program. Rental Assistance Demonstration (RAD), disposition conversions, and voluntary conversions (VCAs) are the primary methods GDPM is utilizing to convert its entire portfolio. While carefully choosing which method to use is important for GDPM from a budgetary perspective, all three methods essentially result in the same benefits to existing tenants, with little to no drawbacks.

Your property will be converting to the Project Based Voucher program via a disposition application to HUD.

### ***How Does a Conversion Work?***

In a disposition conversion, units move to a Section 8 project-based voucher platform with a long-term contract that, by law, must be renewed. This ensures that the units remain permanently affordable to low-income households. This shift will make it easier for PHAs to access additional funding needed to make improvements to their properties.

Residents continue to pay 30% of their income towards the rent and they maintain the same basic rights as they possess in the public housing program.

### ***WHY Conversion?***

Housing authorities are choosing conversion because with conversions, housing authorities are able to perform substantial rehabilitation or even new construction of its aging public housing stock. However, your properties are still in decent condition and as such we are expecting no significant rehabilitation to be completed at this time.

To the extent feasible, GDPM will try to complete any needed rehabilitation work with residents in place and with minimal impact on the residents. If substantial rehabilitation is preformed and residents have to move because of the extent of the work, GDPM will be required to provide relocation assistance and all residents have the right to return to the unit once rehabilitation is completed.



## GDPM, RAD and Disposition

As part of its initial RAD planning process, GDPM met with the residents of buildings identified as potential RAD sites. After meeting with the residents of the properties listed below, as well as others through 2016 and 2017,, GDPM intended to submit RAD applications in order to preserve its spot to participate in the RAD program. By submitting an application, GDPM is not committing to participate in the program. It is only the first step in determining whether it would be beneficial for GDPM to convert some or all of its public housing properties to the RAD program.

You’ve received this notice because the site where you reside has been identified as a possible RAD conversion site. These sites include (by street name):

- |                   |                    |
|-------------------|--------------------|
| Grand             | Wentworth          |
| Telford           | Modena limestone   |
| Shroyer           | Quitman            |
| Fredrick          | 137 Imperial       |
| Lori Sue          | 149 Imperial       |
| Gettysburg        | Fitch Hawthorn     |
| Hawthorne Village | Hoch               |
| Winters           | Willow             |
| Superba           | Red Bluff          |
| Watervilet        | Washington Village |
| Revere            | Governors Square   |
| Argella           | Malden-Hollencamp  |
| Triangle View     | Short Helena       |

As part of this process, GDPM determined that conversion for your property to the PBV program via disposition would be more convenient and cost effective as compared to conversion through RAD.

## Project Based Voucher Program

GDPM intends to convert to the HUD Project Based Voucher (PBV) Program. The Project Based Voucher program is administered by GDPM and is very similar to your current public housing program. GDPM will still own and manage the properties. GDPM may convert to the PBV program either through RAD, or may convert under another HUD program called voluntary conversion or disposition. Regardless of which program GDPM uses to convert to the PBV Program, all residents will be afforded RAD resident protections.

## FREQUENTLY ASK QUESTIONS

**Question: Will a conversion to PBV affect my housing assistance?**

**Answer:** You will not lose your housing assistance and you will not be rescreened because of a conversion to PBV. Even though a RAD property can use private money to make big repairs, it will still receive money from HUD. With this subsidy from HUD, GDPM will manage its RAD properties through the PBV programs. RAD requires that converted properties be owned or controlled by a public or nonprofit entity.

**Question: Will a conversion to PBV affect my rent?**

**Answer:** If your building or development is converted to PBV, your rent contribution will most likely be the same as it was under public housing—generally no more than 30% of your household's adjusted gross income. Since the project-based Section 8 programs



# 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

also set resident rents at 30% of adjusted income, most residents will not have rent increases as a result of a RAD conversion.

**Question: How can residents be involved in the conversion process?**

**Answer:** Before GDPM can submit a disposition application, HUD requires it to notify all residents in a development proposed for conversion about their plans and to solicit feedback. Upon application completion and prior to or after submittal, residents can view the disposition application at the main office, on our website or by email. Please contact Michael Melko, [mmelko@dmha.org](mailto:mmelko@dmha.org), 937-910-7646, for an email copy. GDPM is required to submit your comments and its response to HUD as part of the disposition application.

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

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

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

**Answer:** Most needed repairs made as part of conversion are likely to be small and you will be able to stay in your home during construction. Temporary relocation due to significant rehabilitation is not currently expected.

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

**Answer:** Through conversion, GDPM hopes to update or replace major building systems and other building components that are beyond useful life. In all, the change you see may be minimal.

**Question: When will GDPM Covert my property?**

**Answer:** Conversion is planned for fall of 2019.

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

**Answer:** Technically, yes. Disposition is one of the few methods commonly used by housing authorities to remove obsolete buildings from its public housing portfolio. However, in your case GDPM is using disposition to “sell” the property back to GDPM so that we may manage your property under the Section 8 PBV program. GDPM’s policy closely mirrors RAD policy and therefore no relocation will be required, thus retaining both affordable.

**Question: Can you transfer to another Housing Authority?**

**Answer:** Currently, GDPM does not have an agreement with another housing authority to allow interagency public housing resident transfers. However, you are permitted to apply for housing programs at different housing authorities as long as the housing authority is accepting applications. If after conversion, you remain a GDPM PBV resident at your community for 12 months, you will have a choice-mobility option. You will be able to request to be placed on the GDPM HCV Waitlist (even if the waitlist is closed). After being selected from the HCV





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Lisa McCarty	Chief Financial Officer

waitlist, you may have an option to ‘port’ or transfer to another housing authority with your voucher. Once you exercise your right to participate in the choice-mobility

program, an HCV specialist will work with you to determine your needs and will explain portability in more detail.



**Relocation Priorities & Principles**  
(Page 2)

**Telford Shroyer Progress**  
(Page 3)

**Hilltop Demolition Update**  
(Page 3)

**Grand Resident Update and Conference Call**  
(Page 4)

## Recent Notable Successes

### Gem City Market | (January, 2020)

GDPM contributed approximately \$1M of remaining HOPE VI grant funds to the Gem City Market. Located on the Salem Avenue corridor, the full service grocery store and deli will be worker and member-owned. Employment opportunities, discounted memberships, nutrition classes will be made available to GDPM public housing residents.



### Completed or underway RAD conversions

**Telford Shroyer (6 buildings | 24 units):** Relocation to nearby available units for residents of Telford went relatively smoothly. Construction is underway on these four vacant buildings with work expected to begin on the Shroyer in August.

#### Brandt Meadows

**(7 buildings | 55 units):** Construction is 95% complete and 17 residents have transferred from GDPM, AMP 1 scattered site to the new units.



**City View Terrace (3 buildings | 10 units):** Conversion complete. Residents in place, construction on vacant units underway.

**Revere (1 building | 8 units):** Construction planning is underway. GDPM will be managing construction.

**Argella (1 building | 4 units):** A LEED certified building, the property needs very little rehabilitation. The RAD conversion has been completed.

**Lori sue (1 building | 6 units)** Minor renovations completed.

To learn more about how RAD protects resident rights and helps GDPM preserve its portfolio check out our FAQ!

<http://www.dmha.org/RAD/Construction-Opportunities.html>

### Dayton View Commons and Senior Village Acquisition

GDPM took over management of the two developments on June 1st. 80 units are located in the Old Dayton View neighborhood. GDPM led the transformation of the community that once contained the former Edgewood Courts/Metro Garden site.

### Hallmark Meridian

In May, GDPM was awarded millions of dollars in competitive tax credit round to pursue the complete renovation of the Hallmark-Meridian development. [Continued page 4]

### Southern Montgomery County Project

GDPM was awarded a multi-million dollar tax credit deal to renovate 163 units in southern Montgomery County. Developments being renovated include Madrid Estates, Indian Trails, Washington Village and Westerfield.

## Phase II RAD Conversions

Resident meetings will be held via conference call on **AUGUST 21ST** to inform residents of their property status as part of 2020 - 2021, Phase II, RAD Conversions.

If special accommodations are needed for participation, please contact Michael Melko: (937) 910-7646 or [mmelko@dmha.org](mailto:mmelko@dmha.org). Mail or drop a letter at a dropbox located at 400 Wayne Ave., Dayton, OH 45410

[Continued page 2]



## Relocation Priorities & Principles

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

### **RAD preserves resident rights.**

Residents retain the right to return to their site. GDPM uses construction phasing to minimize displacement which is GDPM's primary relocation principle. Phasing helps minimize resident displacement when construction does not permit residents to remain in their unit during rehabilitation.

### **GDPM listens to residents.**

Where feasible GDPM will offer residents options, incorporate resident feedback and prioritize resident transitions to rehabilitated units.

### **GDPM Commitments**

No resident will be involuntarily displaced as a result of conversion. GDPM will pay all reasonable moving related expenses.

In most cases, rent and utility allowances will not change. Rent will continue to be 30% of household income.

A GDPM resident specialist will conduct at least one head of household interview in order to help each resident address specific challenges and barriers related to temporary relocation or a move to a rehabilitated unit.

[Relocation Priorities & Principles Brochure](#)

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

## 2020-21 RAD Development Update

RAD Development	Construction Start Estimate
Brandt Meadows	Nearly Complete
Lori Sue	Complete
Malden Hollencamp	To be determined
Revere	Fall 2020
Imperial	Fall 2020
City View Terrace	In Progress
Argella	In Progress
Huffman Parnell	Fall 2020
Southern MC (Madrid, Washington Village, Indian Trails, Westerfield)	Fall 2020
Telford Shroyer	IN PROGRESS for all except 2018 and 1907 Shroyer

## **RAD Phase II**

### **Continuation from page 1**

The resident meetings scheduled for **August 21st** will cover the post-CHAP (HUD's Commitment to enter into a Housing Assistance Payment Contract) plans and will be the 2nd resident outreach for the following RAD Conversions:

*Frederick, Winston Woods, Hawthorn Village, Bellefontaine, Channingway, Misty Lane I & II, Fitch & Hawthorn, Quitman, Fisher, Wayne Meadows, Hilgeford, Pompano, Corona-Telford, Windcliff Village, Wolf Creek, Watervliet, Redbluff Winters, Willow, Superba, Hoch & Gettysburg*

Input on the initial construction scopes will be considered.

- 1) Conference call: 1-(872) 240-3412 | Aug. 21st | 1 p.m.
- 2) Conference call: 1-(872) 240-3412 | Aug. 21st | 4 p.m.

**Access Code: 309-317-045**



## Telford Shroyer Updates

### Progress

GDPM hired Lewis and Michael moving company to successfully move residents so that construction could begin on 4 of the 6 buildings. RDA Group Architects, LLC is the architect overseeing the project. Arcon Builders is the General Contractor.

### In the Works



Exterior of 514 Telford Before

Construction on the first four Telford buildings Telford is 52% complete. Following completion of the Telford buildings, construction will begin on the 2018 and 1907 Shroyer buildings. This construction is expected to begin this fall.



Mock up of 514 Telford Exterior After Rehab

## Hilltop Demolition Update

### Summary thus far

Many residents participated in the 2018, on-site resident meeting where staff discussed plans to pursue demolition of Hilltop which would result in the relocation of residents. The plan for demolition plans is a result of the Choice neighborhood process that engaged residents every step of the way. The increasing costs of maintenance repairs and backlog of capital needs at Hilltop also contributed to the demolition decision.

### Plans for future:

GDPM intends to submit the demolition application to HUD by August. The application process is rigorous and HUD is not guaranteed to approve the demolition of Hilltop. If approved, the earliest relocation is likely to occur is winter of 2021. GDPM plans to survey residents and assess what barriers each resident may have in relocating from Hilltop Homes. Residents will be relocated with the assistance of vouchers or options move to a different property.

### What can tenants expect?

No major changes will occur in the immediate future. A response related to approval/disapproval of GDPM's demolition application to HUD can be expected by early 2021. GDPM will communicate any major decisions and announce future community meetings. No resident will be left without housing as a result of this process.

## Resident Alerts

### Should I Move Now?

No. **PLEASE DO NOT MOVE NOW.** GDPM has many plans to create better housing options for residents. All of the housing plans for RAD, Choice, and Section 18 have strong resident protections. Some programs require 1-for-1 housing replacement, and all programs guarantee that no resident will be involuntarily displaced. Residents are given 30-90 days notice before move out is required and GDPM covers moving expenses. In addition, your rent will not exceed 30% of your income.



## Jobs Plus Updates

### By the Numbers

As of June 23rd Jobs Plus has enrolled **187 residents!** One hundred and twenty three residents are employed, 45 are employed at a living wage. Approximately 20 residents are participating in Jobs Plus Earned Income Disregard (JPEID). JPEID is a financial incentive that excludes all increases in earned income from a residents rent calculation.

For community announcements, job postings and more check out the Jobs Plus Facebook page!

<https://www.facebook.com/JobsPlusDaytonOH>



### Jobs Plus Store & Hilltop Community Room

The Jobs Plus store and Hilltop Community Room are currently closed due to COVID-19.

## Grand Resident Interviews

GDPM is moving forward with converting Grand from the public housing program to the project based voucher program without displacing residents. HUD is currently reviewing GDPM's application. The development team has been very proactive in distributing materials to residents and conducting in-person meetings to address any questions. Over 30 residents participated in group meetings held over several weeks with several hours of on-site staff time made available to address residents questions and to select preferences related to the conversion. Residents can call the conference line to ask questions:

Conference line: 1-(872) 240-3412

Aug 21st @ 2:30 p.m. | Access Code: 309-317-045

## Hallmark-Meridian

On May 20, the Ohio Housing Finance Agency (OHFA) announced that GDPM was one of 37 successful applicants in the 2020 Housing Tax Credit round. OHFA received 88 applications. GDPM's award will bring \$8,519, 990 dollars to the project over a 10 year period. GDPM is seeking additional funding through the historic tax credit program to assist in the restoration and preservation of Hallmark Meridian's 75 units located with the Grafton Hills neighborhood.



Invictus was created by GDPM to aid in development work. Its primary purpose as a non-profit 501(c)3 is to seek additional funding sources in order to improve affordable housing, revitalize communities and assist with opportunities for residents.

**GDPM RAD Webpage**  
[www.gdpm.org/rad](http://www.gdpm.org/rad)

### GDPM VISION

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

### Development Questions?

For vendor or development inquiries:

[housingdevelopment@gdpm.org](mailto:housingdevelopment@gdpm.org)

For RAD questions:

[RAD@gdpm.org](mailto:RAD@gdpm.org) | [937-910-5444](tel:937-910-5444)





Thursday, February 13, 2020

# RAD RESIDENT UPDATE MEETINGS



Dear Resident,

I am excited to announce that HUD has selected your development to participate in the Rental Assistance Demonstration (RAD) Program. RAD authorizes Public Housing Authorities (PHAs) to convert their public housing properties to project-based Section 8 contracts. Currently, GDPM has converted several of its developments already and is in the process of converting our 2nd phase of its portfolio. This will allow PHAs more stable, long-term funding and make it easier for PHAs to obtain additional funding sources to address capital needs. Most importantly, RAD will improve housing choices for our residents.

As you know, our properties are aging and our capital needs are increasing. Over the past 15 years, HUD has not provided enough funding to cover the increasing capital needs of each property. In

order to preserve affordable housing for our residents, it is necessary to find innovative ways to secure funding. RAD is one of the ways we can accomplish this mission. Under RAD, we will be able to seek additional funding in order to substantially rehab or replace our aging properties. We will remain our community's largest provider of quality, affordable housing and a community asset for the long-term.

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

## **GDPM PHASE II RAD PROPERTIES**

Frederick | Winston Woods | Hawthorn Village | Bellefontaine | Channingway | Misty Lane | Fitch Hawthorn | Quitman | Fisher | Wayne | Hilgefurd | Pompano | Corona-Telford | Windcliff  
\*Red Bluff | \*Governors Square | Watervliet

I pledge to keep you informed of our plans and progress as we navigate this exciting transformation. Please find additional information about RAD on our website and at the meeting!

Respectfully yours,

Chief Executive Officer  
Greater Dayton Premier Management



\*May convert to PBV outside of RAD. Residents still granted all resident protections granted under RAD.

# *You're Invited!!*

---

**WHEN**

*Tuesday, 2/18 | 1-2 p.m.*

**WHERE**

*5151 Bellefontaine Rd. Dayton, OH 45424*

*Community Room*

---

**WHEN**

*Tuesday, 2/18 | 2:30– 3:30 p.m.*

**WHERE**

*400 Wayne Ave. Dayton, OH 45410*

*Community Room*

---

**WHEN**

*Tuesday, 2/18 | 4– 5 p.m.*

**WHERE**

*155 Windcliff Village Dr. Germantown, OH 45327*

*Community Room*

---

## ***Will I have to Move?***

You will ***not lose your housing assistance*** because of RAD. Even though owners of a RAD property can use private money to make repairs, the owners will continue to receive HUD money and must follow HUD's rules. GDPM intends to remain as the owner of most of its portfolio.

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

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



# *Conversion to Project Based Vouchers*

## *RAD Resident Information Notice*

### *Updated February 13, 2020*

### *What is Conversion?*

GDPM is committed to ensuring that GDPM residents have access to quality affordable housing. As our properties age, they require more improvements. However, Congress has not provided enough funding for public housing authorities (PHAs) like GDPM to keep up with the needed repairs of their public housing units. As a result, PHAs have had to make tough choices between things like repairing roofs and replacing plumbing—or worse, demolishing public housing.

For GDPM, this means converting from the Public Housing program to the Project Based Voucher program. Rental Assistance Demonstration (RAD), disposition conversions, and voluntary conversions (VCAs) are the primary methods GDPM is utilizing to convert its entire portfolio. While carefully choosing which method to use is important for GDPM from a budgetary perspective, all three methods essentially result in the same benefits to existing tenants, with little to no drawbacks.

Your property will be converting to the Project Based Voucher program via a RAD application to HUD. **Do not move now!!!**

### *How Does a Conversion Work?*

In a RAD conversion, units move to a Section 8 project-based voucher platform with a long-term contract that, by law, must be renewed. This ensures that the units remain permanently affordable to low-income households. RAD conversions also allow 25% of their units to be considered disposition conversions. This split allows GDPM to earn higher rents without charging residents more. These PBV conversion elements combined make it easier for PHAs to access additional funding needed to make improvements to their properties.

Residents continue to pay 30% of their income towards the rent and they maintain the same basic rights as they possess in the public housing program.

### *WHY Conversion?*

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

We hope to update/replace major building systems and other building components that are over or close to their remaining useful life. To the extent feasible, GDPM will try to complete any needed rehabilitation work with residents in place and with minimal

\*Updated from comments received September 2019





impact on the residents. If substantial rehabilitation is preformed and residents have to move because of the extent of the work, **GDPM will be required to provide relocation assistance and all residents have the right to return to the development once rehabilitation is completed** (not necessarily the same unit). If the amount of work that needs performed is significant, GDPM may choose to build or acquire a new unit and you will have the right to transfer to the newly purchased or constructed unit.

### ***GDPM, RAD and Disposition***

As part of its initial RAD planning process, GDPM met with the residents of buildings identified as potential RAD sites. After meeting with the residents at various points since 2016, GDPM intended to submit RAD applications in order to preserve its spot to participate in the RAD program. By submitting an application, GDPM is not committing to participate in the program. It is only the first step in determining whether it would be beneficial for GDPM to convert some or all of its public housing properties to the RAD program.

You've received this notice because the site where you reside is currently planned as a RAD conversion site. This may change and you will be updated if plans change.

### ***Project Based Voucher Program***

GDPM intends to convert to the HUD Project Based Voucher (PBV) Program. The Project Based Voucher program is administered by GDPM and is very similar to your current public housing program. GDPM will still own and manage the properties. GDPM may convert to the PBV program either through

RAD, or may convert under another HUD program called voluntary conversion or disposition. Regardless of which program GDPM uses to convert to the PBV Program, all residents will be afforded RAD resident protections.

### **FREQUENTLY ASK QUESTIONS**

***Question: Will a conversion to PBV affect my housing assistance?***

***Answer:*** You will not lose your housing assistance and you will not be rescreened because of a conversion to PBV. Even though a RAD property can use private money to make big repairs, it will still receive money from HUD. With this subsidy from HUD, GDPM will manage its RAD properties through the PBV programs. RAD requires that converted properties be owned or controlled by a public or nonprofit entity.

***Question: Will a conversion to PBV affect my rent?***

***Answer:*** If your building or development is converted to PBV, your rent contribution will most likely be the same as it was under public housing—generally no more than 30% of your household's adjusted gross income. Since the project-based Section 8 programs also set resident rents at 30% of adjusted income, most residents will not have rent increases as a result of a RAD conversion.



### **Question: How can residents be involved in the conversion process?**

**Answer:** Before GDPM can apply to participate in RAD, HUD requires it to notify all residents in a development proposed for RAD conversion about their plans and conduct at least two meetings with those residents. These meetings are an opportunity for you to discuss the proposed conversion plans with GDPM, ask questions, express concerns, and provide comments. GDPM is required to submit your comments and its response to HUD as part of the RAD application. Please contact Michael Melko, [mmelko@dmha.org](mailto:mmelko@dmha.org), 937-910-7646, for an email copy. GDPM is required to submit your comments and its response to HUD as part of the disposition application.

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

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

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

**Answer:** Most needed repairs made as part of conversion are likely to be small and you will be able to stay in your home during construction. However, some apartments and buildings will require more extensive rehab. In these cases, you will be temporarily relocated but will have the right to return to your development once construction is completed. Generally, temporary relocation should not last longer than 12 months.

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

**Answer:** Through conversion, GDPM hopes to update or replace major building systems and other building components that are beyond useful life. In all, the change you see may be minimal.

### **Question: When will GDPM Convert my property?**

#### **Current best estimate:**

PHASE I: Brandt Meadows (2020), Telford Corona (2020), Telford Shroyer (2019/2020), Lori Sue (Complete), Revere (2020), 137 & 149 Imperial (2020), Hallmark Meridian (2021), Malden Hollencamp (2019/2020), Huffman Parnell (2019/2020), City View (2020), 2799 Argella (Complete), Madrid/Indian Trails/Washington Village/Westerfield (2020/2021).

PHASE II (2020): Frederick, Winston Woods, Hawthorn Village, Bellefontaine, Channingway, Misty Lane I & II, Fitch & Hawthorn, Quitman, Fisher, Wayne Hilgefurd, Pompano, Corona Telford, Windcliff.

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

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



### **Question: Can you transfer to another Housing Authority?**

**Answer:** Currently, GDPM does not have an agreement with another housing authority to allow interagency public housing resident transfers. However, you are permitted to apply for housing programs at different housing authorities as long as the housing authority is accepting applications. If after conversion, you remain a GDPM PBV resident at your community for 12 months, you will have a choice-mobility option. You will be able to request to be placed on the GDPM HCV Waitlist (even if the waitlist is closed). After being selected from the HCV waitlist, you may have an option to ‘port’ or transfer to another housing authority with your voucher. Once you exercise your right to participate in the choice-mobility program, an HCV specialist will work with you to determine your needs and will explain portability in more detail.

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

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

### **Question: What if I want to stay in my unit at the development? Many people consider their unit their home.**

**Answer:** Although all residents are guaranteed a right to return to the Development, GDPM cannot commit to having all residents return to the same unit. Each resident will work with a relocation specialist to establish the resident’s preferences and moves will be looked at on a case by case basis.

### **Question: What about landscaping/outdoor improvements such as sheds that residents paid for and would be difficult/impossible to move?**

**Answer:** GDPM will look at each resident move on a case by case basis and HUD requires, to the extent feasible, practicable and reasonable, GDPM to pay for resident moving expenses which may or may not include moving exterior improvements currently in place to the new property.

### **Questions: Can I go out of state with my choice mobility option after receiving a voucher while on the HCV Waitlist?**

**Answer:** After receiving a Housing Choice Voucher via the RAD PBV and HCV Waitlist processes, you must use your voucher for a year before you can port your voucher out of state or to another county.

### **Question: Can residents be notified sooner than 90 days of the moving date?**

**Answer:** GDPM is committed to notifying residents and staff at each step of the process through our website, [www.gdpm.org/rad](http://www.gdpm.org/rad) and newsletters as well



# 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

as resident update meetings. These are the methods for keeping residents informed we will try to provide a 90 day notice but are required to give at least a 30 day notice.

**Question: Will I be notified of what renovations are needed for my unit?**

**Answer:** Yes.

**Question: How long will it take renovations to complete?**

**Answer:** GDPM does not currently have an estimate. However, HUD typically requires construction to be completed within 12-18 months of conversion.

**Question: If residents pay flat rent, can it change to Section 8 (if so, how do they qualify?)**

**Answer:** The RAD PBV program does have a flat rent option. If rent increases because a resident currently pays flat rent, GDPM may phase in any increase over 3-years.

**Question: Can my rent decrease (if so, how?) can it increase?**

**Answer:** Your rent might increase if you currently pay flat rent, otherwise your rent will not change unless your income changes. Any increase may be phased in over three (3) years. Your rent will not decrease unless your income decreases.

**Question: Will inspections still be required after renovations (if so, how often)?**

**Answer:** Yes, inspections will be required at move-in, move-out and Housing Quality Inspections will be conducted tri-annually or

bi-annually by a HUD approved third-party inspector of at least 25% of a development's units.

**Question: Will re-verification of income still be required (if so, how often)?**

**Answer:** In most cases, reverification will generally be required annually. However, there are exceptions.

**Question: If you were already up for an HCV but decided against accepting a voucher, will that impact your future status on the waitlist after this 12 month choice mobility option?**

**Answer:** Previous refusal to utilize a voucher will not prevent your eligibility for a voucher through the RAD PBV choice mobility option.

**Question: Will scopes be made available for residents? Unit by unit or general scopes?**

**Answer:** Scopes will be made available to residents upon request, will include unit specific scope elements as well as property wide scope elements, and will be posted to the GDPM website.

**Question: If your building is in trouble but not your unit specifically, can you stay in your unit for rehab?**

**Answer:** Each building and unit will be handled on a case by case basis. However, GDPM prioritizes the safety and security of residents and thus will not permit residents to stay in a building should the level of construction required be hazardous.



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Lisa McCarty	Chief Financial Officer

**Question: Will cable and internet reconnection fees be covered by the housing authority?**

**Answer:** Yes.

**\*Updated from September 2020 Resident Comments and experiences with recent conversions.\***

**\*Question: If I have an outstanding balance owed to a utility company, will GDPM pay these past due balances?**

**Answer:** No. GDPM only covers expenses directly incurred as a result of moving. Past due balances are pre-existing and residents need to have their utility bills paid in full or have an arrangement with the utility provider.

**\*Question: If a utility company requires me to pay a deposit that is refundable or transferrable, will GDPM pay these deposits?**

**Answer:** GDPM is only responsible for expenses directly incurred as a result of moving. Given that a deposit is either refundable or transferrable, GDPM is not required by RAD rules and regulations to cover these. The tenant may contact the relocation specialist and request the paperwork to have GDPM cover this deposit up front while also agreeing to repay GDPM for the utility deposit over time.

**\*Question: What if my child's school district is affected by temporary relocation?**

**Answer:** Our relocation specialist and development team will work with you post 1-on-1 interview to ensure your child will not

change school districts during a temporary relocation.

**\*Question: What if I have made interior improvements or installed specific items related to my own comfort, needs or disability? Will this allow me to return to my specific unit?**

**Answer:** Please identify any of these items during your 1-on-1 with the resident relocation specialist. GDPM will either reinstall these items or install upgraded items during the rehab. If you require these items at your temporary residence due to a disability, GDPM will install any improvements at a temporary/permanent residence under our ownership. GDPM may request documentation of said disability if not previously provided. These improvements do not guarantee a return to your current unit, per the previously answered question.

**\*Question: What if items are damaged during the move?**

**Answer:** Please submit a written claim to your relocation specialist and each claim will be reviewed on a case by case basis.

**\*Question: How do I physically travel to my temporary residence after the move occurs?**

**Answer:** GDPM does not provide transportation and neither do our moving subcontractors. Please keep any receipts from any transportation cost related to traveling between your old residence and temporary residence or new permanent residence for the first 3 days after your move. GDPM will reimburse you for these expenses.



# Greater Dayton Premier Management

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## RAD Resident Meeting

### Agenda

#### 1. WHAT IS RAD? (It's a tool for conversion)

- a. HUD initiative that allows housing authorities to convert its properties to a more stable funding platform (from public housing to PBRA/PBV) and allows housing authorities to seek additional funding sources to renovate/replace housing.
- b. Nationally, more than 100,000 public housing units have converted to RAD
- c. Congress will allow up to 455,000 public housing units to convert to RAD

#### 2. WHY RAD?

- a. Currently, housing authorities are 100% dependent on Government funding for public housing. Since the early 2000s, Government funding has decreased significantly.
- b. More than \$100M needed in capital repairs – we receive appx \$4M give or take \$1M.
- c. RAD allows us to seek additional funds (tax credits, grants, mortgages)

#### 3. WHAT'S THE PLAN FOR YOUR PROPERTY?

- a. Relocation may or may not be necessary! **PLEASE DO NOT MOVE NOW!!**
- b. RAD PBV or non-RAD PBV
- c. Scopes – resident input is key!!

#### 4. RESIDENT RIGHTS & RELOCATION

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



**Resident Meeting**  
**BELLEFONTAINE**  
**SIGN-IN SHEET**  
**February 18, 2020**  
**RAD**

Please sign below:

Name	Address	Phone Number	Email Address
ANN E Ferr	4571 Wayne Meadows Ct	(937) 951-9170	aef6166@gmail
Lisa Brown	5141 Bellefontaine Rd.	937-977-5226	lileokur200@gmail.com
Veronica Chiprez	5101 Bellefontaine Rd	937-304-8217	vchiprez92@gmail.com
Mitmi C Hengley	6026 Channingway	937-938-5406	
Joyce Hasty	4072 Channingway	(937) 952-6189	
Meghan K Winer	6000 Channingway	937-212-6889	



**Resident Meeting**  
**WINDCLIFF VILLAGE**  
**SIGN-IN SHEET**  
**February 18, 2020**  
**RAD**

Please sign below:

Name	Address	Phone Number	Email Address
Ne-yanti Barber	4 windcliff	(937) 829-2118	
Nicola Bunch	4 windcliff	(937) 813-5792	
Shanta Baker	165 windcliff	(937) 242-8231	
Cheryl Dodson	159 Windcliff	(937) 369-6327	
Anita Branigan	159 . 11	937-475-3131	
Tujia Stuchowicz	255 Windcliff Dr.	(937) 789-6999	



**Section 7 Line 4**  
**RAB Consult**

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

GDPM's resident advisory board is known as "Metro-wide." GDPM formally met with Metro-wide on two occasions to discuss the Watervliet disposition. GDPM first met with Metro-wide in 2018. GDPM informed the Metro-wide that, since GDPM intends to convert its entire portfolio to project-based vouchers, it would seek regular (non-RAD) project based vouchers for developments with four or less units. Instead, GDPM will submit a Section 18 disposition application requesting authorization from HUD to dispose of the property for less than fair market value to its instrumentality, Invictus Development Group, Inc. GDPM will continue to own and manage the property. The current tenants are eligible for the PBV Program and will not be displaced. No comments were provided. Metro-wide signed a certification indicating it does not object to the Watervliet disposition.

GDPM met with the Metro-wide members for an additional meeting on March 15, 2023. During the meeting, GDPM reminded the members about Watervliet. GDPM reminded the members that the property is currently a public housing development but, GDPM will request tenant protection vouchers from HUD and will project base those PBVs at the Watervliet development.

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

**Attachments:**

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



# Greater Dayton Premier Management

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## METRO-WIDE MEETING MARCH 15, 2023

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Linda J Taylor 3/15/23  
Sign / Date

LINDA J TAYLOR  
Print Name

Elaine Darter 3-15-23  
Sign / Date

Elaine Darter  
Print Name

\_\_\_\_\_  
Sign / Date

\_\_\_\_\_  
Print Name



**Significant Amendment  
Metro-Wide  
Sign-in Sheet**

March 7, 2023

Please sign below:

Name	Address	Phone number	Email Address
Leanne Doster	958201 Ingington Ave #344	937-525 2767	RUC music@gmta.com
Jondra Taylor	465 W. Chandler Dr. #412	937-301-8993	RUC music@gmta.com
Kimo Haley	400 Wayne Ave	910 7604	khaley@gdpm.org
Bm Maschinot	400 Wayne		bmaschinot@gdpm.org
Daron Miller	400 Wayne Ave	910-5423	dmiller@gdpm.org
Katelyn Kumbill	400 Wayne Ave	910-7616	Kkumbill@gdpm.org
Kalen Kross Gordon	400 Wayne Ave	937-4928	tknox@gdpm.org



# Greater Dayton Premier Management

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## *Executive Summary*

### *Disposition of Scattered Sites*

August 8, 2018 Metro-Wide/GDPM Meeting

### Disposition of Scattered Sites

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

AMP	Building Numbers	Unit Numbers	Address	Parcel Number	Number of Units
OH005000004	85-F	585582, 585583, 585584, 585585	1204, 1206 Watervliet, Dayton, Ohio 45420	R72 14503 0042	4
OH005000005	56-E1	556001, 556002, 556003, 556004	5330-5336 Hilgefords Drive, Huber Heights, OH 45424	P70 00115 0005	4
OH005000006	61-A	561001, 561002, 561003, 561004	1250-1256 Governors Square, Dayton, Ohio 45458 (Washington Township)	O67 28009 0002	4
OH005000006	57-E1	557401, 557402, 557403, 557404	1301 Red Bluff, West Carrollton, Ohio 45449	K48 00906 0013	4
OH005000004	64-A	564001, 564002, 564003, 564004	2729 Argella, Dayton, Ohio 45410	R72 15104 0020	4
OH005000005	57-A1	557001, 557002, 557003, 557004	5531-5537 Fisher Drive, Dayton, Ohio 45424	P70 00807 0042	4

Disposition may be via long-term ground lease, or similar mechanism, to GDPM's instrumentality, Invictus Development Group, Inc., for less than fair market value (\$1/yr). Invictus will enter into a PBV HAP Contract with GDPM and the properties may become

affordable housing properties under the PBV program in lieu of the public housing program. GDPM intends to pursue this disposition because, due to the distance between the scattered sites properties and the non-uniformity of systems, it's unsustainable to operate as public housing. 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.

 August 8, 2018  
Sign / Date

  
Print Name





# Greater Dayton Premier Management

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*Executive Summary*  
**Disposition of Scattered Sites**  
 August 8, 2018 Metro-Wide/GDPM Meeting

**Disposition of Scattered Sites**

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

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OH005000006	57-E1	557401, 557402, 557403, 557404	1301 Red Bluff, West Carrollton, Ohio 45449	K48 00906 0013	4
OH005000004	64-A	564001, 564002, 564003, 564004	2729 Argella, Dayton, Ohio 45410	R72 15104 0020	4
OH005000005	57-A1	557001, 557002, 557003, 557004	5531-5537 Fisher Drive, Dayton, Ohio 45424	P70 00807 0042	4

Disposition may be via long-term ground lease, or similar mechanism, to GDPM's instrumentality, Invictus Development Group, Inc., for less than fair market value (\$1/yr). Invictus will enter into a PBV HAP Contract with GDPM and the properties may become

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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.

Elaine Carter 8-8-18  
Sign / Date

Elaine Carter  
Print Name



**Significant Amendment  
Metro-Wide  
Sign-in Sheet**

March 7, 2023

Please sign below:

Name	Address	Phone number	Email Address
Leanne Darter	958201 Ingington Ave #304	937-520-2767	RUC music@gmta.com
Jenifer Taylor	465 W. Chandler Dr. #412	937-301-8993	RUC music@gmta.com
Karin Haley	400 Wayne Ave	910-7604	khaley@gdpm.org
Bon Mackintosh	400 Wayne		bmaschinot@gdpm.org
Daron Miller	400 Wayne Ave	910-5423	dmiller@gdpm.org
Katheryn Kumbill	400 Wayne Ave	910-7616	Kkumbill@gdpm.org
Kalen Kross Gordon	400 Wayne Ave	937-4928	tknox@gdpm.org

52860-A

**Section 4 Line 1**  
**Exception to Offer of Sale**

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

GDPM does not intend to sell the property to another entity. Instead, it will execute a long-term lease agreement with its instrumentality for \$1. In turn, Invictus will continue to operate the development as low-income housing. Because there is a commensurate public benefit if GDPM disposes of the property to Invictus, GDPM requests an exception to the requirement of offering the property for sale to resident groups.

52860-A

**Section 2 Line 4  
Justification**

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

GDPM requests HUD approval to dispose of a scattered site property for less than fair market value as the disposition results in a commensurate public benefit. Disposition of Watervliet is in the best interest of the residents and GDPM, is consistent with GDPM's goals and strategic development plans, the GDPM Annual Plan and is otherwise consistent with the Housing Act. Maintaining scattered sites units is not in the best interest of the residents and GDPM because the scattered sites are unfeasible to operate.

Disposition will enable GDPM to preserve the property for the long-term. The units will continue to operate as low-income housing utilizing the PBV Program. To ensure that the property operates as low-income housing for the long term, GDPM proposes it place a 30-year use restriction on the property and it execute a PBV HAP contract with a 15 year term with a provision requiring renewal. Therefore, although the negotiated sale price is less than fair market value, it's in the best interest of the public housing residents and GDPM.

Watervliet contains four two-bedroom units and it not contiguous with any property GDPM owns and or operates. GDPM owns and operates additional scattered sites units that GDPM intends to dispose of in a similar manner. However, GDPM has been unable to get competed Part 58s from Montgomery County, Ohio. Recently, GDPM was given the green light to procure a consultant to perform the reviews for the County. As soon as the Part 58s are complete, GDPM hopes to submit a Section 18 application for its remaining scattered sites units. The City of Dayton preformed the Part 58 for Watervliet.

GDPM proposes to dispose of the project by entering into a long term lease agreement with GDPM's instrumentality, Invictus Development Group, Inc. Invictus intends to continually operate the property as affordable housing as it intends to execute a HAP contract that provides PBV subsidy to the development. As a result, GDPM will be able to preserve these units and maintain the units as low-income housing.

**Property Condition:**

GDPM's scattered sites properties each have their own unique capital needs that differ from property to property. Currently, Watervliet has a backlog of unmet capital needs. According to a third party needs assessment, GDPM has unmet capital needs in the amount of approximately \$48K. The capital needs for the following five years is estimated to be \$115K. Please see attached reserve schedule prepared by a third party.

GDPM owns approximately 75 housing developments in Montgomery County, Ohio. The properties do not have uniform systems. The lack of uniformity of in the systems across these properties make it challenging to operate.

Currently, the Watervliet rent is less than fair market rent at \$854 per month. However, the current payment standard for a two-bedroom unit is \$1,162 per month. This equates to an annual difference of approximately \$15K. For a four unit scattered site development, \$15K is quite significant, especially with a backlog of unmet capital needs. Additionally, the PBV program provides a more reliable stream of subsidy.

**Location:**

GDPM's jurisdiction covers all of Montgomery County Ohio. Its properties are spread out across 464 square miles. Watervliet is approximately 4 miles from its management office. The distance needed to travel between units leads to lost employee time as GDPM annually spends approximately 87 hours just traveling between the main office and Watervliet.

The Watervliet management office oversees 22 PBV units and 12 additional PBV units should be on-line in 2023. GDPM intends to convert its entire portfolio to the PBV Program.

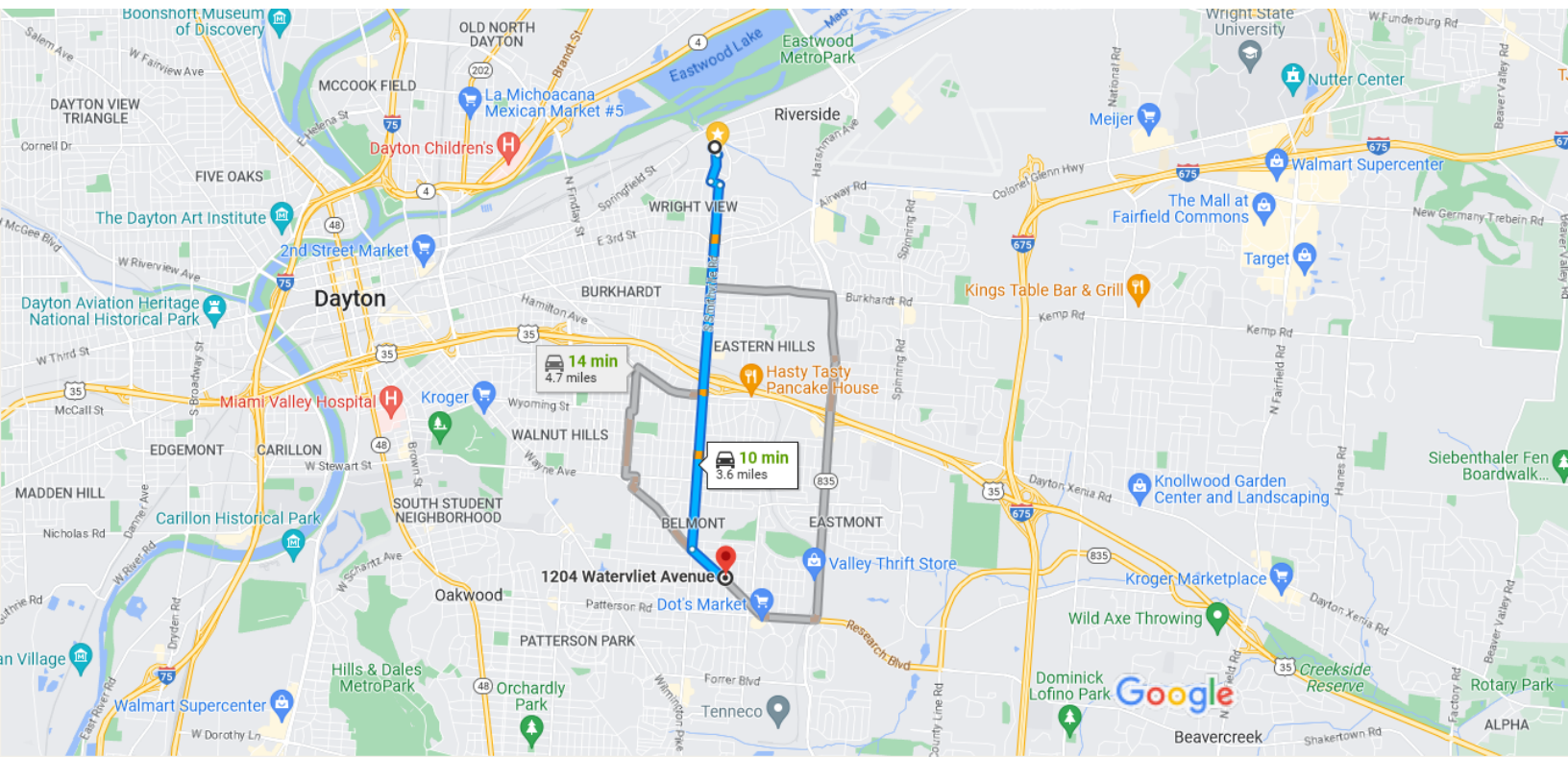
**Conclusion:**

Because of the inefficiencies inherent with operating scattered sites units along with the backlog and future capital needs, the cost of operating the development as public housing is far outpacing what HUD provides.


For the foregoing reasons, GDPM respectfully requests approval to dispose of the property to Invictus Development Group, Inc. for less than fair market value in the amount of \$1.


**Executive Summary****Watervliet****4/5/2023**


<b>Location Name</b>	<b>Report Section</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>
Watervliet	3.2 ADA Accessibility	\$6,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Watervliet	5.2 Parking, Paving and Sidewalks	\$1,256	\$0	\$0	\$1,432	\$0	\$304	\$0	\$0	\$2,406	\$0	\$304	\$0
Watervliet	5.4 Topography and Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$1,212	\$0	\$0	\$0	\$0	\$0
Watervliet	5.5 General Site Improvements	\$4,779	\$0	\$0	\$0	\$0	\$4,595	\$0	\$0	\$0	\$0	\$1,148	\$0
Watervliet	6.3 Roofing	\$0	\$13,087	\$0	\$4,896	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,912
Watervliet	6.4 Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,385	\$0	\$0	\$0
Watervliet	6.5 Exterior and Interior Stairs	\$5,383	\$0	\$0	\$0	\$0	\$0	\$1,353	\$0	\$0	\$0	\$0	\$0
Watervliet	6.6 Windows and Doors	\$1,404	\$0	\$3,985	\$0	\$0	\$11,684	\$0	\$7,601	\$0	\$0	\$0	\$0
Watervliet	8.1 Interior Finishes	\$28,456	\$0	\$0	\$4,320	\$0	\$0	\$2,983	\$0	\$13,877	\$0	\$8,121	\$0
Watervliet	8.2 Commercial Kitchen Equipment	\$0	\$0	\$0	\$0	\$0	\$6,485	\$0	\$0	\$0	\$0	\$0	\$0
Watervliet	8.3 HVAC	\$461	\$0	\$0	\$0	\$0	\$9,110	\$0	\$0	\$0	\$0	\$0	\$0
Watervliet	8.4 Plumbing	\$80	\$12,996	\$0	\$0	\$0	\$0	\$9,329	\$0	\$0	\$0	\$80	\$9,550
Watervliet	8.5 Apartment Electrical	\$0	\$0	\$0	\$1,935	\$0	\$809	\$12,320	\$0	\$0	\$0	\$0	\$0
Totals, Unescalated		\$48,161	\$26,083	\$3,985	\$12,583	\$0	\$32,986	\$27,196	\$7,601	\$25,668	\$0	\$9,654	\$11,461
Totals, Escalated (3.0%, compounded annually)		\$48,161	\$26,866	\$4,227	\$13,750	\$0	\$38,240	\$32,474	\$9,348	\$32,515	\$0	\$12,974	\$15,865



Map data ©2023 Google 1 mi

 **via N Smithville Rd** **10 min**  
 Fastest route now due to traffic conditions 3.6 miles

 **via Woodman Dr** **13 min**  
 5.5 miles

 **via N Smithville Rd and Watervliet Ave** **14 min**  
 4.7 miles

### Explore 1204 Watervliet Ave



Restaurants



Hotels



Gas stations



Parking Lots



More



52860-A

**Section 2 Line 2**  
**Method of Sale**

*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 proposes to dispose of the project by entering into a long term lease agreement with GDPM's instrumentality, Invictus Development Group, Inc. Invictus intends to continually operate the property as affordable housing as it intends to execute a HAP contract that provides PBV subsidy to the development for 15 years with an automatic renewal.

**Attachments:**

- **Invictus Development Group Certificate of Good Standing.**

UNITED STATES OF AMERICA  
STATE OF OHIO  
OFFICE OF THE SECRETARY OF STATE

*I, Frank LaRose, do hereby certify that I am the duly elected, qualified and present acting Secretary of State for the State of Ohio, and as such have custody of the records of Ohio and Foreign business entities; that said records show INVICTUS DEVELOPMENT GROUP, INC., an Ohio not for profit corporation, Charter No. 3976150, having its principal location in Dayton, County of Montgomery, was incorporated on January 5, 2017 and is currently in GOOD STANDING upon the records of this office.*



*Witness my hand and the seal of the Secretary of State at Columbus, Ohio this 5th day of April, A.D. 2023.*

A handwritten signature in blue ink that reads "Frank LaRose".

**Ohio Secretary of State**

**Validation Number: 202309503346**

**52860-A**

**Section 2 Line 4**  
**Commensurate Public Benefit**

*Attach a narrative description of commensurate public benefit in accordance with 24 CFR 970.19 and PIH Notice 2018-04 (or any successor notice).*

GDPM proposes to dispose of the project by entering into a long term lease agreement with GDPM's instrumentality, Invictus Development Group, Inc. Invictus intends to continually operate the property as affordable housing as it intends to execute a 30 year use restriction and a HAP contract that provides PBV subsidy to the development. GDPM will preserve these units and maintain the units as low-income housing. The result is a commensurate public benefit.