



# Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

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**September 5, 2023**

U.S. Dept. of Housing & Urban Development  
Special Applications Center  
Ralph H. Metcalfe Federal Building  
77 West Jackson Boulevard, Suite 2401  
Chicago, Illinois 60604

**Subject:** *DDA0012589 Disposition of Hilgeford*

Dear Sir/Madam:

Please accept the disposition application of the Dayton Metropolitan Housing Authority d/b/a Greater Dayton Premier Management (“**GDPM**”) regarding AMP OH005000005. GDPM requests authorization to dispose of is “Hilgeford” property, a four unit scattered site property.

GDPM requests disposition approval because the property is a scattered site. Due to the distance between units and lack of uniformity of systems, it’s not sustainable to operate and maintain the property as public housing. GDPM intends to dispose of the property via a long term lease agreement for \$1 to GDPM’s instrumentality, Invictus Development Group, Inc. GDPM intends to retain the property and more efficiently manage the property as a project based voucher (PBV) community. Converting to the PBV program will help the property be sustainable because the rents will increase. Further, GDPM is currently implementing its Master Redevelopment Plan which includes the conversion of all GDPM public housing units to the PBV program. Since 2019, GDPM converted 356 public housing units to the PBV program.

If you have any questions or need additional information, please contact me at [astearns@dmha.org](mailto:astearns@dmha.org) or 937-672-6785.

Respectfully,

Angela Stearns

Digitally signed by Angela Stearns  
DN: cn=Angela Stearns, o, ou,  
email=astearns@dmha.org, c=US  
Date: 2023.09.05 11:26:38 -04'00'

Angela Stearns  
Sr. Manager  
Planning & Development  
GDPM  
[astearns@dmha.org](mailto:astearns@dmha.org)

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

*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>	September 1, 2023
<b>2. Name of Public Housing Agency (PHA):</b>	Dayton Metropolitan 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>	937-977-7625
<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:	2023 Year:	June 23, 2023 Approval Date:

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

**2. Board Resolution** that approves the removal action; and PHA's submission of removal application to HUD:

Board Resolution Number:                      Board Resolution Date:

*Attach a copy of signed PHA Board Resolution*    Resolution No. 7265    Resolution Date: 2/15/2023

<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: Montgomery County, Ohio Date ER was conducted: 8/4/2023
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.		
<b>4. Local Government Consultation:</b> The PHA covers the following jurisdiction(s):		Montgomery County, Ohio
<b>5. Date(s) of letter(s) of support from (local) government officials:</b>		11/17/2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)		

**Section 4: Description of Existing Development**

<b>1. Name of Development:</b>		Hilgeford		
<b>2. Development Number:</b>		OH005000005		
<b>3. Date of Full Availability (DOFA):</b>		4/19/1969		
<b>4. Number of Residential Buildings:</b>		1		
<b>5. Number of Non-Residential Buildings:</b>		0		
<b>6. Date Constructed:</b>		1968		
<b>7. Is the Development Scattered Site?</b>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):</b>		one 4-plex		
<b>9. Number of Types of Structures (row houses, walk-up units, high-rise unit):</b>		1		
<b>10. Total Acres in Development:</b>		.29		
<b>11. Existing Unit Distribution</b>	<b>General Occupancy</b>	<b>Elderly/Disabled Designated Units</b>	<b>Total Units Being Used for Non-Dwelling Purposes</b>	<b>Total Units in Development</b>
0 – Bedroom				
1 – Bedroom				
2 – Bedrooms	4			4
3 – Bedrooms				
4 - + Bedrooms				
Total	4			4

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>						
<b>Existing Unit Distribution</b>	<b>General Occupancy</b>	<b>Elderly/Disabled Designated Units</b>	<b>UFAS Mobility Units</b>	<b>UFAS Sensory Units</b>	<b>Total Units Being Used for Non-Dwelling Purposes</b>	<b>Total Units in Development</b>
0 – Bedroom						
1 – Bedroom						
2 – Bedrooms	4		1		0	4
3 – Bedrooms						
4 - + Bedrooms						
Total						

<b>3. Proposed Action by Building Type</b>	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings		1
Non-Residential Buildings		0
Total Buildings		1

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**

\$ 156,250

(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:

Montgomery County, Ohio Auditor's Valuation

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

**6. Timetable**

Activity	Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents: N/A <input type="checkbox"/> -if vacant or for non-dwelling building	90
(b)Complete Relocation of Residents: N/A <input type="checkbox"/> -if vacant or for non-dwelling building	110
(c) Execute Contract for Removal	90
(d) Removal of the property	120

**Section 6: Relocation**

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

4

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)?

\$ 1,000

5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?

- Capital Funds  Operating Funds
- Funding Source Year:
- Non-1937 Act Funds (describe: )

6. What comparable housing resources does the PHA expect to offer to displaced residents?

- Public Housing. If checked, number:
- Section 8 HCV (existing resources. If checked, number:
- Section 8 HCV (new award of TPVs) (see question #7). If checked, number:
- PBV Unit. If checked, number: 4
- Other (attach description). If checked, number:

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

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

<p><b>Section 7: Resident Consultation</b></p>	
<p>1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?</p>	<p><input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No Date(s): March 2019 &amp; August 2020</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:</p>	<p><input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No Name: _____ Date(s): _____ <input type="checkbox"/> N/A to removal action</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:</p>	<p><input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No Name: _____ Date(s): _____ <input type="checkbox"/> N/A to removal action</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)</p>	<p>Name of RAB: <b>Metro-wide</b> Date(s): <b>8/8/18 &amp; 3/15/23</b> <input type="checkbox"/> N/A to removal action</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?</p>	<p><input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p>
<p><i>If yes, attach comments received, along with an evaluation by the PHA</i></p>	

**Section 8: N/A**

<p><b>Section 9: PHA Certification of Compliance</b></p>
<p><i>Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA # _____ for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:</i></p>
<ol style="list-style-type: none"> <li>All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.</li> <li>Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.</li> <li>The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title</li> </ol>

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: 2023.09.05 08:22:10 -04'00'</small>
Date:	September 5, 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.

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.

<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: 35%; border: none;">Gross \$</td> <td style="width: 65%; 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.

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

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

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

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

Yes    No

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

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

Yes    No

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

6. Did the PHA accept the proposal to purchase?

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

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

**Section 5. PHA Certification**

**For SAC applications submitted under 24 CFR part 970:**

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

**For De Minimis Demolitions:**

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

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

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

Name of Authorized Official	Jennifer N. Heapy
Title	Chief Executive Officer
Signature	Jennifer N. Heapy <small>Digitally signed by Jennifer N. Heapy DN: cn=Jennifer N. Heapy, o, ou, email=jheapy@gdpm.org, c=US Date: 2023.09.05 08:23:02 -04'00'</small>
Date	September 5, 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.

**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 - 06/23/23**
- **Annual Plan Excerpt** highlighted



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

June 23, 2023

Ms. 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 07/01/2023 Annual PHA Plan

Dear Ms. Heapy:

Dayton Metropolitan Housing Authority dba Greater Dayton Premier Management's (DMHA) Annual PHA Plan submission (version 1) for the fiscal year beginning July 1, 2023 is hereby approved. 24 CFR Part 903 requires DMHA to operate its programs consistent with the rules, standards and policies established in your Annual PHA Plan. This approval does not constitute an endorsement of the strategies and policies outline in your Annual PHA Plan.

Your approved Annual PHA Plan and all required attachments and documents must be made available for review and inspection at the principal office of DMHA during normal business hours.

By signing the Certifications of Compliance with PHA Plan and Related Regulations (form HUD-50077-ST-HCV-HP), DMHA 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 remind DMHA that by signing the Certifications of Compliance with PHA Plan and Related Regulations (form HUD-50077-ST-HCV-HP), you are certifying to affirmatively further fair housing. This means the PHA will (1) examine their programs; (2) identify any impediments to fair 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. HUD published a proposed Affirmatively Furthering Fair Housing rule that would require program participants to identify fair housing issues facing their

communities, using both data provided by HUD and local knowledge, and then commit to taking responsive actions in an Equity Plan. This proposed rule would require HUD program participants to incorporate goals and strategies from their Equity Plans into subsequent planning documents (e.g., Consolidated Plans, Annual Action Plans and PHA Plans). FHEO has set up a one – stop AFFH resources page that includes the full rule and other materials at: [https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp/affh](https://www.hud.gov/program_offices/fair_housing_equal_opp/affh) .

Should you have any questions regarding your Annual PHA plan or the information in this letter, please contact Karen Baird, Portfolio Management Specialist, at [karen.s.baird@hud.gov](mailto:karen.s.baird@hud.gov) or (216) 357-7783.

Sincerely,

**SUSAN**  
**ZANGHI**

A rectangular digital signature box with a black border. On the left side, the name "SUSAN ZANGHI" is written in large, bold, black capital letters. On the right side, there is smaller text: "Digitally signed by: SUSAN ZANGHI", "DN: CN = SUSAN ZANGHI C = US", "O = U.S. Government OU = Department of Housing and Urban Administration", and "Date: 2023.06.23 11:14:29 -04'00".

Susan M. Zanghi  
Division Director  
Cleveland Office of Public Housing

<b>Annual PHA Plan</b>  <b>(Standard PHAs and Troubled PHAs)</b>	<b>U.S. Department of Housing and Urban Development</b>  <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b>  <b>Expires: 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>									
A.1	<p><b>PHA Name:</b> <u>Greater Dayton Premier Management (Dayton MHA)</u> <b>PHA Code:</b> <u>OH005</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> <u>07/1/2023</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units:</b> 2,499 <b>Number of Housing Choice Vouchers (HCVs):</b> 4,555  <b>Total Combined Units/Vouchers:</b> 7,054  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <ul style="list-style-type: none"> <li>• Copies of the FY2023 Annual PHA Plan are available at <a href="http://www.gdpm.org">www.gdpm.org</a>, GDPM Central Office at 400 Wayne Avenue, Dayton, OH 45410, Metrowide Council members received certified mailed copies.</li> <li>• Copies of the Plan are available at all GDPM Asset Management Properties: 465 Grand Ave, Dayton, OH 45410; 2765 Wentworth Ave, Dayton OH 45406; 110 Melba St, Dayton, OH 45417; 700 Mount Crest, Dayton, OH 45403; 220 Park Manor, Dayton, OH 45410; 126 W Fifth Ave, Dayton, OH 45402; 811 Oldfield Ave, Dayton, OH 45417;</li> </ul> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p>									
	Participating PHAs	PHA Code	Program(s) in the Consortia	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV		
No. of Units in Each Program										
PH	HCV									

<b>B.</b>	<b>Plan Elements</b>	<b>See details in the narrative starting on page 5.</b>				
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>					
<b>B.2</b>	<p><b>New Activities.</b> (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>					

<b>B.3</b>	<b>Progress Report.</b> Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.
<b>B.4</b>	<b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
<b>B.5</b>	<b>Most Recent Fiscal Year Audit.</b> <ul style="list-style-type: none"> <li>• Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> <input checked="" type="checkbox"/></li> <li>• If yes, please describe:</li> </ul>
<b>B.8</b>	<b>Troubled PHA.</b> (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, please describe:
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<b>Resident Advisory Board (RAB) Comments.</b> (a) Did the RAB(s) provide comments to the PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> No comments were been received.  (a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
<b>C.2</b>	<b>Certification by State or Local Officials.</b> Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.
<b>C.3</b>	<b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b> Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.
<b>C.4</b>	<b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.  (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, include Challenged Elements.
<b>C.5</b>	<b>Troubled PHA.</b> (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, please describe:

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>									
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="240 478 1507 621"> <tr> <td><b>Fair Housing Goal:</b></td> </tr> <tr> <td><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td>NA</td> </tr> </table> <table border="1" data-bbox="240 680 1507 890"> <tr> <td><b>Fair Housing Goal:</b></td> </tr> <tr> <td><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td></td> </tr> </table> <table border="1" data-bbox="240 949 1507 1159"> <tr> <td><b>Fair Housing Goal:</b></td> </tr> <tr> <td><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td></td> </tr> </table>	<b>Fair Housing Goal:</b>	<i>Describe fair housing strategies and actions to achieve the goal</i>	NA	<b>Fair Housing Goal:</b>	<i>Describe fair housing strategies and actions to achieve the goal</i>		<b>Fair Housing Goal:</b>	<i>Describe fair housing strategies and actions to achieve the goal</i>	
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**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 2021-07 *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 2021-07 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 2021-07 *Demolition and/or disposition of public housing property, eligibility for tenants-protection vouchers and associated requirements*, GDPM intends to dispose of the following scattered sites properties:

Address	AMP	# of Units
1204 Waterviliet	4	4
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.

***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.

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

**Type of Review:** Part 58

**Name of RE:** Montgomery County, Ohio

**Date ER was conducted:** 8/4/23

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

*The following items are attached:*

- *Statutory Checklist - Hilgeford*



**U.S. Department of Housing and Urban  
Development**

451 Seventh Street, SW  
Washington, DC 20410  
www.hud.gov

espanol.hud.gov

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

**Project Information**

**Project Name:** Hilgeford

**Responsible Entity:** Montgomery County, OH

**Grant Recipient** (if different than Responsible Entity): Greater Dayton Premier Management (GDPM)

**State/Local Identifier:** OH005

**Preparer:** Emily Portwood, Timmons Group

**Certifying Officer Name and Title:** Tawana Jones, Director, Montgomery County Department of Economic and Community Development

**Consultant** (if applicable): Timmons Group

**Direct Comments to:** Angela Stearns, GDPM; [astearns@gdpm.org](mailto:astearns@gdpm.org)

**Project Location:** 5330, 5332, 5334, 5336 Hilgeford Drive, Dayton, OH, 45424

**Description of the Proposed Project** [24 CFR 50.12 & 58.32; 40 CFR 1508.25]: GDPM proposes to dispose of the property via a long-term ground lease to their affiliate, Invictus Development Group, Inc. in order to facilitate the conversion of the property from the public housing program to the Project-Based Voucher (PBV) program. Funds from the Rental Assistance Demonstration (RAD) will be used to dispose of and convert the property. A project map and site photograph are included in Appendix A.

**Length of time covered by this review:** 5 years

**Target Date:** September 2023



**Level of Environmental Review Determination:**

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5: This proposed project is a Categorical Exclusion Subject to Section 58.5 (CEST), per 58.35 (a)(3)(i), Rehabilitation of buildings and improvements when the following conditions are met: *In the case of a building for residential use (with one to four units), the density is not increased beyond four units, and the land use is not changed.*

**Funding Information**

<b>Asset Management Project (AMP) Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
OH12P005501-21	RAD	\$500,000

**Estimated Total HUD Funded Amount:** \$0

**Estimated Total Project Cost** (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$500,000

## **Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities**

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.6</b>		
<b>Airport Hazards</b> 24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is located within 15,000 feet of Wright-Patterson Air Force Base, the only military airport in the region; however, the project is not located within an Accident Potential Zone (APZ) or Runway Protection Zone/Clear Zone (RPZ/CZ). There are no civilian airports within 2,500 feet of the project site. The closest civilian airport, Dayton International Airport, is located approximately 6.3 miles northwest of the project site. The proposed project is in compliance with Airport Hazards requirements. See maps in Appendix B.
<b>Coastal Barrier Resources</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the Official Coastal Barrier Resources System (CBRS) Mapper, the proposed project site is inland and does not encompass coastal barrier resources. The proposed project is in compliance with the Coastal Barrier Resources Act. See CBRS list and map in Appendix C.
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 39113CO180E, effective January 6, 2005, the entire project site is located within an area of minimal flood hazard (Zone X). Montgomery County is a member of the National Flood Insurance Program. The proposed project is in compliance with Flood Insurance requirements. See Appendix D.
<b>Clean Air</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	Montgomery County is located in an 8-Hour Ozone Nonattainment Area (see Appendix E). However, the proposed action will not emit significant emissions of air pollution based on no proposed new construction and/or demolition activities. The proposed project is in compliance with the Clean Air Act.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.6</b>		
<b>Coastal Zone Management</b> Coastal Zone Management Act, sections 307(c) & (d)	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project is not located in a county that participates in the Coastal Zone Management (CZM) Program; therefore, the proposed project is in compliance with the Coastal Zone Management Act. See Appendix F.
<b>Contamination and Toxic Substances</b> 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>According to an Environmental Risk Information Systems (ERIS) Database Report, dated June 8, 2023, no reviewed federal or state database listings are identified on the project site.</p> <p>Following review of the standard federal databases, two Resource Conservation and Recovery Act (RCRA) Very Small Quantity Generator (VSQG) and one RCRA Non Generators (NON GEN) listing(s) are identified within a 0.25-mile radius of the project site. Based on operational condition, the identified listings do not represent a potential environmental risk. Additionally, listings located at a lower elevation relative to the project site do not represent a potential environmental risk based on expected direction of groundwater flow.</p> <p>Following review of the standard state databases, four underground storage tank (UST), eight leaking underground storage tank (LUST), one DELISTED LST, and one delisted storage tank (DTNK) listing(s) are identified within a 0.25-mile radius of the project site are. Based on regulatory status and/or elevation, the identified listings do not represent a risk to the project site.</p> <p>No dumps, landfills, industrial sites, or other hazardous waste facilities are located in the general proximity of the site. The proposed project is in compliance with Contamination and Toxic Substances requirements. See the June 8, 2023 ERIS Database Report in Appendix G.</p>
<b>Endangered Species</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project consists of disposition of an existing public housing development utilizing RAD funding and will thus have “No Effect” based on the nature of the activities involved in the project. The proposed project is in compliance with the Endangered Species Act. See Appendix H.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.6</b>		
<b>Explosive and Flammable Hazards</b> 24 CFR Part 51 Subpart C	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed HUD-assisted project is not a hazardous facility (a facility that mainly stores, handles, or processes flammable or combustible chemicals, such as bulk storage facilities, refineries, etc.), nor does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion, that could potentially convert one land use to another. Therefore, the proposed project is in compliance with Explosive and Flammable Hazards requirements.
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project does not include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use. The proposed project is for the disposition of an existing public housing development utilizing RAD funding. The proposed project is in compliance with the Farmland Protection Policy Act.
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the Federal Emergency Management Agency National Flood Hazard Layer (NFHL), the proposed project is located in Zone X, which is outside of the 0.2% annual chance flood zone. The proposed project is in compliance with Executive Order 11988. See Appendix I.
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	An archival search for the project area using the Ohio State Historic Preservation Office (SHPO) information was completed on July 20, 2023. The search identified one archaeological and 12 architectural resources within a one-mile radius of the project's boundaries. Of the resources identified, no archaeological resources or architectural resources were identified within the project site.  According to the archival search, one Phase I survey has been completed around the project area for the <i>Palermo Communication Tower Project</i> by Albert M. Pecora in 2016.  The proposed project activities are Exempt Activities under the <i>Programmatic Agreement for Coordination between Montgomery County, Ohio</i>  <div style="text-align: right;">(Continued)</div>

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.6</b>		
<b>Historic Preservation (Continued)</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800		<i>and the Ohio Historic Preservation Office for the Administration of Programs Using HUD Allocated Funds with Delegated Review Responsibilities Authorized Under 24 CFR Part 58 (Programmatic Agreement).</i> Additionally, tribal consultation for the proposed project is not required.  Based on the absence of historic structures and cultural resources on-site and the stipulations in the <i>Programmatic Agreement</i> , the proposed project is in compliance with Section 106. See Appendix J.
<b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	This proposed project involves disposition of an existing public housing development utilizing RAD funding. The project does not involve new construction for residential use, rehabilitation of an existing residential property, or a research demonstration project. The proposed project is in compliance with the Noise Control Act.
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project consists of disposition of an existing public housing development utilizing RAD funding and will thus have “No Effect” based on the nature of the activities involved in the project. The proposed project is in compliance with Sole Source Aquifer requirements. See Appendix K.
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	Review of the US Fish and Wildlife Service National Wetlands Inventory Wetlands (NWI) Map indicates that no wetlands or streams are present on-site or located on adjacent or nearby parcels (Appendix L). The proposed project is in compliance with Executive Order 11990.
<b>Wild and Scenic Rivers</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	Wild and Scenic Rivers and Nationwide Rivers Inventory-listed segments are >3 miles from the project site (Appendix M). The proposed project is in compliance with the Wild and Scenic Rivers Act.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the EPA’s EJScreen Report, the project is located within Blockgroup 391130903031, with an approximate population of 1,327 for this 0.42 square mile area. The project is not within a predominantly <i>people of color</i> population (minority) area (31%), with 6% or less of the population falling below federal poverty limits. The project will not cause adverse environmental effects, will not result in displacements, and will not disproportionately and/or adversely affect minority and low-income populations. The proposed project will positively impact the community by continuing to provide housing assistance to low-income residents. The proposed project is in compliance with Executive Order 12898. See Appendix N.

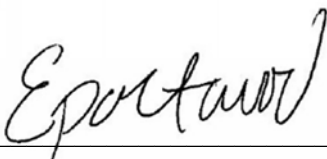
**Mitigation Measures and Conditions [40 CFR 1505.2(c)]**

Summarize below 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.

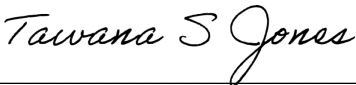
Law, Authority, or Factor	Mitigation Measure

**Determination:**

- This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain “Authority to Use Grant Funds”** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature:  Date: 08/04/2023

Emily Portwood, CPG / Environmental Scientist III / Timmons Group

Responsible Entity  
Agency Official Signature:  Date: 8/11/2023

Tawana Jones / Director / Montgomery County Department of Economic and Community Development

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

**Hilgeford**  
**Section 3 Line 4 & 5**  
**Local Government Consultation**

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

*On November 17th, 2022 GDPM consulted, via written documentation, about the Hilgeford disposition. GDPM informed the Montgomery County Commissioners that GDPM will be selling these properties for below fair market value to GDPM's entity known as Invictus and convert the units to Project Based Vouchers. The commissioners did not ask any direct questions. However, they commented that they understood the dynamics of the sale and transition.*

**Date(s) of letter(s) of support from (local) government officials:**

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

*The following items are attached:*

- *Letter of Support*
- *Initial request for Letter of Support*





Montgomery County  
452 W. Third St.  
Dayton, OH 45422  
[www.mcoho.org](http://www.mcoho.org)

**COUNTY COMMISSIONERS**  
Judy Dodge  
Dan Foley  
Deborah A. Lieberman

**COUNTY ADMINISTRATOR**  
Michael B. Colbert

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

**Subject: Disposition of GDPM Scattered Sites**

Dear Ms. Heapy:

Montgomery County reviewed your request for a letter of support concerning GDPM's disposition of the following properties:

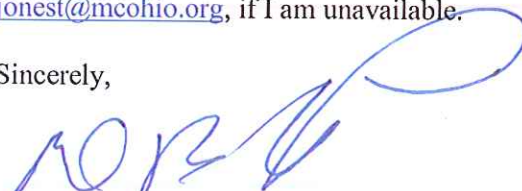
Address	Parcel Number	# of Units
5330-5336 Hilgeford Drive, Huber Heights, OH 45424	P70 00115 0005	4
1250-1256 Governors Square, Dayton, Ohio 45458 (Washington Township)	O67 28009 0002	4
1301 Red Bluff, West Carrollton, Ohio 45449	K48 00906 0013	4

It is my understanding that GDPM will remain the owner of the properties and will lease the properties 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 properties 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.

Montgomery County supports GDPM's disposition plans for this properties. If you have any questions or need additional information, please contact me at 937.225.4592 or via email at [colbertm@mcoho.org](mailto:colbertm@mcoho.org). You may also contact Tawana S. Jones, CED Operations Manager at 937.225.5704 or via email at [jonest@mcoho.org](mailto:jonest@mcoho.org), if I am unavailable.

Sincerely,



Michael B. Colbert  
County Administrator



# Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

---

November 17th, 2022

Montgomery County Commissioner  
Montgomery County  
451 W. Third Street  
Dayton, Ohio 45402

**Subject: *Request Letter of Support for Disposition of Hilgeford***

Dear Sir/Madam:

I am writing to share with Montgomery County GDPM's upcoming development plans for Hilgeford located within Montgomery County. The address for this site is 5330, 5332, 5334, 5336 Hilgeford Drive Dayton, OH 45424. The property consists of four 2-bedroom units in 1 two-story apartment building.

GDPM acquired Hilgeford in 2007 in order to meet the community's need for affordable housing. GDPM intends to execute a long-term ground lease to GDPM's development affiliate Invictus Development Group, Inc. Thereafter, the property will convert from the public housing program to housing subsidy program, the Section 8 Project Based Voucher (PBV) Program. GDPM is implementing a multi-year redevelopment plan whereby GDPM intends to convert all public housing units to the PBV Program. Conversion provides flexibilities for housing authorities that are not provided for in the public housing program such as the ability to encumber the property with debt in order to fund necessary repairs.

After conversion, GDPM will continue to own and manage the property. The current tenants may remain at the property and their rent will remain 30% of AMI. This will be a seamless transition for tenants.

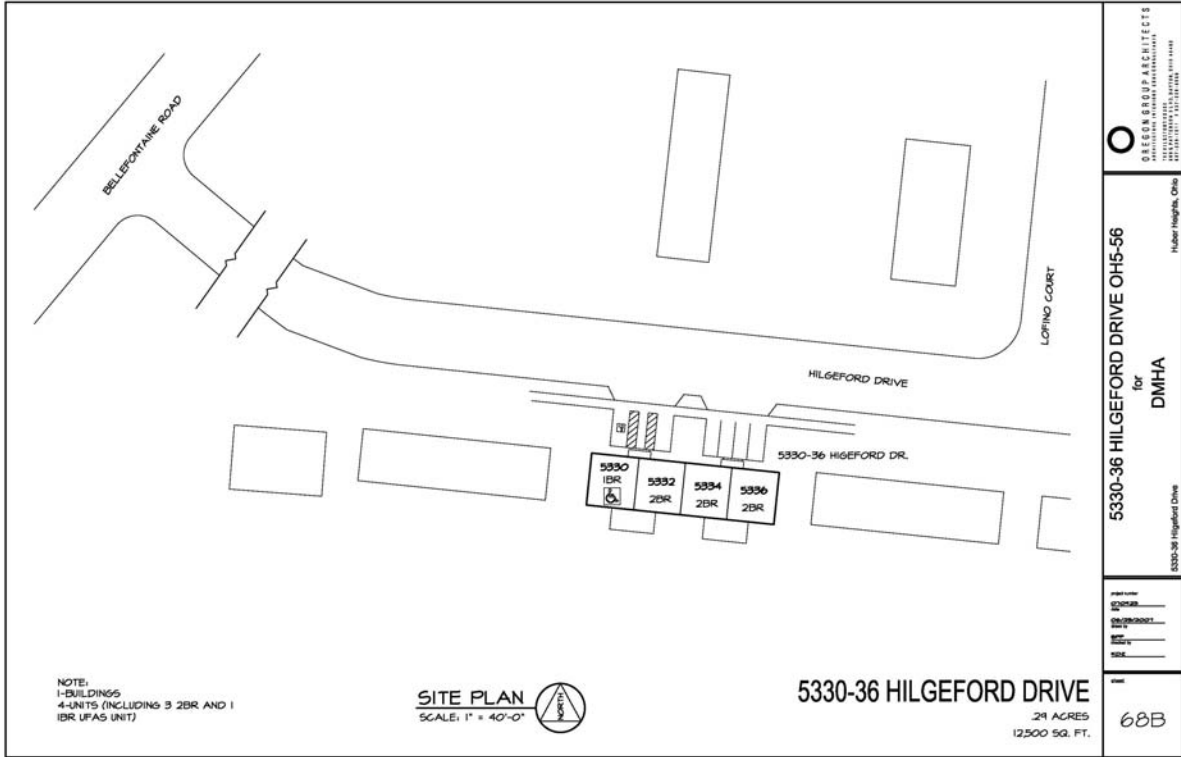
The U.S. Department of Housing and Urban Development (HUD) considers the execution of a long term ground lease agreement a disposition and therefore, GDPM must seek formal HUD approval. Part of the approval process requires GDPM to consult with the local jurisdiction and obtain a letter of support. GDPM kindly requests that you provide that letter of support.

Currently, GDPM is awarded \$6.8 million annually in Capital Funds to address the needs and modernizations and development across the authority's 72 sites and 2,800 units.

I attached a site map and a sample letter of support for your convenience. If you have any questions or concerns, please contact Angela Stearns, Senior Manager of Planning and Development, at 937-910-7625 or [astearns@dmha.org](mailto:astearns@dmha.org).

Sincerely,

Kiya Patrick  
Vice President of Strategic Development  
Greater Dayton Premier Management



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

***Hilgeford Disposition***

***Section 4 Line 11***

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

*One of the four Hilgeford units is a certified UFAS mobility unit (5330 Hilgeford)*

**Disposition**

**Section 5 Line 4**

***Total Acreage Proposed for Removal***

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

- Attached

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

- A copy of the deeds and DOTs are attached.

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

- the removal action is for the entire property. A site map showing the acreage is attached.

## **LEGAL DESCRIPTION**

SITUATED IN THE CITY OF HUBER HEIGHTS, COUNTY OF MONTGOMERY, STATE OF OHIO AND BEING LOT NUMBERED FIVE (5) WAYNE APARTMENTS PLAT AS RECORDED ON PLAT BOOK 79, PAGE 27 OF THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO

**DECLARATION OF TRUST  
DAYTON METROPOLITAN HOUSING AUTHORITY  
PROJECT OH005-056**

Whereas, Dayton Metropolitan Housing Authority, (herein called the Public Housing Agency "PHA", a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws or ordinances of the State of Ohio, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract, C-0926 with effective date as of January 31, 2003, (herein called the Annual Contributions Contract, "ACC") and a certain Development Project Grant Amendment to the ACC, CR501-05, with the effective date as of August 18, 2005, (herein called the Grant Amendment), providing for a grant to be made by HUD to assist the PHA in acquiring and modernizing a lower income housing project; and

Whereas, as of the date of the execution of this Declaration of Trust, the Development Project Grant Amendment and the ACC cover the lower income housing project located in: Kettering and Huber Heights, Ohio, which will provide approximately twenty (20) dwelling units in five (5) dwelling buildings; and which lower income housing project will be known as: Project No. OH005-056 with twenty (20) dwelling units, also referred to as Telford & Hilgeford; and

Whereas, the Project and acquisition of the site or sites thereof and modernization of each Project will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Development Project Grant Amendment and ACC, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes hereinafter stated, the following described real property situated in:

**To Wit:**

PARCEL ONE:

Situated in Section 25, Town 2, Range 7 M.R.s., City of Kettering, Montgomery County, State of Ohio, being all of Lot 37 of The Dayton Victory Housing Plat as recorded in Plat Book "W", Page 39 of the Deed Records of Montgomery County, Ohio, and being more particularly described as follows:

Beginning at a 5/8" iron pin set at the northwest corner of said Lot 37, thence on the following four (4) courses:

- thence S88°18'52"E for a distance of 65.00 feet to a 5/8" iron pin set;
- thence S00°45'00"W for a distance of 127.50 feet to a 5/8" iron pin set;
- thence N88°18'52"W for a distance of 65.00 feet to a 5/8" iron pin set;
- thence N00°45'00"E for a distance of 127.50 feet to a Place of Beginning, containing 0.1902 acres of land, subject to all legal conditions, easements and rights-of-way pertaining to the premises herein described. This description prepared by McDougall, Marsh & Chico based on survey by same in March 2005. All iron pins set are 30" x 5/8" capped "McMC". Bearings based on the west line of said The Dayton Victory Housing Plat as recorded in Plat Book "W", Page 39. (N00°45'00"W).

\$44.00 12/13/11 3:26:13  
DC/T-05-127046 004  
Montgomery County  
Judy Dodge Recorder



PARCEL TWO:

Situated in Section 25, Town 2, Range 7 M.R.s., City of Kettering, Montgomery County, State of Ohio, being all of Lot 38 of The Dayton Victory Housing Plat as recorded in Plat Book "W", Page 39 of the Deed Records of Montgomery County, Ohio, and being more particularly described as follows:

Beginning at a 5/8" iron pin set at the northwest corner of said Lot 38, thence on the following four (4) courses:

thence S88°18'52"E for a distance of 65.00 feet to a 5/8" iron pin set;  
thence S00°45'00"W for a distance of 127.50 feet to a 5/8" iron pin set;  
thence N88°18'52"W for a distance of 65.00 feet to a 5/8" iron pin set;  
thence N00°45'00"E for a distance of 127.50 feet to a Place of Beginning, containing 0.1902 acres of land, subject to all legal conditions, easements and rights-of-way pertaining to the premises herein described. This description prepared by McDougall, Marsh & Chico based on survey by same in March 2005. All iron pins set are 30" x 5/8" capped "McMC". Bearings based on the west line of said The Dayton Victory Housing Plat as recorded in Plat Book "W", Page 39: (N00°45'00"W).

PARCEL THREE:

Situated in Section 25, Town 2, Range 7 M.R.s., City of Kettering, Montgomery County, State of Ohio, being all of Lot 39 of The Dayton Victory Housing Plat as recorded in Plat Book "W", Page 39 of the Deed Records of Montgomery County, Ohio, and being more particularly described as follows:

Beginning at a 5/8" iron pin set at the northwest corner of said Lot 39, thence on the following four (4) courses:

thence S88°18'52"E for a distance of 65.00 feet to a 5/8" iron pin set;  
thence S00°45'00"W for a distance of 127.50 feet to a 5/8" iron pin set;  
thence N88°18'52"W for a distance of 65.00 feet to a 5/8" iron pin set;  
thence N00°45'00"E for a distance of 127.50 feet to a Place of Beginning, containing 0.1902 acres of land, subject to all legal conditions, easements and rights-of-way pertaining to the premises herein described. This description prepared by McDougall, Marsh & Chico based on survey by same in March 2005. All iron pins set are 30" x 5/8" capped "McMC". Bearings based on the west line of said The Dayton Victory Housing Plat as recorded in Plat Book "W", Page 39. (N00°45'00"W).

PARCEL FOUR:

Situated in Section 25, Town 2, Range 7 M.R.s., City of Kettering, Montgomery County, State of Ohio, being all of Lot 40 of The Dayton Victory Housing Plat as recorded in Plat Book "W", Page 39 of the Deed Records of Montgomery County, Ohio, and being more particularly described as follows:

Beginning at a 5/8" iron pin set at the northwest corner of said Lot 40, thence on the following four (4) courses:

thence S88°18'52"E for a distance of 70.74 feet to a 5/8" iron pin set;  
thence S00°45'00"W for a distance of 127.50 feet to a 5/8" iron pin set;  
thence N88°18'52"W for a distance of 70.74 feet to a 5/8" iron pin set;  
thence N00°45'00"E for a distance of 127.50 feet to a Place of Beginning, containing 0.2070 acres of land, subject to all legal conditions, easements and rights-of-way pertaining to the premises herein described. This description prepared by McDougall, Marsh & Chico based on survey by same in March 2005. All iron pins set are 30" x 5/8" capped "McMC". Bearings based on the west line of said The Dayton Victory Housing Plat as recorded in Plat Book "W", Page 39. (N00°45'00"W).

PARCEL FIVE:

Situated in Section 21, Town 2, Range 8 M.Rs., City of Huber Heights, County of Montgomery, State of Ohio, and being all of the land known as lot numbered five (5) Wayne Apartments Plat, ~~Section Two (2)~~, as recorded in Plat Book 79, page 27 of the plat records of Montgomery County, Ohio, and conveyed to David H. and Edita L. Wilson as shown in Instrument of Record 03-45300 of the records of Montgomery County, Ohio, (all references to Plats, Deeds, Official Records, Microfiche, I.R Deed's, etc. refer to the Montgomery County Recorder's Office unless noted otherwise) and being more particularly described as follows:

Commencing at 5/8" iron pin found marking the northeast corner of lot number 4 of said Wayne Apartments Plat, Section Two (2) as conveyed to Rick D. and Carol Cross as shown in M.F. # 98-836D08, a point in the south right-of-way of Hilgeford Drive (60' R/W) and being the TRUE POINT OF BEGINNING for the hereinafter described tract;

thence coincident with the south right-of-way of said Hilgeford Drive, South 85° 26' 00" East a distance of 125.00' to a 5/8 inch iron pin found marking the northwest corner of lot number 6 of said Wayne Apartments Plat, Section Two (2) as conveyed to Lloyd E. Jr. and Brenda Trimble as shown in M.F. # 91-548D06;

thence coincident with the westerly line of said Trimble's lot number 6, South 04° 34' 00" West a distance of 100.00 feet to a 5/8 inch iron pin set marking the southwest corner of said Trimble's lot number 6 and a point in a northerly line of a 7.6 acre tract as conveyed to Aerie 3958, F.O.E., a Non-Profit Corporation and shown in M.F. # 92-654C11;

thence coincident with the said northerly line of said Aerie 3958, F.O.E.'s 7.6 acre tract, North 85° 26' 00" West a distance of 125.00 feet to a 5/8" iron pin set marking the southeasterly corner of said Cross's lot number 4'

thence coincident with the easterly line of said Cross's lot number 4, North 04° 34' 00" East returning to the TRUE POINT OF BEGINNING;

Containing 0.287 total acres, more or less. Subject to all legal highways, easements, restrictions, and conditions of record.

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

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property,  
**To Wit:**

The right to require the PHA 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, lease, 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 Grant Amendment and the ACC, or any interest in any of the same except that the PHA may (1), to the extent and in the manner provided in the ACC, (a)

lease dwellings and other spaces and facilities in the Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of the Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-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. 1437, et seq., or (2), with the approval of HUD, release the Project 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 the Project to HUD pursuant to the ACC.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of the Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-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 PHA of the Project shall be effective to release such property from the trust hereby created.

Upon expiration of the period during which the PHA is obligated to operate the Project in accordance with the Grant Amendment and the ACC, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA 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 date.

(Seal)

By: [Signature]  
Dayton Metropolitan Housing Authority  
Chairperson

Attest [Signature]  
Secretary

Date (mm/dd/yyyy): 10/13/05

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Before me, a Notary Public in and for said County and State, personally appeared the above-named Steve Stanley & Gregory Johnson, who acknowledged that Steve Stanley did sign the foregoing instrument.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Montgomery County, Ohio, this 13<sup>th</sup> day of October, 2005.

[Signature]  
Notary Public

Prepared By  
Randall J. Smith

25380622  
CHICAGO TITLE INSURANCE CO  
ONE DAYTON CENTRE  
ONE S. MAIN ST., STE 330  
DAYTON, OHIO 45402  
ATTN: JOYCE KRAMER

TRANSFER  
01:26pm OCTOBER 24, 2005  
KARL L. KEITH, COUNTY AUDITOR  
Conv/Tran #: 23007 \$279.80

D-2

# GENERAL WARRANTY DEED\*

**DAVID H. WILSON AND EDITA L. WILSON, HUSBAND AND WIFE** for valuable consideration paid, grant(s) with general warranty covenants, to

**DAYTON METROPOLITAN HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC, CREATED AND EXISTING UNDER THE HOUSING AUTHORITY LAW OF THE STATE OF OHIO**

whose tax-mailing address is 400 WAYNE AVENUE, DAYTON, OHIO 45410

the following **REAL PROPERTY**:

**SITUATED IN THE CITY OF HUBER HEIGHTS, COUNTY OF MONTGOMERY, STATE OF OHIO AND BEING LOT NUMBERED FIVE (5) WAYNE APARTMENTS PLAT AS RECORDED IN PLAT BOOK 79, PAGE 27 OF THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO.**

**PARCEL NO. P70-1-15-5**

Subject to all easements, conditions, restrictions and limitations of record and all legal highways, and accepting from the warranty hereof taxes and assessments due and payable JUNE, 2005 and thereafter.

Prior instrument reference: DEED NO. 03-045300 of the Deed Records of MONTGOMERY County, Ohio.

Executed this 19th day of OCTOBER 2005.

*David H. Wilson*  
\_\_\_\_\_  
DAVID H. WILSON  
*Edita L. Wilson*  
\_\_\_\_\_  
EDITA L. WILSON

**STATE OF OHIO, COUNTY OF MONTGOMERY SS:**

The foregoing instrument was acknowledged before me this 19th day of OCTOBER 2005, by DAVID H. WILSON AND EDITA L. WILSON, HUSBAND AND WIFE

(SEAL) *[Signature]*  
\_\_\_\_\_  
Notary Public

\$28.00 10/24/05 13:31:03  
DEED-05-108582 0002  
Montgomery County  
Judy Dodge Recorder

This instrument prepared by: WILLIAM H. FRANKLIN ATTORNEY AT LAW

\*See Sections 5302.05 and 5302.06 Ohio Revised Code



DEBORAH L. DELONEY  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
June 1, 2010

I/We, the undersigned, hereby affirm that all utilities are paid current for the property known as 5330 Hilgford Dr. Huber Heights 45424. The final utilities readings and payment will be my/our responsibility for this property.

David H. Wilson

David H. Wilson

State of Ohio )  
County of Montgomery ) SS:

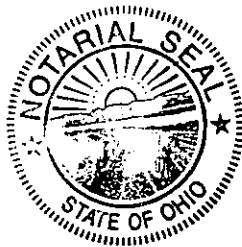
On this 19<sup>th</sup> day of October, 2005, before me, a Notary Public in and for said County and State, personally appeared David H. Wilson; Editor Wilson the individual(s) who executed the foregoing statement and acknowledged that he/she/they did examine and read the same and did sign the foregoing statement, and the same is his/her/their free act and deed.

In witness whereof, I have hereunto set my hand and official seal.

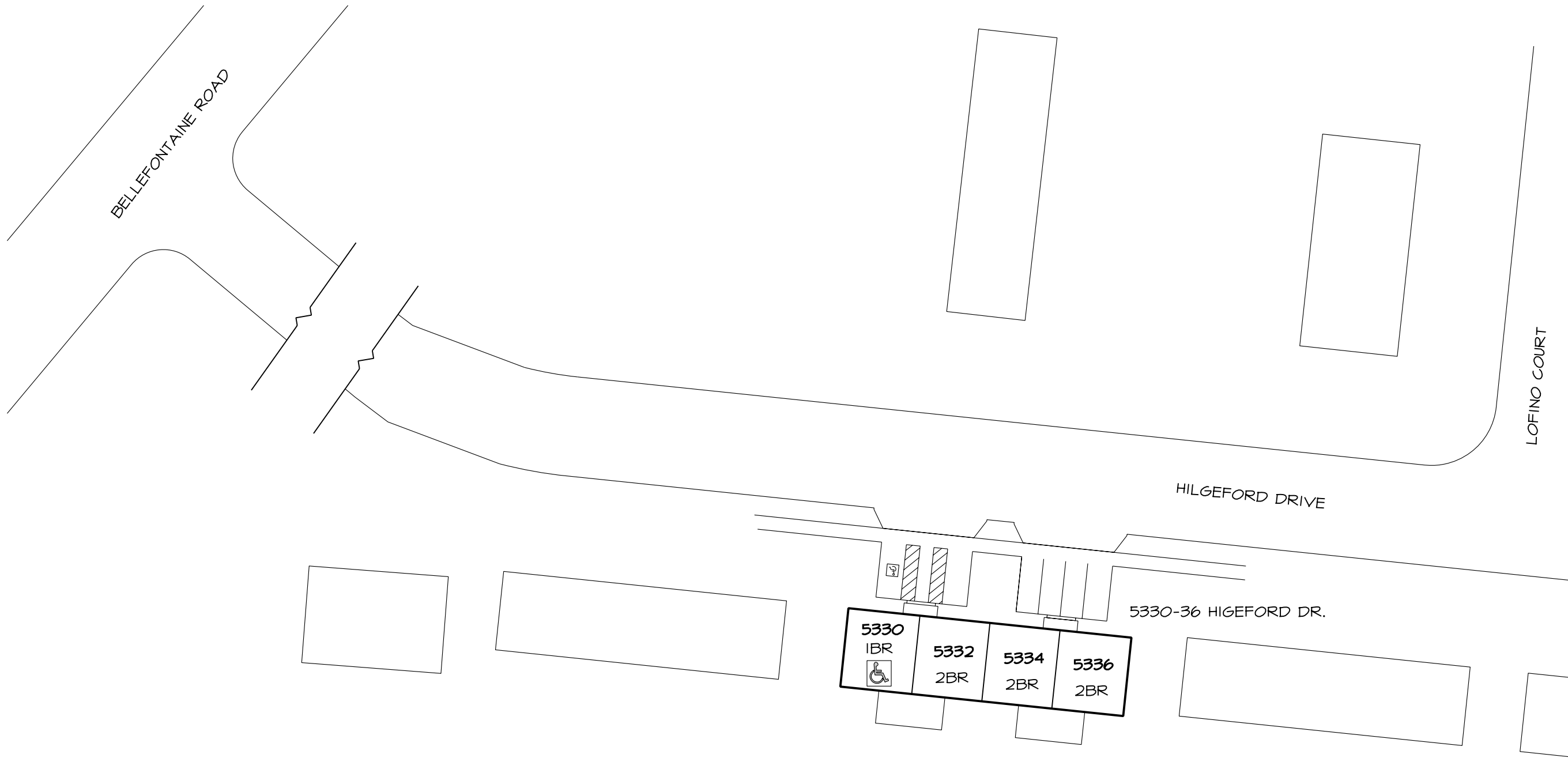
[Signature]  
Notary Public

My commission expires:

(SEAL)



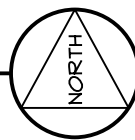
DEBORAH L. DELONEY  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
June 1, 2010



NOTE:  
 1-BUILDINGS  
 4-UNITS (INCLUDING 3 2BR AND 1  
 IBR UFAS UNIT)

**SITE PLAN**

SCALE: 1" = 40'-0"



**5330-36 HILGEFORD DRIVE**

.29 ACRES  
 12,500 SQ. FT.

**5330-36 HILGEFORD DRIVE OH5-56**

for  
**DMHA**

5330-36 Hilgefords Drive

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

sheet

**68B**



**OREGON GROUP ARCHITECTS**  
 ARCHITECTURE INTERIORS CODE CONSULTANTS  
 THE HILGEFORD HOUSE  
 380 S. PATTERSON BLVD. DAYTON, OHIO 45402  
 937-228-1511 F 937-228-9669

Huber Heights, Ohio

***Section 5 Line 5 Estimated***

***Value of Property***

***5330 Hilgeford:***

***Estimated Value: \$156,250***

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

**PARID: P70 00115 0005**

**PARCEL LOCATION: 5332 HILGEFORD DR**

**NBHD CODE: C1002000**

[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

**Legal**

Legal Description 5 WAYNE APTS  
 Land Use Description E - EXEMPT PROP OWN/ACQUIRE BY MET AUTH  
 Acres 0  
 Deed DEED-05-108582  
 Tax District Name HUBER HGTS.-H.H. CSD

**Sales**

Date	Sale Price	Deed Reference	Seller	Buyer
02-APR-03	\$118,500	200300045299	KILGORE JAMES B AND	GREENWOOD TED A AND
02-APR-03	\$126,000	200300045300	GREENWOOD TED A AND	WILSON DAVID H AND
24-OCT-05	\$139,900	200500108582	WILSON DAVID H AND	DAYTON METROPOLITAN HOUSING AUTHORITY

**Board of Revision**

Tax Year	Case Number:	BTA/CPC	Result
2002	Informal		Decrease Value
2005	6020		

**Registered Rental Property**

Registered: YES

**2023 Tentative Value**

100%



Land	24,000
Improvements	132,250
Total	156,250

**Values**

	35%	100%
Land	8,400	24,000
Improvements	46,290	132,250
CAUV	0	0
Total	54,690	156,250

**Current Year Special Assessments**

11777-APC FEE	\$81.00
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.13

**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	\$41.63	-\$41.63	\$40.50	-\$40.50	\$0.00

103
29      APT      29
103

Item	Area
PATIO CNCRTE - LP3:PATIO, CONCRETE	288
CONC PAVE - CI2:CONCRETE PAVING	1200
APT - 011:APARTMENT	2987

PORCH, OPEN - PR1:PORCH, OPEN	48
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**Hilgeford Disposition**  
**Section 6, Line 2**  
**Summary of Households**

*Section 6, Line 2: N/A*

*The tenants will not be required to relocate. Instead, the tenants will be able to remain at the property. GDPM intends to issue project based vouchers for all the units. All current tenants qualify for GDPM's PBV Program. If a tenant chooses to remain in the public housing program, GDPM will transfer the tenant to another GDPM public housing unit.*

*Three of the four households have at least one disabled household member.*

**PHA Demographics**

Tenant Code	HOH Age in years	Family Income Limit	HOH Address 1	HOH Disability	HOH Ethnicity	Elderly/Disabled Family	White	Black African American	American Indian Alaska Native	Asian	Native Hawaiian/Other Pacific
t0033239	51 eli		5330 HILGEFORD DR	Disabled	NonHispanic	Yes	Yes	No	No	No	No
t0462706	60 eli		5332 HILGEFORD DR	Disabled	NonHispanic	Yes	No	Yes	No	No	No
t0465186	65 eli		5334 HILGEFORD DR	Disabled	NonHispanic	Yes	Yes	No	No	No	No
t0555106	35 vli		5336 Hilgefords Drive	Non Disabled	NonHispanic	No	No	Yes	No	No	No

**Hilgeford Disposition**

**Section 6, Line 3**

**Advisory Services**

*Section 6, Line 3: N/A*

*Although the tenants will not be required to relocate, GDPM will provide advisory services for the transition from the public housing program to the PBV program. GDPM will also provide advisory services for those who elect to remain public housing tenants. The anticipated cost for the services is \$1,000.*

Tenant Code	HOH Sex	HOH Age in years	Family Income Limit	HOH Address 1	HOH Disability	HOH Ethnicity	HOH Citizenship	Elderly/Disabled Family	White	Black African American	American Indian Alaska Native	Asian	Native Hawaiian/Other Pacific Islander
t0509156	Female	77	eli	1250 GOVERNORS SQUARE DRIVE	Disabled	NonHispanic	Eligible Citizen	Yes	No	Yes	No	No	No
t0510921	Female	73	eli	1252 GOVERNORS SQUARE DRIVE	Disabled	NonHispanic	Eligible Citizen	Yes	No	Yes	No	No	No
t0515436	Male	30	eli	1254 GOVERNORS SQUARE DR	Non Disabled	NonHispanic	Eligible Citizen	No	No	Yes	No	No	No
t0549279	Female	31	eli	1256 GOVERNORS SQUARE DRIVE	Non Disabled	NonHispanic	Eligible Citizen	No	No	Yes	No	No	No
t0001710	Female	66	eli	1301 RED BLUFF DRIVE #1	Disabled	NonHispanic	Eligible Citizen	Yes	No	Yes	No	No	No
t0036560	Female	47	eli	1301 RED BLUFF DRIVE #2	Disabled	NonHispanic	Eligible Citizen	Yes	No	Yes	No	No	No
t0521123	Female	39	eli	1301 RED BLUFF DRIVE #3	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No	No
t0019159	Female	60		1301 RED BLUFF DRIVE #4	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No	No

**Hilgeford Disposition**

**Section 6, Line 6**

**Comparable Housing Resources**

Section 6, Line 7: N/A

*Relocation will not be necessary. GDPM intends to remain the property owner. It will dispose of the property via a long term ground lease to its instrumentality, Invictus Development Group, Inc. It will then subsidize the development with project based vouchers. GDPM and Invictus Development Group, Inc will execute a 20- year HAP contract. GDPM has communicated with the tenants about the conversion to the PBV Program. All current tenants are eligible for the program and no tenant objected to the conversion to PBV.*

Tenant Code	HOH Sex	HOH Age in years	Family Income Limit	HOH Address 1	HOH Disability	HOH Ethnicity	HOH Citizenship	Elderly/Disabled Family	White	Black African American	American Indian Alaska Native	Asian	Native Hawaiian/Other Pacific Islander
t0509156	Female	77	eli	1250 GOVERNORS SQUARE DRIVE	Disabled	NonHispanic	Eligible Citizen	Yes	No	Yes	No	No	No
t0510921	Female	73	eli	1252 GOVERNORS SQUARE DRIVE	Disabled	NonHispanic	Eligible Citizen	Yes	No	Yes	No	No	No
t0515436	Male	30	eli	1254 GOVERNORS SQUARE DR	Non Disabled	NonHispanic	Eligible Citizen	No	No	Yes	No	No	No
t0549279	Female	31	eli	1256 GOVERNORS SQUARE DRIVE	Non Disabled	NonHispanic	Eligible Citizen	No	No	Yes	No	No	No
t0001710	Female	66	eli	1301 RED BLUFF DRIVE #1	Disabled	NonHispanic	Eligible Citizen	Yes	No	Yes	No	No	No
t0036560	Female	47	eli	1301 RED BLUFF DRIVE #2	Disabled	NonHispanic	Eligible Citizen	Yes	No	Yes	No	No	No
t0521123	Female	39	eli	1301 RED BLUFF DRIVE #3	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No	No
t0019159	Female	60		1301 RED BLUFF DRIVE #4	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No	No



**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 within 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. Thus, GDPM will request four replacement TPVs. GDPM will then apply the PBVs to the 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. 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 in March of 2019 to discuss disposition of the property and again in August of 2020 to discuss disposition of the property. Specifically discussed was that residents would not be displaced or need to be relocated 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.

Attachments Include:

- Information provided to resident and sign-in sheets.



# 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

## 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



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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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## EXECUTIVE

Jennifer N. Heapy  
Elaine Letton  
Kiya Patrick  
Lisa McCarty

## OFFICE

Chief Executive Officer  
Sr. Vice-President of Programs  
Vice-President of Strategic Planning  
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*

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**WHEN**

*Tuesday, 2/18 | 4– 5 p.m.*

**WHERE**

*155 Windcliff Village Dr. Germantown, OH 45327*

*Community Room*

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## ***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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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

**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
Miami 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	
Tyja Stuchowski	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 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 disposition.

GDPM met with the Metro-wide members for an additional meeting on March 15, 2023. During the meeting, GDPM reminded the members about pending disposition. 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 developments.

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 Darter	958201 Ingington Ave #344	937-520 2767	RUC music@gmta.com
Jenifer Taylor	465 W. Chandler #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
Robert Kumbill	400 Wayne Ave	910-7616	Kumbill@gdpm.org
Kalen Chase Gordon	400 Wayne Ave	937-4928	knox@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:

AMP	Building Numbers	Unit Numbers	Address	Parcel Number	Number of Units
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OH005000005	56-E1	556001, 556002, 556003, 556004	5330-5336 Hilgeford 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

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### Certification

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- 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 Ingoton Ave #344	937-525 2767	RUC music@gmta.com
Jondra Taylor	465 W. Chandler #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
Robert Kumbill	400 Wayne Ave	910-7616	Kumbill@gdpm.org
Kalen Chase Gordon	400 Wayne Ave	937-4928	knox@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 properties 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.

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**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 the property 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 GDPM will execute a PBV HAP contract with a 20 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.

Hilgeford contains four two-bedroom units and it not contiguous with any property GDPM owns and or operates.

**Property Condition:**

GDPM's scattered sites properties each have their own unique capital needs that differ from property to property. Currently, Hilgeford has some unmet capital needs According to a third party needs assessment, the property have immediate needs of \$45,000. The capital needs for the following five years is estimated to be \$18,000. Please see attached immediate needs report and reserve schedule prepared by a third party. Please note, the reports include two additional properties. The amount listed above is the Hilgeford property's portion of the needs.

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.

The current two-bedroom rent for the property is \$972. However, the current payment standard for a two-bedroom unit is \$1,162 per month. This equates to an annual difference of approximately \$9,120. This increase in rents will bring needed cash in order to afford needed repairs. 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. Hilgeford is approximately 8 miles from its management office and the distance needed to travel between units and the management office leads to lost employee time.

**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.

## Immediate Needs Report

1 empty Facility/Building is been hidden from the report.

You can show them in the report by unchecking the button labelled "Hide empty folders" above.

Facility/Building	Total Items	Total Cost
Fisher Drive / Wayne Meadows/Hilgeford	12	\$187,200
<b>Total</b>	<b>12</b>	<b>\$187,200</b>

### Fisher Drive / Wayne Meadows/Hilgeford

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1991249	Fisher Drive / Wayne Meadows/Hilgeford	Front entrance	B2050	Screen Door, Plain/Anodized Aluminum, Replace	Fair	Lifecycle/Renewal	\$8,000
1991242	Fisher Drive / Wayne Meadows/Hilgeford	Living/Bedrooms	C2030	Interior Floor Finish, Carpet Residential-Grade Nylon, Replace	Poor	Lifecycle/Renewal	\$43,200
1991241	Fisher Drive / Wayne Meadows/Hilgeford	Apartment kitchens	C2030	Interior Floor Finish, Vinyl Tile (VCT), Replace	Fair	Lifecycle/Renewal	\$15,400
1991239	Fisher Drive / Wayne Meadows/Hilgeford	Building exterior	D3030	Heat Pump, 1.5 to 2 Ton, Replace	Fair	Lifecycle/Renewal	\$80,500
1991247	Fisher Drive / Wayne Meadows/Hilgeford	Apartment kitchens	E1060	Residential Appliances, Range, Electric, Replace	Fair	Lifecycle/Renewal	\$10,600
1991246	Fisher Drive / Wayne Meadows/Hilgeford	Apartment kitchen	E1060	Residential Appliances, Refrigerator, 14-18 CF, Replace	Fair	Lifecycle/Renewal	\$15,300

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1991245	Fisher Drive / Wayne Meadows/Hilgeford	Apartment kitchens	E1060	Residential Appliances, Range Hood, Vented or Ventless, Replace	Fair	Lifecycle/Renewal	\$4,300
1991244	Fisher Drive / Wayne Meadows/Hilgeford	Apartment kitchens	E2010	Kitchen Counter, Plastic Laminate, Postformed, Replace	Fair	Lifecycle/Renewal	\$5,300
1991236	Fisher Drive / Wayne Meadows/Hilgeford	Apartment bathrooms	X1020	ECM, Low Flow Restroom Flush Tank Toilets, Retrofit to Dual Flush	NA	Environmental	\$2,200
1991233	Fisher Drive / Wayne Meadows/Hilgeford	Apartment bathrooms	X1020	ECM, Low Flow Shower Heads, Install	NA	Environmental	\$600
1991235	Fisher Drive / Wayne Meadows/Hilgeford	Domestic water heater closet	X1020	ECM, Hot Water Pipes, Insulation, Provide	NA	Environmental	\$1,500
1991234	Fisher Drive / Wayne Meadows/Hilgeford	Apartment bathrooms and kitchens	X1020	ECM, Low Flow Faucet Aerators, Install	NA	Environmental	\$300
<b>Total (12 items)</b>							<b>\$187,200</b>

Replacement Reserves Report

9/1/2023	Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate	
	Fisher Drive / Wayne Meadows/Hilgeford	\$187,159	\$0	\$0	\$0	\$49,270	\$198,345	\$0	\$87,325	\$0	\$0	\$88,844	\$0	\$0	\$0	\$65,315	\$196,514	\$0	\$0	\$0	\$0	\$24,486	\$897,258	
	Fisher Drive / Wayne Meadows/Hilgeford / Apartment Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Grand Total	\$187,159	\$0	\$0	\$0	\$49,270	\$198,345	\$0	\$87,325	\$0	\$0	\$88,844	\$0	\$0	\$0	\$65,315	\$196,514	\$0	\$0	\$0	\$0	\$24,486	\$897,258	

Fisher Drive / Wayne Meadows/Hilgeford	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
B2050	1991237	Exterior Door, Steel, Replace	25	15	10	16	EA	\$950.12	\$15,202													\$15,202		
B2050	1991238	Exterior Door, Fully-Glazed Aluminum-Framed Sliding, Replace	25	15	10	16	EA	\$2,334.31	\$37,349														\$37,349	
B2050	1991249	Screen Door, Plain/Anodized Aluminum, Replace	10	10	0	16	EA	\$498.08	\$7,969	\$7,969													\$7,969	
B3010	1991248	Roof, Asphalt Shingle, Replace	20	16	4	12800	SF	\$3.42	\$43,776														\$43,776	
C1030	1991240	Interior Door, Wood Hollow-Core, Replace	20	15	5	64	EA	\$596.52	\$38,177														\$38,177	
C2030	1991241	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	15	0	3200	SF	\$4.80	\$15,360	\$15,360														
C2030	1991242	Interior Floor Finish, Carpet Residential-Grade Nylon, Replace	7	9	0	8320	SF	\$5.19	\$43,181	\$43,181														\$43,181
D2010	1991251	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	8	7	16	EA	\$1,738.90	\$27,822															\$27,822
D2010	1991232	Bathub & Shower Enclosure, Fiberglass, Replace	20	15	5	16	EA	\$1,785.27	\$28,564															\$28,564
D2010	1991250	Toilet, Flush Tank (Water Closet), Replace	20	15	5	16	EA	\$1,055.15	\$16,882															\$16,882
D3030	1991239	Heat Pump, 1.5 to 2 Ton, Replace	15	15	0	16	EA	\$5,030.68	\$80,491	\$80,491														
E1060	1991245	Residential Appliances, Range Hood, Vented or Ventless, Replace	15	15	0	16	EA	\$271.61	\$4,346	\$4,346														
E1060	1991246	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	15	0	16	EA	\$956.04	\$15,297	\$15,297														
E1060	1991247	Residential Appliances, Range, Electric, Replace	15	15	0	16	EA	\$665.09	\$10,641	\$10,641														
E2010	1991244	Kitchen Counter, Plastic Laminated, Postformed, Replace	10	10	0	120	LF	\$43.90	\$5,268	\$5,268														\$5,268
E2010	1991231	Bathroom Vanity Cabinet, Wood, with Cultured Marble Sink Top, 24 to 30", Replace	20	15	5	16	EA	\$1,082.84	\$17,325															\$17,325
E2010	1991243	Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	15	5	150	LF	\$467.63	\$70,145															\$70,145
X1020	1991233	ECM, Low Flow Shower Heads, Install	0	10	0	16	EA	\$38.00	\$608	\$608														
X1020	1991234	ECM, Low Flow Faucet Aerators, Install	10	10	0	32	EA	\$10.00	\$320	\$320														\$320
X1020	1991235	ECM, Hot Water Pipes, Insulation, Provide	0	15	0	96	LF	\$15.88	\$1,524	\$1,524														
X1020	1991236	ECM, Low Flow Restroom Flush Tank Toilets, Retrofit to Dual Flush	0	20	0	16	EA	\$134.62	\$2,154	\$2,154														
	Totals, Unescalated								\$187,159	\$187,159	\$0	\$0	\$0	\$43,776	\$171,094	\$0	\$71,003	\$0	\$0	\$66,108	\$0		\$0	
	Totals, Escalated (3.0% inflation, compounded annually)								\$187,159	\$187,159	\$0	\$0	\$0	\$49,270	\$198,345	\$0	\$87,325	\$0	\$0	\$88,844	\$0		\$0	

Fisher Drive / Wayne Meadows/Hilgeford / Apartment Units

**Invictus Development Group Inc. Articles of  
Incorporation (demonstrates this is a GDPM  
instrumentality)**





DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	PENALTY	CERT	COPY
01/10/2017	201700501788	DOMESTIC NONPROFIT CORP - ARTICLES (ARN)	99.00	0.00	0.00	0.00	0.00

**Receipt**

This is not a bill. Please do not remit payment.

GREATER DAYTON PREMIER MANAGEMENT (DAYTON HOUSING)  
400 WAYNE AVENUE  
DAYTON, OH 45410

**STATE OF OHIO  
CERTIFICATE**

**Ohio Secretary of State, Jon Husted**  
**3976150**

It is hereby certified that the Secretary of State of Ohio has custody of the business records for  
**INVICTUS DEVELOPMENT GROUP, INC.**

and, that said business records show the filing and recording of:

Document(s)

**DOMESTIC NONPROFIT CORP - ARTICLES**

Effective Date: **01/05/2017**

Document No(s):

**201700501788**



United States of America  
State of Ohio  
Office of the Secretary of State

Witness my hand and the seal of the  
Secretary of State at Columbus, Ohio this  
10th day of January, A.D. 2017.

**Ohio Secretary of State**



Form 532B Prescribed by:  
**JON HUSTED**  
Ohio Secretary of State

Date Electronically Filed: 1/5/2017

Central Ohio: (614) 466-3910  
Toll Free: (877) SOS-FILE (767-3453)  
www.OhioSecretaryofState.gov  
Busserv@OhioSecretaryofState.gov

**Initial Articles of Incorporation**  
**(Nonprofit, Domestic Corporation)**  
**Filing Fee: \$99**  
**(114-ARN)**

**First:** Name of Corporation

**Second:** Location of Principal office in Ohio  
City:  State:   
County:

Effective Date (Optional)  (The legal existence of the corporation begins upon the filing of the articles or on a later date specified that is not more than ninety days after filing)  
mm/dd/yyyy

**Third:** Purpose for which corporation is formed

**\*\*Note for Nonprofit Corporations:** The Secretary of State does not grant tax exempt status. Filing with our office is not sufficient to obtain state or federal tax exemptions. Contact the Ohio Department of Taxation and the Internal Revenue Service to ensure that the nonprofit corporation secures the proper state and federal tax exemptions. These agencies may require that a purpose clause be provided.

**\*\*Note:** ORC Chapter 1702 allows for additional provisions to be included in the Articles of Incorporation that are filed with this office. If including any of these additional provisions, please do so by including them in an attachment to this form.

**ORIGINAL APPOINTMENT OF STATUTORY AGENT**

The undersigned, being at least a majority of the incorporators of

hereby appoint the following to be statutory agent upon whom any process, notice or demand required or permitted by statute to be served upon the corporation may be served. The complete address of the agent is

Name

Mailing Address

City

State

Zip Code

Must be signed by the  
Incorporators or a  
majority of the  
incorporators

Signature

Signature

Signature

**ACCEPTANCE OF APPOINTMENT**

The Undersigned, , named herein as the

Statutory Agent Name

Statutory agent for

Corporation Name

hereby acknowledges and accepts the appointment of statutory agent for said corporation.

Statutory Agent Signature

Individual Agent's Signature / Signature on behalf of Business Serving as Agent

By signing and submitting this form to the Ohio Secretary of State, the undersigned hereby certifies that he or she has the requisite authority to execute this document.

**Required**

Articles and original appointment of agent must be signed by the incorporator(s).

ANGELA STEARNS

Signature

If the incorporator is an individual, then they must sign in the "signature" box and print his/her name in the "Print Name" box.

By

Print Name

If the incorporator is a business entity, not an individual, then please print the entity name in the "signature" box, an authorized representative of the entity must sign in the "By" box and print his/her name and title/authority in the "Print Name" box.

Signature

By

Print Name

Signature

By

Print Name

**ARTICLES OF INCORPORATION**  
**INVICTUS DEVELOPMENT GROUP, INC**

**ARTICLE III (CONT.)**  
**PURPOSES**

The Corporation, a nonprofit affiliate of the Dayton Metropolitan Housing Authority d/b/a Greater Dayton Premier Management (GDPM) as defined by HUD Notice PIH 2007-15, is formed exclusively for charitable and/or educational purposes, including, the lessening of burdens of government, relieving the poor and distressed or underprivileged, and combatting community deterioration. Such purposes shall also include:

- a) To provide decent, safe and sanitary housing that is affordable to persons of low to moderate income, including individuals, families and elderly, handicapped or disabled persons, in the State of Ohio and to promote and advance decent, safe and sanitary housing for said persons;
- b) To engage in or assist in the development, financing or operation, and carrying out or assisting in carrying out such low income to moderate income housing project(s) (including application for and receipt of Low Income Housing Tax Credits as administered by the Ohio Housing Finance Agency and assistance by borrowing and lending funds in any manner authorized by law);
- c) To assist local community and civic organizations with neighborhood revitalization efforts;
- d) To remain continuously organized and operated exclusively as a nonprofit corporation for the above stated purposes, and such other purposes as are related to, in furtherance of, or of assistance to such housing projects and which may lawfully be carried out or engaged in by a nonprofit corporation under the laws of the State of Ohio; and
- e) Notwithstanding anything herein to the contrary, the purposes of this corporation are exclusively limited to exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

**ARTICLE IV**  
**POWERS**

In furtherance and not in limitation of the general powers conferred by the laws of the State of Ohio, and of the purposes set forth herein, it is expressly provided that the Corporation shall have the following powers:

- a) To enter into, make and perform contracts of every sort and kind with any person, firm association, corporation, municipality, body politic, housing authority, county, state, or with the Federal Government or any agency or instrumentality thereof;
- b) To apply for Low Income Housing Tax Credits through the Ohio Housing Finance Agency, and to take all actions incident and subsequent thereto so as to bring into existence and provide for the continued operation of mixed finance housing communities within the State of Ohio;
- c) To apply for carry out activities under various state and Federal grant programs;

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- d) To issue bonds or other obligations of the Corporation, and to contract indebtedness without limit as to amount for any of the purposes of the Corporation and to secure the same to the extent necessary by lease, long term ground lease, mortgage, deed or deeds of trust, or pledge or other lien on any or all of the real or personal property, or both, or right, title and interest therein, of the Corporation;
- e) To advance or lend money to any person, firm, association, corporation, municipality, body politic, housing authority, county or state in such manner and upon such terms as is deemed expedient;
- f) To acquire, own, hold, sell, negotiate, lease, assign, deal in, exchange, transfer, mortgage, pledge or otherwise dispose of mortgages, notes, evidence of indebtedness, and all other securities issued or created by any person, firm, association, corporation, municipality, body politic, housing authority, county, state, or with the Federal Government or any agency or instrumentality thereof;
- g) To acquire by lease, purchase, lease back, mortgage, deed of trust or otherwise, real estate or any interest therein from others, to construct, rehabilitate, or otherwise acquire and equip buildings and structures which may be utilized for low-income housing, moderate/middle income housing, mixed-finance housing development, market rate housing used in support of low and moderate income housing, and other civic purposes authorized by law;
- h) To sell, lease, sublease or otherwise make available to any person, firm, association, corporation, municipality, body politic, housing authority, county or state, any real estate or interest therein acquired by the Corporation;
- i) To do anything and everything necessary, proper, convenient, or expedite to carry on any or all of the objects and purposes for which the Corporation is organized;
- j) To obtain and maintain its tax-exempt status in accordance with the requirements set forth by Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code;
- k) Without limiting the generality of the foregoing, this Corporation shall have all the powers, privileges, rights and immunities necessary or convenient for carrying out the purposes for which this Corporation is formed, and the Directors hereby claim for this Corporation all the benefits, privileges, rights and powers created, given, extended or conferred, now or hereafter, by the provisions of all applicable laws of the State of Ohio pertaining to nonprofit corporations and any additions or amendments thereto.

**ARTICLE V**  
**PERIOD OF EXISTENCE**

The duration of the Corporation shall be perpetual.

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*Articles of Incorporation  
Invictus Development Group, Inc.*

**ARTICLE VI  
INITIAL REGISTERED OFFICE AND INITIAL STATUTORY AGENT**

The address of the principal office of the Corporation is 400 Wayne Avenue, Dayton, Ohio 45410. The name of the initial registered agent is Angela Stearns whose address is 400 Wayne Avenue, Dayton, Ohio 45410.

**ARTICLE VII  
MEMBERS**

The Corporation is organized on a nonstock basis and there shall be no initial shareholders. The initial member of the Corporation shall be GDPM. Membership of other persons in addition to the initial member shall be permitted upon the vote of not less than three-fourths (3/4) of the then members. Any member shall be removed only upon death, dissolution or resignation of such member, or upon the vote of not less than three-fourths (3/4) of the other members. The management of the affairs of the Corporation shall be vested in a board of directors as further defined in the Corporation's bylaws.

**ARTICLE VIII  
DIRECTORS**

The Corporation shall be governed by its Board of Directors. The initial directors of the Corporation shall be:

Wilburt O. Shanklin	400 Wayne Avenue, Dayton Ohio 45410
Brian Dershem	400 Wayne Avenue, Dayton Ohio 45410
Christopher Green	400 Wayne Avenue, Dayton Ohio 45410
Ed Hirshouer	400 Wayne Avenue, Dayton Ohio 45410
Jennifer N. Heapy	400 Wayne Avenue, Dayton Ohio 45410

**ARTICLE IX  
INCORPORATOR**

The name and address of the Incorporator is as follows:

Angela Stearns 400 Wayne Avenue, Dayton, Ohio 45410

**ARTICLE X  
AMENDMENTS**

These Articles of Incorporation may be altered, amended, or repealed as provided by law and as set forth in the Corporation's bylaws.

**ARTICLE XI  
REGULATIONS**

The business and conduct of affairs of the Corporation shall be by bylaws to be adopted by the Board of Directors, which shall not be inconsistent with these Articles of Incorporation.

**ARTICLE XII  
PROVISION FOR THE REGULATION AND CONDUCT OF THE AFFAIRS OF THE CORPORATION**

Others provisions, consistent with the laws of the State of Ohio, for the regulation and conduct of this Corporation, and creating, defining, limiting, or regulating the powers of the Corporation or of the Directors are as follows:

- a) No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, Directors, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III hereof.
- b) No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office.
- c) Notwithstanding any other provision of these articles, the Corporation shall not carry on any other activities, other than as an insubstantial part of its activities, not permitted to be carried on (1) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (2) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

**ARTICLE XIII  
DISTRIBUTION OF ASSETS UPON DISSOLUTION**

All of the assets of the Corporation shall be held in trust for the purposes herein mentioned, including the payment of all the Corporation's liabilities. Upon dissolution of the Corporation, all remaining assets of the Corporation (including title to or other interest in any real or personal property that is owned by the Corporation at such time relating to a project developed after the payment of all of its liabilities) shall be distributed to the Dayton Metropolitan Housing Authority d/b/a Greater Dayton premier Management or to another public housing agency or to one or more organizations created and operated for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or shall be distributed to the Secretary of Housing and Urban Development exclusively for a public purpose. Any such assets not so disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the corporation

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*Articles of Incorporation  
Invictus Development Group, Inc.*



is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

**ARTICLE IV  
SPECIAL PROVISIONS**

The acts and functions of the Corporation shall constitute only acts of this Corporation and shall never constitute an act, debt or pledge of the faith and credit of the taxing power of the State of Ohio or any political subdivision thereof.

**Indemnification:** Each person who is or was a director, officer or employee of the Corporation (including the heirs, executors, administrators or estate of such person) shall be indemnified by the Corporation to the full extent permitted by the Nonprofit Corporation Law of the State of Ohio, Chapter 1702 of the Ohio Revised Code, against any liability, cost or expense incurred in the capacity as director, officer or employee, or arising out of the status as a director, officer or employee (including serving at the request of the Corporation as a director, trustee, officer, employee or agent of another nonprofit organization).

**Insurance:** The Corporation may maintain insurance, at its expense, to protect itself and any such person against any such liability, cost or expense. For the purpose of this Article, references to "the Corporation" shall include all constituents absorbed in a consolidation or merger as well as the resulting or surviving corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 3 day of January, 2017.



Angela Stearns, Incorporator

**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 properties as affordable housing as it intends to execute a HAP contract that provides PBV subsidy to the development for 20 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 properties 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.