



# Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

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September 21, 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:**        *DDA0012243 Demolition & Disposition of Desoto Bass Courts PHASE I*

Dear Sir/Madam:

Please accept the updated demolition disposition application of the Dayton Metropolitan Housing Authority d/b/a Greater Dayton Premier Management (“GDPM”) regarding AMP OH005000007 Desoto Bass Courts. Demolition of Desoto Bass Courts is justified because the development is obsolete as to physical condition, location, and other factors, making it unsuitable for housing purposes; and no reasonable program of modifications is cost-effective to return the development to useful life. Additionally, demolition will result in redevelopment of the site.

With construction beginning in the 1930s, Desoto Bass Courts is the oldest public housing development within Montgomery County, Ohio. The property is physically obsolete. For several years, the property has suffered from long-term vacancy issue due to a lack of marketability of the property. Marketability is impacted by several reasons including a high crime rate, industrialization of parts of the neighborhood and due to the blight in the area immediately surrounding Desoto Bass Courts. HUD awarded GDPM with a Choice Neighborhoods Planning Grant in order to strategically plan the repositioning of the neighborhood. However, due to the number of units GDPM would be required to redevelop in the area and the already saturated nature of the neighborhood, Choice Neighborhoods implementation is not feasible.

Despite the infeasibility of a Choice Implementation Grant, GDPM remains committed to redeveloping the area. In May 2022, GDPM secured a reservation of 9% tax credits in order to start the initial phase of the neighborhood redevelopment, the new construction of Germantown Crossing. Germantown Crossing is within the immediate vicinity of Desoto Bass. It will be a newly constructed 55 unit family development with one, two and three bedroom units. The financial closing should occur within the next month with construction commencing in October 2023. The Desoto Bass residents have a preference to relocate to the development upon construction completion.

In May, 2023, GDPM was notified that it received a 9% tax credit reservation in the amount of \$10M for the first phase of on-site redevelopment of Desoto Bass. This will involve the new

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

construction of 44 units on site at Desoto Bass. Demolition must occur prior to construction which is anticipated to begin in early fall 2024.

The enclosed application requests authorization to demolish the site in up to six phases. With the award of the planning grant and the back to back annual 9% tax credit awards, GDPM has demonstrated its commitment to redevelopment of the site. GDPM will continue to aggressively seek funding in order to complete a total redevelopment of Desoto Bass Courts. GDPM intends to subsidize the new units with project based vouchers and will execute a 20 year HAP contract. GDPM is also willing to record restrictive covenants that will ensure the development operates as affordable housing for the long-term.

**This application requests that HUD find that the justification threshold for all Desoto units has been met. However, the application requests demolition and disposition approval for PHASE I. Phase I includes 84 units.** Along with demolition approval, GDPM is seeking HUD approval to dispose of the first phase of redevelopment, Renew Miami Chapel Phase I. After finalizing each redevelopment phase, GDPM will request SAC approval for disposing of the remainder of the site.

Information concerning the physical obsolescence, lack of marketability, and the current development plans is attached to the application.

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

Digitally signed by Angela Stearns  
DN: cn=Angela Stearns, o, ou,  
email=astearns@dmha.org, c=US  
Date: 2023.09.21 15:34:23 -0400



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

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

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

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

<b>Section 1: General Information</b>	
<b>1. Date of Application:</b>	
<b>2. Name of Public Housing Agency (PHA):</b>	Dayton Metropolitan Housing Authority
<b>3. PHA Identification Number:</b>	OH00500005
<b>4. PHA Address:</b>	400 Wayne Ave, Dayton, OH 45402
<b>5. Contact Person Name at PHA:</b>	Angela Stearns
<b>6. Contact Person Phone No.:</b>	937-672-6785
<b>7. Contact Person Email:</b>	astearns@dmha.org
<b>8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance? <i>If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document</i></b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>9. Name of Local HUD Field Office</b>	Cleveland
<b>10. Name of Expeditor at Local HUD Field Office who assisted PHA with application</b>	Kendrick Cloud

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

*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: 7621      Board Resolution Date: 1/18/2023

*Attach a copy of signed PHA Board Resolution*

<b>3. Environmental Review:</b> Check the box for the entity that conducted the Environmental Review (ER):	<input type="checkbox"/> HUD under 24 CFR part 50 <input checked="" type="checkbox"/> Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Dayton Date ER was conducted: 8/31/23
<i>Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.</i>	
<b>4. Local Government Consultation:</b> The PHA covers the following jurisdiction(s):	Dayton, Montgomery County
<b>5. Date(s) of letter(s) of support from (local) government officials:</b>	December 13, 2022
<i>Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable) attached</i>	

**Section 4: Description of Existing Development**

1. Name of Development:	Desoto Bass			
2. Development Number:	OH005000007			
3. Date of Full Availability (DOFA):	3/1/1942			
4. Number of Residential Buildings:	43			
5. Number of Non-Residential Buildings:	4			
6. Date Constructed:	3/1/1942			
7. Is the Development Scattered Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	47			
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	9 row houses			
10. Total Acres in Development:	45.52			
<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	86		4	90
2 – Bedrooms	184		1	185
3 – Bedrooms	67			67
4 - + Bedrooms	12			12
Total	349		5	354

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

**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>Demolition and 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	36			2		36
2 – Bedrooms	41				1	42
3 – Bedrooms	6					6
4 - + Bedrooms						
Total	83			2	1	84

<b>3. Proposed Action by Building Type</b>	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	9	
Non-Residential Buildings		
Total Buildings	9	

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

<b>4. Total Acreage Proposed for Removal (if applicable)</b>	tbd
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(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) attached

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

<b>5. Estimated Value of the Proposed Property</b>	\$ N/A
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(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?  Yes  No

(b) If yes, date of appraisal and name of appraiser: Date: Name:

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

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

<b>6. Timetable</b>		Estimated Number of Days After HUD Approval:
Activity		
(a) Begin Relocation of Residents:	N/A <input type="checkbox"/> -if vacant or for non-dwelling building	90
(b) Complete Relocation of Residents:	N/A <input type="checkbox"/> -if vacant or for non-dwelling building	180
(c) Execute Contract for Removal		210
(d) Removal of the property		365

### Section 6: Relocation

<b>1.</b> 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)	66
<b>2.</b> Number of individual residents that the PHA estimates will be displaced by this removal action:	80

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 attached

<b>3.</b> Who will provide relocation counseling and advisory services to residents?	<input checked="" type="checkbox"/> PHA staff <input type="checkbox"/> Another Entity contracted by the PHA Describe:
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Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action attached

<b>4.</b> What is the estimated costs of relocation and moving expenses (including advisory services)?	\$ 211,200
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<b>5.</b> What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	<input checked="" type="checkbox"/> Capital Funds <input type="checkbox"/> Operating Funds <input type="checkbox"/> Funding Source Year: 2022 <input type="checkbox"/> Non-1937 Act Funds (describe: )
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<b>6.</b> What comparable housing resources does the PHA expect to offer to displaced residents?	<input checked="" type="checkbox"/> Public Housing. If checked, number: <input checked="" type="checkbox"/> Section 8 HCV (existing resources. If checked, number: <input checked="" type="checkbox"/> Section 8 HCV (new award of TPVs) (see question #7). If checked, number: 84 <input checked="" type="checkbox"/> PBV Unit. If checked, number: 346 <input type="checkbox"/> Other (attach description). If checked, number:
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Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents. attached

<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: 84</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> attached</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): 9/17, 2/18, 12/21, 3/22</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> attached</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> attached</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> attached</p>	
<p>4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)</p>	<p>Name of RAB: Metro-wdie Date(s): 2/2018 &amp; 4/2022 &amp; 3/2023 <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> attached</p>	
<p>5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?</p>	<p><input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p>
<p><i>If yes, attach comments received, along with an evaluation by the PHA</i> attached</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:	CEO
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: 2023.09.15 17:36:11 -0400'</small>
Date:	September 15, 2023

**Form HUD-52860 Instructions**

**Desoto Bass**

**Section 4 Line 11**

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

**Section 4 Line 11: Existing Unit Distribution:**

Existing Unit Distribution	General Occupancy	UFAS Sensory	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0-Bedroom	0			
1-Bedroom	81	5	4	90
2-Bedroom	184		1	185
3-Bedroom	67			67
4+-Bedroom	12			12
Total	344	5	5	354

*Description of distribution of UFAS accessible units for PHASE I: 2 sight/sound units located at:*

*-1720 Germantown*

*-1724 Germantown*

*Desoto Bass*  
**Section 5 Line 4**  
**Acreage**  
**PHASE I**

**Section 5 Line 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)*

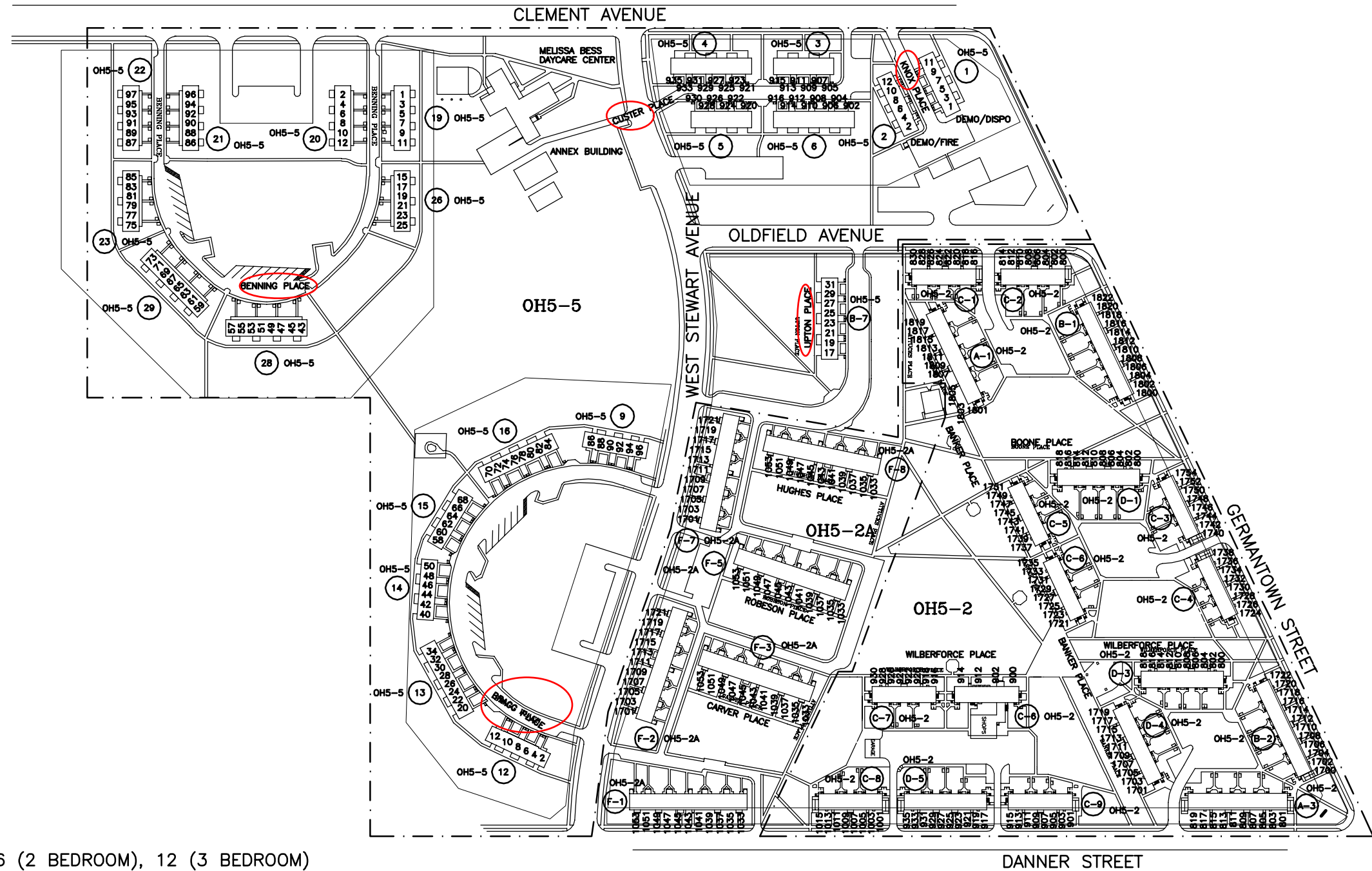
*(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.-N/A*

**Attachments:**

- **Site Map entire site and Phase I**
- **DOT 1953**
- **DOT 2009**

**We do not yet know the exact acreage for PHASE I. We are getting a survey and splitting the plat. I will provide the exact acreage as soon as I get the plat.**





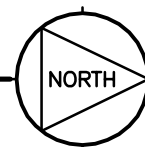
NOTE:  
 OH5-2  
 18-BUILDINGS  
 160-UNITS (FAMILY) 72 (1 BEDROOM), 76 (2 BEDROOM), 12 (3 BEDROOM)

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

OH5-5  
 20-BUILDINGS  
~~132~~-UNITS (FAMILY) ~~16~~-(1 BEDROOM), 85 (2 BEDROOM), 31 (3 BEDROOM)  
**128 UNITS**                    **12 (1 BEDROOM), 85 (2 BEDROOM), 31 (3 BEDROOM)**  
 TOTAL:  
 44-BUILDINGS (INCLUDING 1 SENIOR CITIZENS BUILDING)  
 358-UNITS (FAMILY)

**SITE PLAN**

SCALE: 1" = 200'-0"



**DESOTO BASS COURTS**

45.52 ACRES

1,987,000 SQ. FT.

(AREA SOUTH OF W. STEWART INCLUDED)

33.35 ACRES

1,455,600 SQ. FT.

(AREA SOUTH OF W. STEWART NOT INCLUDED)

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

Dayton, Ohio

811 Oldfield Avenue

DATE  
3-24-05

DRAWN BY

CHECKED BY

SHEET  
M-4500



BOONE PLACE

809 808 807 806 805 804 803 802 801

OH5-2

OH5-2

OH5-2

OH5-2

OH5-2

OH5-2

WILBERFORCE PLACE

OH5-2

OH5-2

BANKER PLACE

OH5-2

OH5-2

OH5-2

OH5-2

GERMANTOWN STREET

ACE

902  
900

917  
915  
913  
911  
909  
907  
905  
903  
901

OH5-2

1719  
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1707  
1705  
1703  
1701

819  
817  
815  
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809  
807  
805  
803  
801

12506

DECLARATION OF TRUST

RECORDED  
GENERAL OFFICE  
MAY 11 1967  
DAHHA

WHEREAS, Dayton Metropolitan Housing Authority  
(herein called the "Local Authority"), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the State of Ohio, and the United States of America (herein called the "Government") pursuant to the United States Housing Act of 1937 (42 U. S. C. 1401, *et seq.*) and the Department of Housing and Urban Development Act (5 U. S. C. 624) entered into a certain contract dated as of December 31, 1953 (herein called the "Annual Contributions Contract") providing for a loan and for annual contributions to be made by the Government to assist the Local Authority in financing [a] low-rent housing project [s]; and

WHEREAS, as of the date of the execution of this Declaration of Trust the Annual Contributions Contract covers certain low-rent housing in the City of Dayton, County of Montgomery, State of Ohio which will provide approximately 200 dwellings; and which low-rent housing will be known as [Project No. OH 5-5] [Project No. \_\_\_\_\_ with approximately \_\_\_\_\_ dwellings, Project No. \_\_\_\_\_ with approximately \_\_\_\_\_ dwellings, and Project No. \_\_\_\_\_ with approximately \_\_\_\_\_ dwellings]; and

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

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

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

City of Dayton, County of Montgomery, State of Ohio

TO WIT:

OH 5-5 DeSoto Bass Courts  
Project No. \_\_\_\_\_

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

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

The right to require the Local Authority to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, leasing, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the Local Authority may (1), to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public rights-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, 42 U. S. C. 1401, *et seq.* or (2), with the approval of the Government, release any Project which has not then been financed by an issue or issues of Bonds from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to the Government pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of the Government (1) upon any conveyance or transfer made by the Local Authority of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public rights-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the Local Authority of any Project which has not then been financed by an issue or issues of Bonds shall be effective to release such property from the trust hereby created.

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

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

IN WITNESS WHEREOF, the Local Authority by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this 20th day of June, 1988.

Dayton Metropolitan Housing Authority

By Charles H. Hall  
Vice-Chairman  
Charles H. Hall

(SEAL)  
ATTEST:

Roland Matthews  
Secretary  
Roland Matthews

RECORDED  
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MONTGOMERY COUNTY, OHIO  
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Located in the City of Dayton, County of Montgomery, State of Ohio, and being parts of lots 15,497, 28,455, and 47,720 of the revised and consecutive numbers of lots on the Plat of said City of Dayton, Ohio and being a tract of land described as follows: beginning at the east end of the south line of Bolander Avenue (Parcel A) as conveyed to the City of Dayton by deed recorded in Book 886, Page 300, in the Deed Records of Montgomery County, Ohio said point of beginning being in the west line of Danner Avenue; thence with the west line of said Danner Avenue, South three degrees thirty minutes (3 degrees 30') East for two hundred seventy-five and 75/100 (275.75) feet to a point in the south line of said Lot 28,455, said south line being the north line of Lot 28,454 of the revised and consecutive numbers of lots on the Plat of said City of Dayton; thence with the south line of said Lot 28,455 and the north line of said Lot 28,454 and its extension, said extension being the north line of Trieschman Avenue, South eighty-eight degrees eight minutes (88 degrees 08') West for six hundred thirty-seven and 45/100 (637.45) feet to the east line of said Lot 47,720 and the north end of the west line of Trieschman Avenue (25 feet wide); thence with the east line of said Lot 47,720 and the west line of said Trieschman Avenue, South three degrees twenty-five minutes (3 degrees 25') East for six hundred fifty-nine and 10/100 (659.10) feet to the southeast corner of said Lot 47,720 and the north line of Weaver Street; thence with the south line of said Lot 47,720 and the north line of said Weaver Street, South eighty-eight degrees fourteen minutes ten seconds (88 degrees 14' 10") West for six hundred sixty and 59/100 (660.59) feet to the southwest corner of said Lot 47,720, said southwest corner being the intersection of the north line of said Weaver Street with the east line of Clement Avenue (25 feet wide); thence with the west line of said Lot 47,720 and the east line of said Clement Avenue, North three degrees thirty-four minutes ten seconds (3 degrees 34' 10") West for nine hundred sixty-eight and 91/100 (968.91) feet to the west end of the south line of said Bolander Avenue; thence with the south line of said Bolander Avenue on a tangent bearing North eighty-six degrees twenty-five minutes fifty seconds (86 degrees 25' 50") East for five and 14/100 (5.14) feet; thence still with said south line in an easterly direction on a curve to the left with a radius of five hundred and 00/100 (500.00) feet for one hundred ninety-nine and 45/100 (199.45) feet, said curve at its point of beginning being tangent to last-mentioned course; thence still with said south line on a tangent bearing North sixty-three degrees thirty-four minutes thirty seconds (63 degrees 34' 30") East for fifty-three and 59/100 (53.59) feet; thence still with said south line in an easterly direction on a curve to the right with a radius of five hundred eighty and 00/100 (580.00) feet for three hundred two and 26/100 (302.26) feet; thence still with said south line in an easterly direction on a curve to the right with a radius of fifteen hundred and 00/100 (1500.00) feet for two hundred eighty-seven and 10/100 (287.10) feet; thence still with said south line on a tangent bearing South seventy-five degrees thirty-six minutes (75 degrees 36') East for two hundred forty and 00/100 (240.00) feet; thence still with said south line in an easterly direction on a curve to the left with a radius of eight hundred and 00/100 (800.00) feet for two-hundred forty-nine and 93/100 (249.93) feet; thence still with said south line on a tangent bearing North eighty-six degrees thirty minutes (86 degrees 30') East for no and 78/100 (0.78) feet to the point of beginning containing twenty and 745/100 (20.745) acres more or less. Curve distances are measured on the arc, subject, however, to all legal highways and easements of record.



**Declaration of Trust**  
(Public Housing Modernization Grant Projects)

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

Whereas, (1, see instructions) 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 of the (2) 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 with the effective date as of (mm/dd/yyyy) (3) 12/11/2007, (herein called the Annual Contributions Contract) and a certain Modernization Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) N/A, (herein called the Modernization Grant Amendment) providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing project(s); and

Whereas, as of the date of the execution of this Declaration of Trust, the Modernization Grant Amendment and the Annual Contributions Contract cover certain individual lower income housing projects located in: (5) Montgomery County, Ohio which will provide approximately (6) 912 dwelling units; and which lower income housing projects are known as Modernization Project No. (7) OH10P00550108 and individual projects as follows:  
Project No. (8) See Schedule A with approximately \_\_\_\_\_ dwelling units,  
Project No. (8) Attached Hereto and with approximately \_\_\_\_\_ dwelling units, and  
Project No. (8) Made A Part Hereof with approximately \_\_\_\_\_ dwelling units; and

Whereas, the 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 Modernization Grant Amendment and Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes stated, the following described real property situated in: (9)

Montgomery County, Ohio

To Wit: (Insert legal description for each individual project.) (10)  
See Schedule "B" Attached Hereto

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 Modernization Grant Amendment and the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1) to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public 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, or (2) with the approval of HUD, release any 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 any Project to HUD pursuant to the Annual Contributions Contract.

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 any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public 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 any Project shall be effective to release such property from the trust hereby created.

The individual projects covered by the Modernization Grant Amendment shall be subject to this Declaration of Trust for a period of twenty years beginning on the date of the Modernization Grant Amendment. Each individual project shall also be subject to this Declaration of Trust for a period of twenty years after the date of the most recent Modernization Grant Amendment applicable to that project. Upon expiration of the period during which the PHA is obligated to operate the individual projects in accordance with the Annual Contributions Contract, 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 (mm/dd/yyyy) \_\_\_\_\_.

(Seal)

(1, see instructions)

Dayton Metropolitan Housing Authority

By \_\_\_\_\_ Chairperson

Attest \_\_\_\_\_ Secretary

Date (mm/dd/yyyy) 12/12/09

ref. Handbook 7485.1

form HUD-52190-B (3/90)

WILLIS E. BLACKSHEAR RECORDER  
12/15/09 13:19:05  
MONTGOMERY COUNTY

## Declaration of Trust

## Schedule A

(Grant Projects)

Project Number OH10P00550108

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AMP No.	<u>OH005000008</u>	with approximately	<u>396</u>	dwelling units,
AMP No.	<u>OH005000007</u>	with approximately	<u>226</u>	dwelling units,
AMP No.	<u>OH005000006</u>	with approximately	<u>100</u>	dwelling units,
AMP No.	<u>OH005000002</u>	with approximately	<u>30</u>	dwelling units,
AMP No.	<u>OH005000002</u>	with approximately	<u>40</u>	dwelling units,
AMP No.	<u>OH005000005</u>	with approximately	<u>25</u>	dwelling units,
AMP No.	<u>OH005000002</u>	with approximately	<u>35</u>	dwelling units,
AMP No.	<u>OH005000005</u>	with approximately	<u>20</u>	dwelling units,
AMP No.	<u>OH005000005</u>	with approximately	<u>30</u>	dwelling units,
AMP No.	<u>OH005000005</u>	with approximately	<u>10</u>	dwelling units



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(Grant Projects)  
Project No. OH10P00550108  
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**OH005-01 – PARKSIDE HOMES – 396 UNITS**

Situated in the City of Dayton, County of Montgomery, State of Ohio, being a part of Fractional Sections 5 and II, Town I, Range 7 M.R.S. all of lots 28497 and 42404 and parts of lots 28498, 42405 and 42412 of the revised and consecutive numbers of lots on the Plat of the City of Dayton, Ohio being more particularly described as follows:

Beginning at the southeast corner of Lot No. 42404, said corner being the point of intersection of the west line of Ten Eick Plat, as recorded in Plat Book "H", page 27, of the Plat Records of Montgomery County, Ohio and the center line of Ewing Street; thence north 84 degrees 30' west along the south line of said lot no. 42404, being along the extension westwardly of the center line of Ewing Street, for a distance of 643.0 feet to a point in the east line of E.P. Hall's Subdivision as recorded in P1 at Book "E", page 9, of the P1 at Records of Montgomery County, Ohio; thence north 5 degrees 30' east along the east line of said E.P. Hall's Subdivision, for a distance of 25.0 feet to the northeast corner of said E.P. Hall's Subdivision; thence north 84 degrees 30' west along the north line of E.P. Hall's Subdivision, being also along the north line of Ewing Street, for a distance of 1521.70 feet to a point in the east line of a tract of land conveyed to the Miami Conservancy District by deed and recorded in Deed Book 381, page 577, of the Deed Records of said County; thence north 31 degrees 43' west along the said east line of the Miami Conservancy District property, for a distance of 698.72 feet to a point; thence north 27 degrees 39' 30" west along the said east line of the Miami Conservancy, District property, for a distance of 225.12 feet to a corner; thence north 62 degrees 20' 30" east, for a distance of 594.71 feet to a point of curve; thence along a 4 degrees 59' 48" curve to the right, having a radius of 1147.02 feet, for a distance of 492.31 feet (measured on the arc) to a point of tangency; thence north 86 degrees 56' east for a distance of 672.81 feet to a point of curve; thence along a 3 degrees 52' 57" curve to the left, having a radius of 1476.00 feet for a distance of 397.58 feet (measured on the arc) to a point of tangency; north 71 degrees 30' east, for a distance of 265.87 feet to a point in the southwest line of Keowee Street, said Keowee Street being 60 feet in width; thence south 33 degrees 26' 30" east along the southwest line of Keowee Street, for a distance of 740.0 feet to a corner, said corner being the northwest corner of lot 30601 of the revised and consecutive numbers of lots on the plat of the City of Dayton, Ohio; thence south 5 degrees 21' 30" west along the west line of said lot 30601 and west line of the Miami Land and Title Company's Subdivision as recorded in Plat Book "G", page 37, of the Plat Records of said County, and also along the west line of the Ten Eick Plat as recorded in Plat Book M, page 27, of the plat records of said County, for a distance of 1013.22 feet to the place of beginning, containing 72,508 acres; subject to any and all existing streets, alleys and public roads and easements of record; now designated as lots numbered 62797, 62798, 62799, and 62800 on the revised plat of the City of Dayton, Excepting there from the following described lands: A tract of land located in the City of Dayton, County of Montgomery, State of Ohio, and being a part of Lot 62798 of the revised and consecutive numbers of lots on the Plat of said City of Dayton, and said part of Lot 62798 being more particularly described as follows: beginning at the northwest corner of said Lot 62798, said corner being the intersection of the east line of North Bend Blvd. and the south line

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 (Grant Projects)  
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of Helena Street, thence with the north line of said Lot 62798 and the south line of Helena Street, North sixty-two degrees twenty minutes thirty seconds (62 degrees 20' 30") East for four hundred ninety-five and 35/100 (495.35) feet; thence continuing with the north line of said Lot 62798 and the south line of Helena Street on a curve to the right with a radius of eleven hundred seven and 02/100 (1107.02) feet for four hundred two and 22/100 (402.22) feet, the curve at its point of beginning being tangent to last mentioned course; thence South three degrees four minutes (3 degrees 04 ) East for three hundred seventy-seven and 55/100 (377.55) feet; thence South fifty degrees fifty-three minutes thirty seconds (50 degrees 53' 30") East for thirteen hundred forty-two and 61/100 (1342.61) feet; thence South five degrees thirty minutes (5 degrees 30') West for one hundred and 00/100 (100.00) feet to a point in the south line of said Lot 62798; thence with the south line of said Lot 62798, North eighty-four degrees thirty minutes (84 degrees 30') West for thirteen hundred seventy-six and 82/100 (1376.82) feet to the southwest corner of said Lot 62798 and the east line of said North Bend Blvd; thence with the west line of said Lot 62798 and the east line of said North Bend Blvd., North thirty-two degrees forty-three minutes thirty seconds (32 degrees 43' 30") West for two hundred twenty-six and 39/100 (226.39) feet; thence continuing with the west line of said Lot 62798 and the east line of said North Bend Blvd., North thirty-one degrees nine minutes thirty seconds (31 degrees 09' 30") West for five hundred forty-four and 74/100 (544.74) feet; thence continuing with the west line of said Lot 62798 and the east line of said North Bend Blvd., North twenty-seven degrees fifty-one minutes thirty seconds (27 degrees 51' 30") West for two hundred ten and 73/100 (210.73) feet to the point of beginning containing twenty-six and 918/1000 (26.918) acres more or less, subject, however, to easements of record. Curve distance is measured on the arc.

**OH005-02 – DESOTO BASS COURT – 226 UNITS**

Located in the City of Dayton, County of Montgomery, State of Ohio, and being all of lots numbered Fifteen Thousand four Hundred Ninety-five (15495), Fifteen Thousand four Hundred Ninety-Six (15496), Twenty-eight Thousand Four Hundred Fifty-seven (28457), forty-seven Thousand Seven Hundred Twenty-one (47721) and parts of lots numbered Fifteen Thousand four Hundred Ninety-seven (15497), Twenty-eight Thousand Four Hundred Fifty-five (28455) and forty-seven Thousand Seven Hundred Twenty (47720), of the revised and consecutive numbers of lots on the plat of said City of Dayton, Ohio; said lots and parts of lots being more particularly described as follows:

Beginning at the intersection of the South line of Germantown Street and the West line of Danner Avenue; thence with said West line which is twenty-five (25) feet from the center line of Danner Avenue South three degrees thirty minutes (3° 30') East for One Thousand two Hundred Seventy-Three and Eighty-three hundredths (1273.83) feet to a point thirty (30) feet southwardly from the intersection of the west line of Danner Avenue and the Westward extension of the center line off Bolander Avenue; thence in a westerly direction on a curve to the right with a radius of Eight Hundred (800) feet for two Hundred Forty-nine and Ninety-three hundredths @ (249.93) feet, the tangent to said curve at point of beginning bearing South Eighty-six degrees Thirty minutes (86° 30')

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west; thence on a tangent bearing North Seventy-five degrees Thirty-six minutes (75° 36') West for two Hundred Forty (240) feet; thence on a curve to the left with a radius of Fifteen Hundred (1500) feet for Two Hundred Eighty-seven and Ten Hundredths (287.10) feet; thence on a curve to the left with a radius of Five Hundred Eighty (580) feet for Three Hundred Two and Twenty-six Hundredths (302.26) feet; thence on a tangent bearing South Sixty-three degrees Thirty-four minutes, Thirty seconds (63° 34' 30") West for Fifty-nine and Nineteen Hundredths (59.19) feet; thence on a curve to the right with a radius of Five Hundred (500) feet for One Hundred Ninety-nine and Nineteen hundredths (199.19) feet to a point Thirty (30) feet South of Eastward extension of the center line of Glenway Avenue and Twenty-five (25) feet Eastwardly from the West line of Clement Avenue; thence parallel with and Twenty-five (25) feet Eastwardly from the West line of Clement Avenue North Three degrees Thirty-six minutes (3° 36') West for Five Hundred Eighty-nine and Fifty hundredths (589.50) feet to the South line of Germantown Street at a point Twenty-seven and Sixty-three Hundredths (27.63) feet eastwardly from the northeast corner of lot Thirty-seven Thousand Six Hundred Twenty-six (37626) of the revised and consecutive numbers of lots on the plat of the City of Dayton, Ohio; thence with the South line of Germantown Street which is thirty (30) feet from the center line of Germantown Street, North Sixty-one degrees Twelve minutes (61° 12') East One Thousand Four Hundred thirty-seven and Thirty-three hundredths (1437.33) feet to the point of beginning, containing Twenty-five and 894/1000 (25.894) acres more or less. Curve distances are measured on the arc; Subject to any outstanding rights relating to the existence of a sanitary sewer easement and any and all existing streets, alley and public roads.

Exempting therefrom the following described land:

Located in the City of Dayton, County of Montgomery, State of Ohio, and being parts of Lots 28,456, 47,720, and 47,721 of the revised and consecutive numbers of lots on the plat of said City of Dayton, Ohio, and being a tract of land described as follows: beginning at a point in the north line of Bolander Avenue (Parcel A) as conveyed to the City of Dayton by deed recorded in Book 886, Page 300, in the Deed Records of Montgomery County, Ohio, said point of beginning being the south end of the east line of Parcel B (Oldfield Avenue) as recorded in Book 886, Page 300; thence with the east line of said Parcel B, North three degrees thirty minutes (3° 30') West for two hundred thirty-seven and 59/100 (237.59) feet; thence North eighty-six degrees thirty minutes (86° 30') East for two hundred eighty-three and 25/100 (283.25) feet; thence South seven degrees fifty-six minutes (7° 56') West for two hundred forty-seven and 50/100 (247.50) feet to a point in the north line of said Bolander Avenue; thence with the north line of said Bolander Avenue in a westerly direction on a curve to the left with a radius of fifteen hundred sixty and 00/100 (1560.00) feet for fifty-eight and 13/100 (58.13) feet; said curve at its point of beginning bearing North eighty-four degrees twenty-five minutes fifty-one seconds (84° 25' 51") West; thence still with the north line of said Bolander Avenue in a westerly direction on a curve to the left with a radius of six hundred forty and 00/100 (640.00) feet for one hundred seventy-seven and 29/100 (177.29) feet to the point of beginning containing one and 328/1000 (1.328) acres more or less. Curve

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distances are measured on the arc, subject, however, to all legal highways and easements or record.

Located in the City of Dayton, County of Montgomery, State of Ohio, and being parts Lots 28,457, 47,720, and 47,721 of the revised and consecutive numbers of lots on the plat of said City of Dayton, Ohio, and being a tract of land described as follows: beginning at a point in the north line of Bolander Avenue (Parcel A) as conveyed to the City of Dayton by deed recorded in Book 886, page 300, in the Deed Records of Montgomery County, Ohio said point of beginning being the south end of the east line of Parcel C (Clement Avenue) as recorded in said Book 886, Page 300; thence with the east line of said Parcel C, North three degrees thirty-six minutes (3° 36') West for five hundred twelve and 26/100 (512.26) feet; thence still with the east line of said Parcel C in a northeasterly direction on a curve to the right with a radius of forty-five and 00/100 (45.00) feet for fifty and 89/100 (50.89) feet to a point in the south line of Germantown Street (60 feet wide), said curve at its point of beginning being tangent to last-mentioned course; thence with the south line of said Germantown Street, North sixty-one degrees twelve minutes (61° 12') East for two hundred sixty-one and 93/100 (261.93) feet to the northwest corner of Parcel B (Oldfield Avenue) as recorded in said Book 886, Page 300; thence with the west line of said Parcel B, in a southeasterly direction on a curve to the right with a radius of twenty and 00/100 (20.00) feet for forty and 25/100 (40.25) feet, said curve at its point of beginning being tangent to last-mentioned course, thence still with the west line of said Parcel B, South three degrees thirty minutes (3° 30') East for five hundred sixty-one and 36/100 (561.30) feet to a point in the north line of said Bolander Avenue; thence with the north line of said Bolander Avenue in a westerly direction of a curve to the left with a radius of six hundred forty and 00/100 (640.00) feet for ninety-four and 94/100 (94.94) feet, said curve at its point of beginning bearing South seventy-two degrees four minutes twenty-eight seconds (72° 04' 28") West; thence still with said north line on a tangent bearing South sixty-three degrees and 59/100 (53.59) feet; thence still with said north line on a curve to the right with a radius of four hundred forty and 00/100 (440.00) feet for one hundred fifty-five and 65/100 (155.65) feet to the point of beginning, said curve at its point of beginning being tangent to last-mentioned course, containing three and 817/1000 (3.817) acres more or less. Curve distances are measured on the arc, subject, however, to all legal highways and easements of record.

**OH005-40 – MADRID ESTATES – 100 UNITS**

And being lot Numbered Five (5) Olde Drummerstown Plat, Section Three, as recorded in Plat Book 82, Page 64 of the Plat Records of Montgomery County, Ohio.

**OH005-47 – WINSTON WOODS – 30 UNITS**

Located in Section 35, Town 5, Range 5 East, Randolph Township, Montgomery County, State of Ohio, described as follows: Beginning at an iron pin marking the southwest corner of said Section 35 said corner being the centerline intersection of Westbrook Road

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and Taywood Road; thence with the west line of said Section 35 and the centerline of said Taywood road north 0° 35' 00" west for 244.83 feet to a railroad spike marking the northwest corner of a tract of land conveyed to Irvin D. Feller and Diane A. Feller in Microfiche #74-382C03 of the deed records of Montgomery County, Ohio said corner also being the true pint of beginning of this description; thence with the west line of said Section 35 and the centerline of said Taywood Road north 0° 35' 00" west for 377.17 feet to an iron pipe, said iron pipe being on the west line of said Section 35 and the centerline of Taywood Road, said iron pipe also being the southwest corner of a tract of land conveyed to Donald S. Rich in Microfiche #77-511E06 of the deed records of Montgomery County, Ohio; thence with the south line of said Rich tract north 89° 08' 43" east for 349.97 feet to an iron pipe marking the southeast corner of said Rich tract, said corner also being a point on the west line of a tract of land conveyed to Gerald S. Office, et al in Deed Book 1831, Page 745 of the deed records of Montgomery County, Ohio; thence with the west line of said office tract south 0° 34' 56" east for 377.27 feet to a point on the west line of said Office tract, said point also being the northeast corner of said Feller tract; thence with the north line of said Feller tract south 89° 09' 40" west for 349.96 feet to the true point of beginning.

Contains 3.031 acres be it the same more or less.

**OH005-48 – RIVERSIDE ESTATES – 40 UNITS**

Located in Section 9, town 2, Range 6 E, Harrison Township, County of Montgomery, State of Ohio, and being a tract of land described as follows:

Beginning at a pint in the south line of said Section 9, said point being North eighty-nine degrees fifty-eight minutes thirty-five seconds (89° 58' 35") West and three hundred six and 70/100 (306.70) feet from the intersection of the south line of said Section 9, with the west line of relocated Riverside Drive; thence with the south line of said Section 9, North eighty-nine degrees fifty-eight minutes thirty-five seconds (89° 58' 35") West for two hundred forty-two and 00/100 (242.00) feet to the southeast corner of Riverside Manor Subdivision, as recorded in book 106 page 80 in the Plat Records of Montgomery County, Ohio; thence with the east line of said Riverside Manor Subdivision, North two degrees fifty minutes forty seconds (02° 50' 40") West for five hundred twenty-one and 00/100 (521.00) feet to a point in the south line of Kingtree Drive; thence with the south line of said Kingtree Drive, North eighty-four degrees twelve minutes ten seconds (84° 12' 10") East for one hundred seventy-one and 40/100 (171.40) feet; thence continuing with the south line of said Kingtree Drive in an easterly direction on a curve to the left, with a radius of eight hundred thirty and 00/100 (123.00) feet, the chord to said curve bearing North seventy-nine degrees fifty-seven minutes ten seconds (79° 57' 10") East for one hundred twenty-three and 02/100 (123.02) feet; thence continuing with the south line of said Kingtree Drive, North seventy-five degrees forty-two minutes ten seconds (75° 42' 10") East for one hundred forty-seven and 04/100 (147.04) feet; thence in a southeasterly direction on a curve to the right, with a radius of thirty-five and 00/100 (35.00) feet for fifty-three and 18/100 (53.18) feet, the chord to said curve bearing South

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sixty degrees forty-six minutes three seconds (60° 46' 03") East for forty-eight and 21/100 (48.21) feet to a point in the west line of relocated Riverside Drive; thence with the west line of said relocated Riverside Drive, in a southerly direction on a curve to the right, with a radius of one thousand three hundred ninety-one and 40/100 (1,391.40) feet for one hundred fifty-two and 05/100 (152.05) feet, the chord to said curve bearing South fourteen degrees six minutes twenty-five seconds (14° 06' 25") East for one hundred fifty-one and 97/100 (151.97) feet; thence continuing with the west line of said relocated Riverside Drive in a southerly direction on a curve to the right, with a radius of one thousand eight hundred sixty-eight and 86/100 (1,868.86) feet for ninety-seven and 85/100 (97.85) feet, chord to said curve bearing South nine degrees twenty-eight minutes thirty-five seconds (9° 28' 35") East for ninety-seven and 84/100 (97.84) feet; thence continuing with the west line of said relocated Riverside Drive, South seven degrees fifty-eight minutes thirty-five seconds (7° 58' 35") West for two hundred seventy-seven and 85/100 (277.85) feet; thence South zero degrees one minute twenty-five seconds (00° 01' 25") West for two hundred eleven and 00/100 (211.00) feet to the point of beginning, containing 5.222 acres more or less, according to a survey of said premises by A. Bodenstein, Registered Surveyor, State of Ohio No. 4235, dated April 11, 1983. Curve distances are measured on the arc.

**OH005-52 – BELLEFONTAINE RIDGE – 25 UNITS**

Situate in Section 21, town 2, Range 8 MRs, City of Huber Heights, Montgomery County, Ohio, and being part of Tract No. 3 of Jacob Huber Plat recorded in Plat Book "M", Page 70, and being also part of land conveyed to Oberer Development Co. and recorded in MF 87-0665-C11, and being more particularly described as follows:

Beginning at an iron pin in the centerline of Bellefontaine Road, said iron pin being the southeast corner of Wayne Apartments, Section 3, as recorded in Plat Book 83, Page 16, and the northeast corner of said Tract No. 3 and of a 0.297 acre tract conveyed to the City of Humber Heights for roadway purposes and recorded in MF

Thence North 85 degrees 30 minutes 06 seconds West along the south line of said Wayne Apartments plat and the north line of said City tract a distance of 56.54 feet to the true point of beginning.

Thence South 41 degrees 45 minutes 19 seconds West along the wet line of said City tract, said west line being also the west right-of-way line of Bellefontaine Road, a distance of 287.66 feet to an iron pin in the south line of said Tract No. 3 and said Oberer Tract, said south line being also the north line of Tract No. 2 in said Jacob Huber Plat.

Thence North 85 degrees 30 minutes 06 seconds West along said south line a distance of 575.96 feet to an iron pin at the southeast corner of a 0.421 acre tract described in Deed Book 2396, Page 198.

Thence North 4 degrees 30 minutes 00 seconds East along the east line of said 0.421 acre

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tract a distance of 78.43 feet to the northeast corner of said 0.421 acre tract.

Thence North 85 degrees 30 minutes 06 seconds West along the north line of said 0.421 acre tract a distance of 15.00 feet to the east right-of-way line of Brandt Pike, said right-of-way line being also the east line of a 0.037 acre tract conveyed to the City of Huber Heights and recorded in MF 88-066-A03.

Thence North 4 degrees 0 minutes 00 seconds east along said right-of-way line a distance of 40.00 feet to the south line of a 0.539 acre tract described in Deed Book 2332, Page 548.

Thence South 85 degrees 30 minutes 06 seconds east along said south line a distance of 195.00 feet.

Thence North 4 degrees 30 minutes 00 seconds East along the east line of said 0.539 acre tract a distance of 110.53 feet to the north line of said Tract No. 3 and aid Oberer tract.

Thence South 85 degrees 30 minutes 06 seconds east along said north line a distance of 750.10 feet to the point of beginning.

Containing 3.664 acres; subject, however, to all legal highways, easements and restrictions of record.

All deed and plat references are to Montgomery County Records.

Prior deed reference MF 87-0665-C11

The above description was prepared from a new survey by Bevan Fetters, Reg. Sur. #4343 on May 24, 1988.

**OH005-53 - WOLF CREEK HOMES - 35 UNITS**

Situated in Section 34, Town 5, Range 5E, Randolph Township, Montgomery County, Ohio and being Lot Numbered One of a Plat known and recorded as Wolf Creek Homes Section One in Plat Book 157, Page 50 of the Plat Records of Montgomery County, Ohio and being more particularly described as follows:

Beginning at the southwest corner of said Section 34, said corner being the intersection of the centerlines of Westbrook Road and Union Road; thence with the south line of said Section 34 and the centerline of Westbrook Road North 88 degrees 20 minutes 00 seconds East for 1,644.28 feet to a point on the south line of Section 34 and the centerline of Westbrook Road said point also being the southwest corner of said Wolf Creek Homes Section One;

Thence with the west line of said Wolf Creek Homes Section One North 3 degrees 36

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minutes 45 seconds East for 45.41 feet to the southwest corner of Lot Number 1 of said Wolf Creek homes Section One and said corner also being the true point of beginning for this description;

Thence continuing with the west line of said Wolf Creek Homes Section One North 3 degrees 36 minutes 45 seconds East for 570.86 feet to the northwest corner of said Lot Number 1;

Thence with the north line of said Wolf Creek Homes Section One South 81 degrees 07 minutes 40 seconds East for 350.00 feet to the northeast corner of said Lot Number 1, said corner also being the northwest corner of a tract of land conveyed to Everett and Patricia Williams as recorded in Microfiche No. 93-0294A01 of the Deed Records of Montgomery County, Ohio;

Thence with the common line between said Wolf Creek Homes Section One and said Williams tract South 3 degrees 36 minutes 45 seconds West for 506.57 feet to a point on the west line of said Williams tract, said point also being the southeast corner of Lot Number 1 and a pint on the north right-of-way line of said Westbrook Road;

Thence with the north right-of-way line of said Westbrook Road South 88 degrees 20' 00" West for 350.00 feet to the true point of beginning for this description.

Contains 4.011 acres be it the same, more or less, subject, however, to all legal highways, easements and restrictions of record.

**OH005-56 – TELFORD & HILGEFORD – 20 UNITS**

**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: Form HUD 52190-A(3/90) Ref. Handbook 7417.1 Page 1 of 4 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).



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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;

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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 MRs., 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 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. # 98836D08, a point in the south right-of-way of Hilgeford Drive (60' RIW) 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.

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OH005-57 – HOPELAND HOMES PHASE I – 30 UNITS

1301 RED BLUFF

Situated in the City of West Carrollton, County of Montgomery and State of Ohio and being Lot Numbered Four Thousand Ninety Nine (4099) of the Consecutive Numbers of Lots on the Revised Plat of the said City of West Carrollton, Ohio.

2018 SHROYER ROAD

Situated in the City of Oakwood, County of Montgomery, State of Ohio and being Lots Numbered 2078 and 2079, of the revised and consecutive numbers of Lots of the Plat of the said City of Oakwood, including those parts of Lots Numbered 12 and 13, on the Oakwood View Plat recorded in Plat Book P, Page 1, which were annexed to the City Of Oakwood as recorded in Plat Book 104, Page 54 of the plat records of Montgomery County, Ohio.

149 IMPERIAL COURT

Situated in the City of Vandalia, County of Montgomery, State of Ohio and being Lot Numbered Seven (7) of Imperial Subdivision No. 1 as recorded in Plat Book 80, Page 36 of the Plat Records of Montgomery, Ohio.

5531-5537 FISHER DRIVE

Situated in the City of Huber Heights, County of Montgomery, State of Ohio and being Lot Numbered Forty-Two (42) of Wayne Meadows as recorded in Plat Book 93, Page 60 of the Plat Records of Montgomery County, Ohio.

4511-4517 WAYNE MEADOWS

Situated in the City of Huber Heights, County of Montgomery and State of Ohio and being Lot Numbered Twenty-Seven (27) of Wayne Meadows as recorded in Plat Book 93, Page 60 of the Plat Records of Montgomery County, Ohio.

4519-4525 WAYNE MEADOWS

Situated in the City of Huber Heights, County of Montgomery, State of Ohio and being Lot Numbered Twenty-Eight (28) of Wayne Meadows as recorded in Plat Book 93, Page 60, of the Plat Records of Montgomery County, Ohio.

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5541-5547 MISTY LANE

Situated in the City of Huber Heights, County of Montgomery, State of Ohio and being Lot Numbered Eighteen (18), Huber Heights Apartments, Section 2 as the same is recorded in Plat Book 67, Page 73, of the Plat Records of Montgomery County, Ohio.

OH005-59 – HOPELAND HOMES PHASE II – 10 UNITS

5527-5533 MISTY LANE

Situated in the City of Huber Heights, County of Montgomery, State of Ohio and being Lot Numbered Seventeen (17), Huber Heights Apartments, Section 2 as the same is recorded in Plat Book 67, Page 73 of the Plat Records of Montgomery County, Ohio.

137 IMPERIAL COURT

Situated in the City of Vandalia, County of Montgomery, State of Ohio and being Lot Numbered Eight (8) of Imperial Subdivision No. 1 as recorded in Plat Book 80, Page 36 of the Plat Records of Montgomery, Ohio.

**Desoto Demolition**  
**Section 6 Line 2**  
**Demographics -**  
**PHASE 1**

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

Please refer to the following table:

Category	Number of Residents
Persons with Disabilities	36
Hispanic	2
Non-Hispanic	64
Black African American	63
White	3
American Indian	0
Asian	0
Native Hawaiian/Pacific Islander	0

PHA Demographics	
Demographic#	120 (Demographics As Of
Property:	502, 505

Tenant Code	HOH Sex	HOH Age in years	Family Income Limit	HOH Address 1	HOH Disability	HOH Ethnicity	HOH Citizenship	Family Size	White	Black African American	American Indian Alaska Native	Asian	Native Hawaiian / Other Pacific
x0555912	Female	66	eli	1721 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	1	Yes	No	No	No	No
t0562190	Male	39	eli	805 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	2	Yes	No	No	No	No
t0023506	Female	53	eli	1703 BANKER PLACE	Disabled	Hispanic	Eligible Citizen	1	Yes	No	No	No	No
t0504420	Male	67	eli	819 DANNER AVENUE	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0514649	Male	72	eli	801 DANNER AVENUE	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0455961	Female	61	eli	1702 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0503729	Female	59	eli	1700 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0515034	Female	53	li	1712 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0507645	Female	55	eli	1718 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0008482	Female	77	eli	1724 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0520366	Female	47	eli	1728 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0005507	Female	69	eli	1730 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0562601	Female	79	eli	1720 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0550046	Male	55	eli	1742 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0006582	Female	71	eli	1740 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0551627	Female	41	eli	1746 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0554175	Female	24	eli	816 BOONE PLACE	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0553118	Female	37	eli	814 BOONE PLACE	Disabled	NonHispanic	Eligible Citizen	3	No	Yes	No	No	No
t0509771	Female	62	eli	812 BOONE PLACE	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0463111	Female	65	eli	804 BOONE PLACE	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0028029	Female	51	eli	800 BOONE PLACE	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0552313	Male	52	eli	1751 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0520354	Male	66	eli	1737 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0464700	Female	40	eli	1735 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0519109	Male	57	eli	1733 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0525247	Female	68	eli	1731 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0527166	Male	61	eli	1725 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0517477	Male	56	eli	1723 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0554022	Female	49	eli	800 WILBERFORCE PLACE	Disabled	NonHispanic	Eligible Citizen	2	No	Yes	No	No	No
t0005963	Male	59	eli	806 WILBERFORCE PLACE	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0524978	Male	53	eli	812 WILBERFORCE PLACE	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No
t0554774	Female	47	eli	816 WILBERFORCE PLACE	Disabled	NonHispanic	Eligible Citizen	1	No	Yes	No	No	No





# Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

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**August 31, 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:**        *DDA0012243 Demolition & Disposition of Desoto Bass Courts*

Dear Sir/Madam:

Please accept the demolition disposition application of the Dayton Metropolitan Housing Authority d/b/a Greater Dayton Premier Management (“**GDPM**”) regarding AMP OH005000007 Desoto Bass Courts. Demolition of Desoto Bass Courts is justified because the development is obsolete as to physical condition, location, and other factors, making it unsuitable for housing purposes; and no reasonable program of modifications is cost-effective to return the development to useful life. Additionally, demolition will result in redevelopment of the site.

With construction beginning in the 1930s, Desoto Bass Courts is the oldest public housing development within Montgomery County, Ohio. The property is physically obsolete. For several years, the property has suffered from long-term vacancy issue due to a lack of marketability of the property. Marketability is impacted by several reasons including a high crime rate, industrialization of parts of the neighborhood and due to the blight in the area immediately surrounding Desoto Bass Courts. HUD awarded GDPM with a Choice Neighborhoods Planning Grant in order to strategically plan the repositioning of the neighborhood. However, due to the number of units GDPM would be required to redevelop in the area and the already saturated nature of the neighborhood, Choice Neighborhoods implementation is not feasible.

Despite the infeasibility of a Choice Implementation Grant, GDPM remains committed to redeveloping the area. In May 2022, GDPM secured a reservation of 9% tax credits in order to start the initial phase of the neighborhood redevelopment, the new construction of Germantown Crossing. Germantown Crossing is within the immediate vicinity of Desoto Bass. It will be a newly constructed 55 unit family development with one, two and three bedroom units. The financial closing should occur within the next month with construction commencing in October 2023. The Desoto Bass residents have a preference to relocate to the development upon construction completion.

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



In May, 2023, GDPM was notified that it received a 9% tax credit reservation in the amount of \$10M for the first phase of on-site redevelopment of Desoto Bass. This will involve the new construction of 44 units on site at Desoto Bass. Demolition must occur prior to construction which is anticipated to begin in early fall 2024.

The enclosed application requests authorization to demolish the site in up to six phases. With the award of the planning grant and the back to back annual 9% tax credit awards, GDPM has demonstrated its commitment to redevelopment of the site. GDPM will continue to aggressively seek funding in order to complete a total redevelopment of Desoto Bass Courts. GDPM intends to subsidize the new units with project based vouchers and will execute a 20 year HAP contract. GDPM is also willing to record restrictive covenants that will ensure the development operates as affordable housing for the long-term.

Along with demolition approval, GDPM is seeking HUD approval to dispose of the first phase of redevelopment, Renew Miami Chapel Phase I. After finalizing each redevelopment phase, GDPM will request SAC approval for disposing of the remainder of the site.

Information concerning the physical obsolescence, lack of marketability, and the current development plans is attached to the application.

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: 2023.08.31 11:41:18 -04'00'

Angela Stearns

Sr. Manager

Planning & Development

GDPM

[astearns@dmha.org](mailto:astearns@dmha.org)

*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 Demolition &amp; Disposition of Desoto Bass Courts</b>	
1. Date of Application:	August 31, 2023
2. Name of Public Housing Agency (PHA):	Dayton Metropolitan Housing Authority
3. PHA Identification Number:	OH00500005
4. PHA Address:	400 Wayne Ave, Dayton, OH 45402
5. Contact Person Name at PHA:	Angela Stearns
6. Contact Person Phone No.:	937-672-6785
7. Contact Person Email:	astearns@dmha.org
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance? <i>If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9. Name of Local HUD Field Office	Cleveland
10. Name of Expeditor at Local HUD Field Office who assisted PHA with application	Kendrick Cloud

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

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

**2. Board Resolution** that approves the removal action; and PHA's submission of removal application to HUD:  
Board Resolution Number: 7621      Board Resolution Date: 1/18/2023

*Attach a copy of signed PHA Board Resolution*

<b>3. Environmental Review:</b> Check the box for the entity that conducted the Environmental Review (ER):		<input type="checkbox"/> HUD under 24 CFR part 50 <input checked="" type="checkbox"/> Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Dayton Date ER was conducted: 8/31/23
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):		Dayton, Montgomery County
<b>5. Date(s) of letter(s) of support from (local) government officials:</b>		December 13, 2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable) attached		

**Section 4: Description of Existing Development**

<b>1. Name of Development:</b>		Desoto Bass		
<b>2. Development Number:</b>		OH005000007		
<b>3. Date of Full Availability (DOFA):</b>		3/1/1942		
<b>4. Number of Residential Buildings:</b>		43		
<b>5. Number of Non-Residential Buildings:</b>		4		
<b>6. Date Constructed:</b>		3/1/1942		
<b>7. Is the Development Scattered Site?</b>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):</b>		43		
<b>9. Number of Types of Structures (row houses, walk-up units, high-rise unit):</b>		43 row houses		
<b>10. Total Acres in Development:</b>		45		
<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	86		4	90
2 – Bedrooms	184		1	185
3 – Bedrooms	67			67
4 - + Bedrooms	12			12
<b>Total</b>	<b>349</b>		<b>5</b>	<b>354</b>

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

**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)						Demolition
<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	81			5	4	90
2 – Bedrooms	184				1	185
3 – Bedrooms	67					67
4 - + Bedrooms	12					12
<b>Total</b>	<b>344</b>			<b>5</b>	<b>5</b>	<b>354</b>

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	43	
Non-Residential Buildings	4	
Total Buildings	47	
<i>If the removal action is for only a portion of property at a contiguous site, attach a site map</i> N/A		
<b>4. Total Acreage Proposed for Removal (if applicable)</b>		
(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) attached		
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map. N/A		
<b>5. Estimated Value of the Proposed Property</b>		\$ N/A
(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?		<input type="checkbox"/> Yes <input type="checkbox"/> No
(b) If yes, date of appraisal and name of appraiser:	Date:	Name:
(c) If not, describe other form of valuation used:		
<i>Attach an executive summary of the appraisal or other form of valuation</i>		
<b>6. Timetable</b>		
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	730
(c) Execute Contract for Removal		210
(d) Removal of the property		1095

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)	276
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	482
<i>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</i> attached	
3. Who will provide relocation counseling and advisory services to residents?	<input checked="" type="checkbox"/> PHA staff <input type="checkbox"/> Another Entity contracted by the PHA Describe:
<i>Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action</i> attached	
4. What is the estimated costs of relocation and moving expenses (including advisory services)?	\$ 888,720
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	<input checked="" type="checkbox"/> Capital Funds <input type="checkbox"/> Operating Funds <input type="checkbox"/> Funding Source Year: 2022 <input type="checkbox"/> Non-1937 Act Funds (describe: )
6. What comparable housing resources does the PHA expect to offer to displaced residents?	<input checked="" type="checkbox"/> Public Housing. If checked, number: <input checked="" type="checkbox"/> Section 8 HCV (existing resources. If checked, number: <input checked="" type="checkbox"/> Section 8 HCV (new award of TPVs) (see question #7). If checked, number: 276 <input checked="" type="checkbox"/> PBV Unit. If checked, number: 346 <input type="checkbox"/> Other (attach description). If checked, number:
<i>Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.</i> attached	

<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: <b>354</b></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> attached</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): 9/17, 2/18, 12/21, 3/22</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> attached</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> attached</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> attached</p>	
<p>4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)</p>	<p>Name of RAB: Metro-wdie Date(s): 2/2018 &amp; 4/2022 <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> attached</p>	
<p>5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?</p>	<p><input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p>
<p><i>If yes, attach comments received, along with an evaluation by the PHA</i> attached</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>
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VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

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

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

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

Name of Authorized Official	Jennifer N. Heapy
Official Title:	CEO
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: 2023.08.31 11:49:29 -0400</small>
Date:	August 31, 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.

**Desoto Bass  
52860-A  
Justification**

***Attach a completed HUD-52860-B, narrative statement, and other supporting documentation.***

Demolition of Desoto Bass Courts is justified because the development is obsolete as to physical condition, location, and other factors, making it unsuitable for housing purposes; and no reasonable program of modifications is cost-effective to return the development to useful life. Additionally, demolition will result in redevelopment of the site.



Desoto Bass Court (“Desoto” or “Desoto Bass”) is located on the “West Side” of Dayton, Ohio and is the oldest public housing development in Montgomery County, Ohio. The West Side of Dayton has historically experienced pronounced segregation and redlining, and has higher rates of crime and poverty as compared to the rest of Montgomery County, Ohio.

The West Side of Dayton is part of GDPM’s Choice Neighborhoods area. GDPM received a Choice Planning Grant which included the eventual demolition and redevelopment of Desoto Bass. During the Choice Planning process, GDPM met with residents and community stakeholders many times to discuss the redevelopment of the neighborhood; including demolition of reconstruction on and off-site.

The property is proposed for demolition for several reasons. First, a recent needs assessment identified at least \$54M in needed repairs over the next three years. Additionally, despite several mitigating measures, the property has historically experienced a high vacancy rate; typically at least a 20% vacancy rate. Further, the property is not marketable for several reasons including the age, needs, location and a high crime rate. Furthermore, the surrounding area is depressed and a commercial laundry facility was recently built directly across the street from the property.

Lastly, demolition of the property will result in redevelopment of the site. GDPM received two 9% tax credit awards for development in the neighborhood. The first tax credit development, Germantown Crossing, includes the new construction of 55 units within the immediate vicinity of Desoto Bass. Construction is expected to begin in September 2023

and GDPM intends to relocate Desoto residents to the new development. The second award was received this past year and will result in the new construction of 44 units onsite at Desoto Bass.

GDPM intends to demolish Desoto Bass in phases. The first two phases include demolition of up to 100 units and will be completed within 365 days of HUD approval. The remainder of the site will be demolished in phases over the next two-four years. A proposed phasing summary is included below.

### **Property Background**

Initially constructed in the 1940s, Desoto Bass is the largest and oldest public housing development in Montgomery County, Ohio. It's a family site with 354 public housing units.<sup>1</sup> Typical of the time, the 43 buildings that make up Desoto have the 'military barrack' look. The property and surrounding neighborhood is physically deteriorated, saturated with low income housing and is considered one of the deadliest neighborhoods in the area.

Desoto is GDPM's least desirable development. The development currently has seventy-four (74) vacant units; a vacancy rate of 21%.<sup>2</sup> Many of these units have been long-term vacant units; many being vacant for more than 200 days.



### **Physical Condition**

Desoto Bass is physically obsolete. The most recent REAC inspection resulted in a score of 62.<sup>3</sup> The Desoto site scored 7 out of 17 possible points. Out of 50 possible points for unit interiors, the Desoto units scored 24. Based off the sampling of inspected units,

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<sup>1</sup> See attached Site Map

<sup>2</sup> See attached Occupancy Report May 24, 2023

<sup>3</sup> See attached Excerpt from REAC Inspection August 2022

REAC projected the property to have 389 non-life threatening health and safety deficiencies and 64 life threatening deficiencies. Deficiencies include, but are not limited to missing/damaged appliances, inoperable kitchens, missing screens, missing smoke detectors, tripping hazards, missing accessibility routes, damaged/missing bathroom sinks, evidence of water infiltration, missing doors, mold, and obstructed wheelchair routes.

In March, 2023, AEI Consultants (AEI) provided a final physical needs assessment report. The assessment was conducted in accordance with 24 CFR 970, HUD PIH Notice 2021-07 (HA) *Demolition and/or disposition of public housing property, eligibility for tenant protection vouchers, and associated requirements* and other related HUD rules and guidance. The needs assessment identified \$54.4M in needed repairs within the next three years. This equates to 64.32% of TDC and meets the HUD threshold needed for a determination of physical obsolescence. According to the assessment, Desoto Bass has substantial physical issues; including critical structural issues, deficiencies in major systems and other deterioration that cannot be corrected in a cost effective manner. AEI provided GDPM with a list of specific work items needed along with a cost estimate. The cost estimate and accompanying narrative are attached hereto.<sup>4</sup>

### **Neighborhood Deterioration**

In addition to being physically obsolete, Desoto Bass is located in the neighborhood referred to as Miami Chapel. Miami Chapel is plagued with blight, crime, and disenfranchisement. During the past 15 years, the City of Dayton has experienced seismic shifts from the twentieth century manufacturing and has consequently lost thousands of manufacturing jobs. The job loss has led to a significant reduction in the population of neighborhoods that housed the manufacturing workforce. Because many of the manufacturing jobs were concentrated in West Dayton, the area experienced a disproportionate share of the job loss impact and its neighborhoods suffered. The population decline in West Dayton nearly doubled the City of Dayton's overall population loss. The population decrease



*Located on the west side of the City of Dayton, Desoto Bass is spread out over 45 acres.*

<sup>4</sup> See HUD Physical Needs assessment PNA – March 22, 2023-provided under separate cover



contributed to property abandonment and blight across the area.



Figure 1 DeSoto Bass



Figure 2 West Side Blight



In 2022, a massive 80,000 square foot warehouse was built directly across the street from Desoto Bass.<sup>5</sup> The facility is known as Economy Linen and Towel Service and is used for laundry services for the healthcare industry. Although the facility brought much needed jobs to Dayton, it was placed in a residential neighborhood already facing community disenfranchisement.

### **Blight**

The City of Dayton has one of the highest housing vacancy rates in all of Ohio<sup>6</sup>. An overwhelming amount of these vacant properties are located in West Dayton. Up to 25% of the residential units in West Dayton are vacant. Broken windows, overgrown lots and boarded up entrances mark many of the vacant properties.

To exasperate the quality housing problem, a tornado outbreak that struck the region in May 2019 damaged or destroyed more than 2,200 homes and buildings, many in West Dayton.

<sup>5</sup> See attached Map Showing Proximity of Economy Laundry to Desoto

<sup>6</sup> See August 21, 2021 Dayton Daily News Article

In 2019, the City of Dayton published the “West Dayton Neighborhoods Vision.” In the introduction to the vision, City of Dayton City Manager specifies that the City envisions the redevelopment of Desoto Bass.<sup>7</sup> The Vision serves as a road map for continued work to improve and advance West Dayton neighborhoods. It indicates that Desoto Bass is a critical site in West Dayton and that redevelopment of the site is desperately needed.<sup>8</sup>



Quality rental housing is difficult to access in West Dayton. The neighborhood is becoming more industrial and it's a food desert. According to a West Side tenant, “The problem here is that if you can afford a home and good quality food, then you leave the [West Dayton] community for communities where you have easy access to homes and food.”

### **Desoto Bass- Crime**

Desoto Bass is located in one of the most dangerous neighborhoods in the United States. Because of its high crime rates, the City of Dayton is considered by some to be the deadliest place to live in Ohio. A 2022 report published by CBS News and based upon 2019 FBI Crime Date, ranked Dayton, Ohio as one of the top five deadliest places to live in the United States.<sup>9</sup> The crime rate for Desoto Bass is much higher than the crime rate for the entire City of Dayton and is therefore one of the deadliest neighborhoods in Ohio. According to Neighborhood Scout, Dayton has a crime rate of 47 per one thousand residents. However, the crime rate at Desoto is almost double, 89 per 1,000 residents. According to CrimeGrade.org, the Desoto neighborhood was given an “F” grade for both violent and property crimes. In fact, the zip code associated with Desoto has a higher crime rate than 94% of US zip codes.<sup>10</sup>

Between May 2022 and January 2023, five homicides occurred at Desoto. Thus far, in 2023, several violent crimes including a double homicide, have taken place at Desoto.<sup>11</sup> In 2022, 129 violent crimes were reported including homicide, assault, robbery, kidnapping, and menacing.<sup>12</sup>

In order to combat the escalating crime rates, GDPM employed a number of crime fighting strategies including implementation of an aggressive trespass policy and the employment

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<sup>7</sup> see attached *West Dayton Neighborhoods Vision* page IV (*Desoto* References highlighted throughout the Plan

<sup>8</sup> *Id* page 6

<sup>9</sup> See attached *Miami Valley News* article September 13, 2022

<sup>10</sup> See attached *CrimeGrade.org* Data

<sup>11</sup> See attached *Desoto Crime* Articles

<sup>12</sup> See attached *Dayton City Police Department* Stats

of the “Task Force” which includes three full time City of Dayton Police Officers devoted specifically to GDPM properties. However, the crime rates have continued to climb.



*May 2022 Standoff at Desoto Bass.*

### **Residents Fear for Their Safety:**

Desoto residents see the negative implication of the crime rate, first hand. It is not uncommon to see arrests, stand-offs, pursuits and gun violence at Desoto. A majority of residents have claimed they feel unsafe. A resident survey found that 49% of the respondents felt unsafe during the day and 70% of the respondents felt unsafe after dark. An overwhelming majority, 78%, said that the crime and violence in the area is the major reason they dislike the neighborhood. 44% were concerned with gang activity and gang violence in the area.<sup>13</sup>

Since 2016, GDPM has been engaged in neighborhood planning for the redevelopment of Desoto Bass. GDPM held countless meetings with neighborhood stakeholders including Desoto Bass residents. GDPM held a community visioning party for the DeSoto Bass neighborhood with a focus on safety challenges the residents are facing. During the event, residents were asked about their dreams related to safety in their community and were asked to answer the prompt, “I dream of a neighborhood that...” Two top responses included:

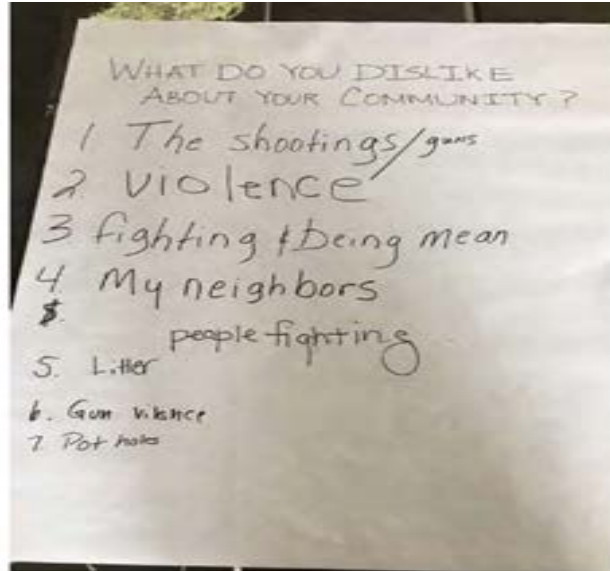
- “has no shootings”
- “is drug free”

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<sup>13</sup> See attached Excerpt from Resident Survey pg 59. The entire survey is available upon request.



In the midst of the stakeholder meetings, GDPM held a brainstorming youth dialogue session whereby DeSoto area youth participated in making a visioning board. When asked “What do you dislike most about your community,” the Desoto youth answered with “the shootings, guns” and “violence”.



Residents of all ages have expressed their concern for the violent crime that’s become routine for the Desoto neighborhood.

Desoto Bass is notorious for its high crime rates. A basic google search will result in numerous news stories, YouTube videos and articles concerning the rampant crime at Desoto. Along with the overwhelming amount of capital needs, the high crime rate, soaring vacancy rate, rampant blight and lack of access to food all negatively impact the marketability of Desoto Bass. And, with a 21% vacancy rate, Desoto has reached a crisis point.

### **Redevelopment:**

In September, 2023, GDPM intends to begin construction of Germantown Crossing, a 55 unit multi-family development. The \$15.4M project is partially funded with a \$10.7M 9% tax credit award.<sup>14</sup> Germantown Crossing will be located within the immediate vicinity of Desoto and, once construction is complete, GDPM intends to relocate 55 Desoto Bass families to Germantown Crossing.

In May 2023, GDPM received a 9% tax credit binding reservation award in the amount of \$10M for “Renew Miami Chapel Phase I”. This includes the first phase of on-site new construction of units at Desoto Bass. The total project cost is \$14M. In the forthcoming year, GDPM intends to submit supplemental tax credit applications to complete more redevelopment on site.<sup>15</sup>

Thus far, the total amount awarded for the first off-site and on-site redevelopment is appx. \$29M.

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<sup>14</sup> see attached *Germantown Crossing Proposal Summary and Carryover Allocation Agreement*

<sup>15</sup> see attached *Renew Miami Chapel Phase I Proposal Summary and Article*

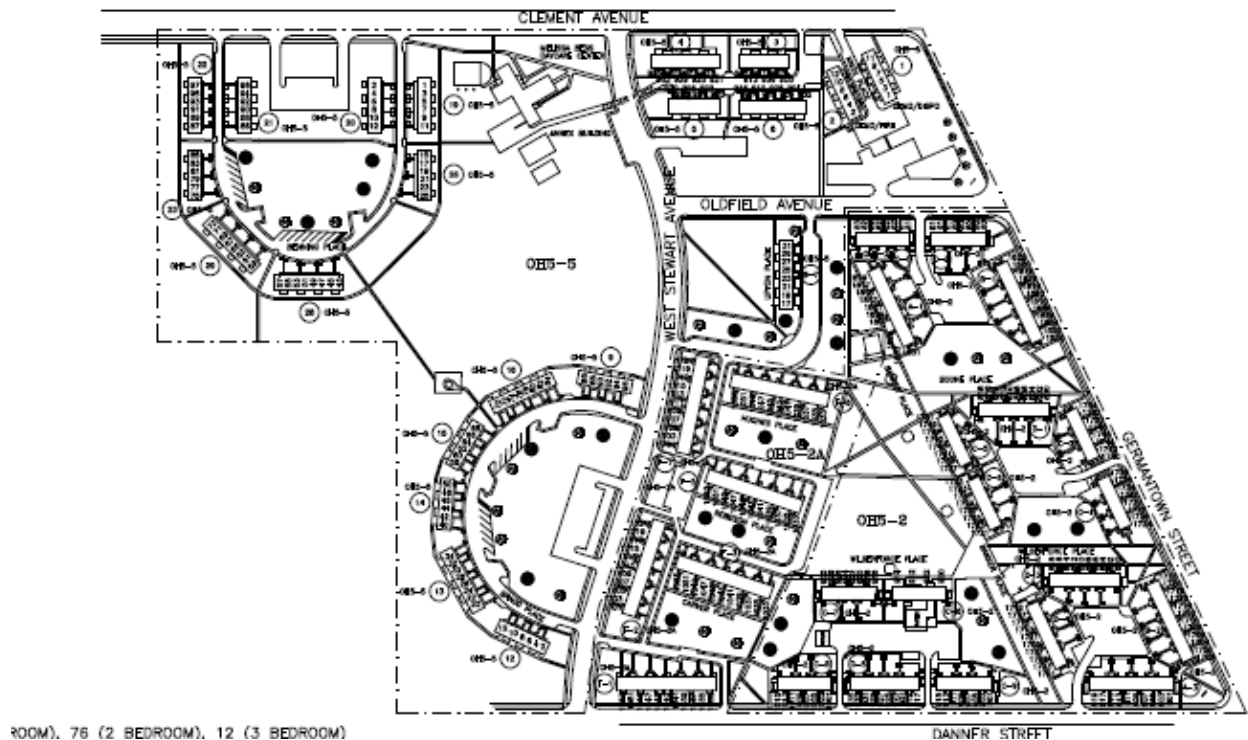
## The Plan:

GDPM's tentative Desoto Bass demolition phasing plan includes six phases.<sup>16</sup>

**Demo Phase I:** On May 17, 2023, GDPM was awarded a 9% tax credit award for "Renew Miami Chapel – Phase 1". Renew Miami Chapel is GDPM's master plan for redeveloping the Desoto Bass area. The award includes the new construction of 44 units on site at the corner of Germantown and Danner.<sup>17</sup>

**Demo Phase II:** In 2022, GDPM received a 9% Tax Credit Award for a new construction family development located near Desoto. GDPM intends to relocate up to 50 Desoto Families to the development known as Germantown Crossing.

**Demo Phases III-VI:** GDPM anticipates demolition of the remaining units within the next four years.



## Conclusion:

<sup>16</sup> See attached Demo Phasing Plan

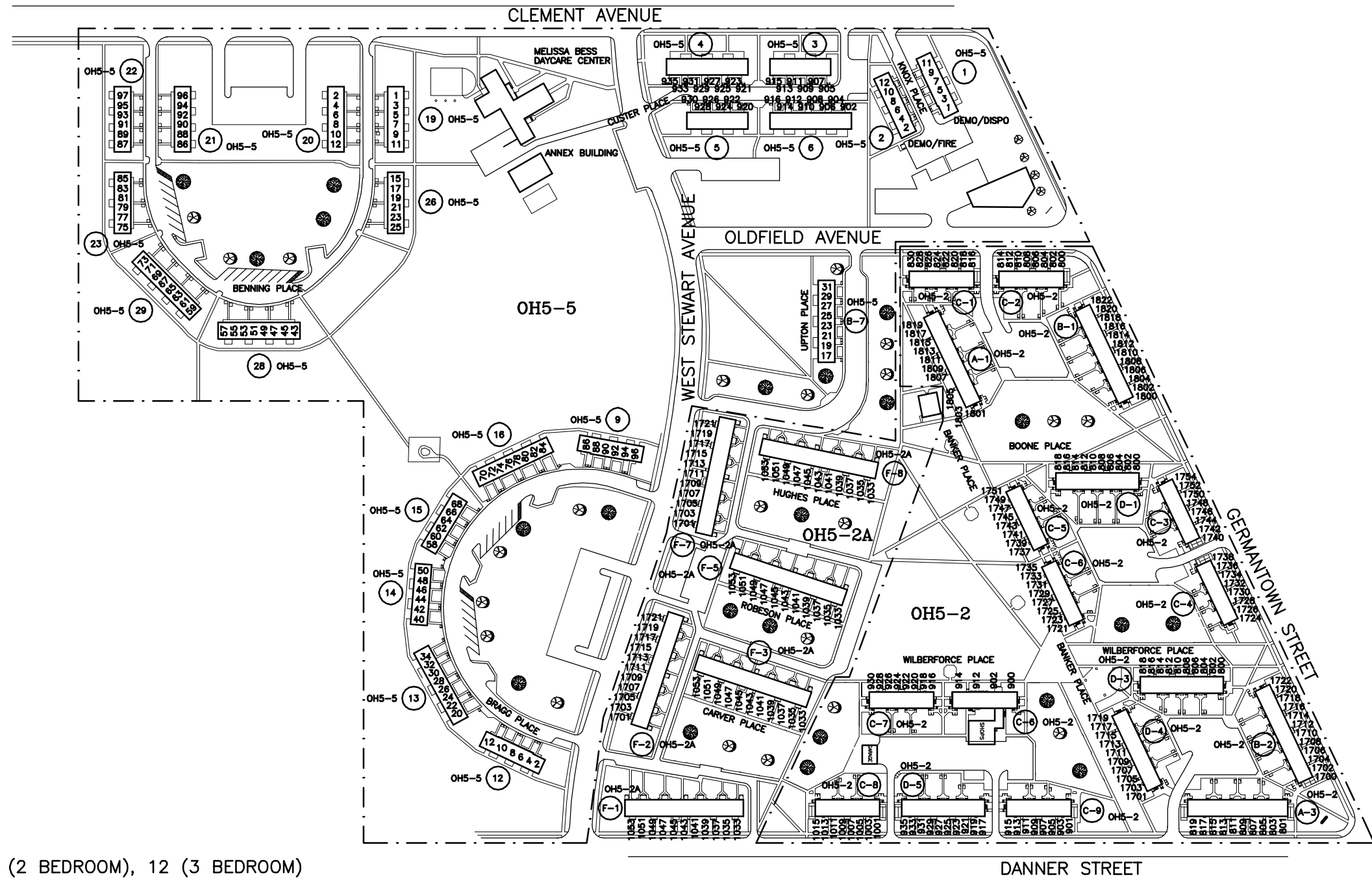
<sup>17</sup> See attached Phase I and Phase II Demo Plan

Desoto Bass is physically and functionally obsolete. The physical needs exceed 64% of TDC. The surrounding blighted neighborhood along with the high crime rates drastically impact the marketability of the property and therefore, Desoto has been plagued with long-term vacancies. GDPM's proposed redevelopment of the site will bring vibrancy to the West Side of Dayton and it will help ensure the long-term viability and marketability of the development.

For the foregoing reasons, GDPM respectfully requests HUD approval of the demolition of Desoto Bass Courts.

***\* In the near future, GDPM intends to request disposition approval to dispose of the property that makes up the first phase of reconstruction. GDPM will dispose of the property to its instrumentality, Invictus Development Group, Inc. Once the lot split is complete and an accurate legal description and acreage calculation is obtained, GDPM will amend the DDA to include the first phase disposition.***

E:\JN\_5322-TB17X11.dwg 3-2-05 15:37:39  
 E:\JN\_5322-A2-5309.dwg 3-7-05 10:03:28  
 E:\JN\_5322-M2-5309.dwg 3-7-05 10:04:19



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

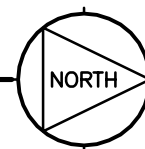
OH5-2A  
 6-BUILDINGS  
 66-UNITS (FAMILY) 6 (1 BEDROOM), 24 (2 BEDROOM), 24 (3 BEDROOM), 12 (4 BEDROOM)

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

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

**SITE PLAN**

SCALE: 1" = 200'-0"



**DESOTO BASS COURTS**

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

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

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

811 Oldfield Avenue

Dayton, Ohio

**Helmig Lienesch LLC**  
 Consulting Engineers

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

DATE  
 3-4-05

DRAWN BY  
 EJN

CHECKED BY  
 DRH

SHEET  
 M-4500

	C	D	E
1			
2	<b>Occupancy/Aging Report</b>		
3	<b>5/23/2023</b>		
4	<b>Hub: 5HCLV Cleveland Hub</b>		
5	<b>Field Office: 5CPH CINCINNATI COMMUNITY SERVICE CENTER</b>		
6	<b>Field Office HA: OH005 Dayton MHA</b>		
7	<b>Report Type: Aging</b>		
8	<b>Development Code: OH005000007</b>		
9			
10	<b>Unit #</b>	<b>Status</b>	<b>Days</b>
11	502043	Vacant HUD Approved -	326
12	502044	Vacant	75
13	502051	Vacant HUD Approved -	326
14	502053	Vacant HUD Approved -	326
15	502054	Vacant HUD Approved -	326
16	502055	Vacant HUD Approved -	326
17	502063	Vacant	33
18	502066	Vacant HUD Approved -	326
19	502074	Vacant HUD Approved -	326
20	502075	Non-Dwelling - Special U	1258
21	502077	Vacant HUD Approved -	326
22	502078	Vacant	142
23	502089	Vacant	35
24	502094	Vacant	39
25	502103	Vacant	33
26	502107	Vacant	75
27	502115	Vacant	0
28	502118	Vacant	77
29	502124	Vacant	0
30	502139	Vacant HUD Approved -	326
31	502141	Vacant HUD Approved -	326
32	502148	Vacant HUD Approved -	326
33	502157	Vacant HUD Approved -	326
34	502183	Vacant HUD Approved -	326
35	502203	Vacant HUD Approved -	326
36	502207	Vacant HUD Approved -	326
37	502209	Vacant HUD Approved -	326
38	502210	Vacant HUD Approved -	326
39	502224	Vacant HUD Approved -	326
40	502225	Vacant HUD Approved -	326
41	502227	Vacant	8
42	502230	Vacant HUD Approved -	326
43	502231	Vacant HUD Approved -	326
44	502247	Vacant HUD Approved -	326
45	502254	Vacant HUD Approved -	326
46	502255	Vacant HUD Approved -	326

	C	D	E
47	502270	Vacant HUD Approved -	326
48	502275	Vacant HUD Approved -	326
49	502292	Vacant HUD Approved -	326
50	502295	Vacant	33
51	502296	Vacant	54
52	502302	Vacant	62
53	502307	Vacant HUD Approved -	326
54	502310	Vacant	343
55	502910	Non-Dwelling - Special U	1481
56	502911	Non-Dwelling - Special U	1481
57	502912	Non-Dwelling - Special U	1481
58	502914	Non-Dwelling - Special U	1481
59	505314	Vacant	56
60	505320	Vacant HUD Approved -	326
61	505331	Vacant	61
62	505333	Vacant HUD Approved -	326
63	505335	Vacant	0
64	505338	Vacant HUD Approved -	326
65	505343	Vacant	33
66	505382	Vacant HUD Approved -	326
67	505383	Vacant HUD Approved -	326
68	505384	Vacant HUD Approved -	326
69	505390	Vacant	50
70	505391	Vacant	0
71	505393	Vacant HUD Approved -	326
72	505397	Vacant HUD Approved -	326
73	505398	Vacant HUD Approved -	326
74	505400	Vacant HUD Approved -	326
75	505402	Vacant HUD Approved -	326
76	505403	Vacant	0
77	505425	Vacant	0
78	505429	Vacant HUD Approved -	326
79	505447	Vacant HUD Approved -	326
80	505448	Vacant HUD Approved -	326
81	505450	Vacant	103
82	505485	Vacant	223
83	505488	Vacant HUD Approved -	326
84	505489	Vacant	57

## Inspection Summary Report (POA) for Inspection #708386

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### Inspection Snapshot

<b>Inspection ID:</b>	708386	<b>Inspection Time:</b>	09:10 AM - 06:11 PM
<b>Inspection Start Date:</b>	08/01/2022	<b>Inspection End Date:</b>	08/02/2022
<b>Property ID:</b>	OH005000007	<b>Property Type:</b>	Public Housing
<b>Property Name:</b>	DESOTO BASS COURTS		
<b>Inspection State:</b>	Successful	<b>Score:</b>	62c*

## Inspection Summary Report (POA) for Inspection #708386

### Property Profile

**Property Name:** DESOTO BASS COURTS  
**Scattered Site?** Yes **Multiple Site?** Yes  
**Address Line 1:** 811 OLDFIELD Place  
**Address Line 2:**  
**City:** DAYTON **State:** OH  
**ZIP:** 45408 **Extension:** \_\_\_\_\_  
**Phone:** (937) 910-7500 **Extension:** \_\_\_\_\_  
**Fax:** (937) 222-3554 **Email:** kknox@gdpm.org

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	87	88	26	504	505	26
Common	6	4	4	-	-	-
Total	93	92	30	504	505	26

### Occupancy Information

No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
401	79	No

### Bed Bugs Information

Bed Bugs Reported	# of Buildings with Bed Bugs	# of Units with Bed Bugs	Bed Bug Comments
Yes	20	27	05T-96, 05V-66, 05L-59, 02Q-928, 2AH-1039, 05U-70, 02C-1804, 02O-1003, 2AI-1613 & 1609, 05H-9, 2AD- 1039 & 1047, 02F-1754, 02C-1800, 02V1813, 02M-903, 05F-921, 2AJ-1711, 911-3109 & 3105, 902-511 & 513 & 517, 950-542, 957- 508

**Comments** No Covid reported



## Inspection Summary Report (POA) for Inspection #708386

### Participant Profile

#### Management Agent [Primary Contact / Present During Inspection]

**Name (F, MI, L):** Karla Knox-Gordon  
**Organization:** Greater Dayton Premier Management  
**Address Line 1:** 400 Wayne Ave.  
**Address Line 2:**  
**City:** Dayton **State:** OH  
**ZIP:** 45410 **Extension:**  
**Phone:** (937) 875-1710 **Extension:**  
**Fax:** (937) 222-3554 **Email:** kknox@gdpm.org

#### Executive Director [Not Present During Inspection]

**Name (F, MI, L):** Jennifer Heapy  
**Organization:** Greater Dayton Premier Management  
**Address Line 1:** 400 Wayne Ave  
**Address Line 2:**  
**City:** Dayton **State:** OH  
**ZIP:** 45410 **Extension:**  
**Phone:** (937) 910-7500 **Extension:**  
**Fax:** (937) 222-3554 **Email:** jheapy@gdpm.org

#### Site Manager [Not Present During Inspection]

**Name (F, MI, L):** Carlos Turner  
**Organization:** Greater Dayton Premier Management  
**Address Line 1:** 811 Oldfield Ave.  
**Address Line 2:**  
**City:** Dayton **State:** OH  
**ZIP:** 45417 **Extension:**  
**Phone:** (937) 875-1712 **Extension:**  
**Fax:** (937) 222-3554 **Email:** cturner@gdpm.org

## Inspection Summary Report (POA) for Inspection #708386

### Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	17.28	3.14	14.14	6.27	7.87
Building Exterior	18.27	1.90	16.37	0.00	16.37
Building Systems	13.99	0.00	13.99	0.52	13.47
Common Area	0.44	0.00	0.44	0.02	0.41
Unit	50.03	10.94	39.09	15.29	23.79
Total	100.00	15.97	84.03	22.11	61.91

Score Version: 1

Score Date: 08/02/2022

Final Score: 62c\*

## Inspection Summary Report (POA) for Inspection #708386

### Health & Safety Summary

	Site	Buildings	Units	Total	
<b>Non-Life Threatening (NLT)</b>					<b>Health and Safety Narrative</b>
Actual	1	0	20	21	1 site, 30 buildings and 26 units were inspected.
Projected	1	0	388	389	29 health and safety deficiencies(HSD) were observed.
<b>Life Threatening (LT)</b>					<b>Percentage Inspected:</b>
Actual	0	2	3	5	Site (PIS): 100%
Projected	0	6	58	64	Building (PIB): 33%
<b>Smoke Detectors (SD)</b>					Unit (PIU): 5%
Actual	0	0	3	3	<b>Projected HSD:</b>
Projected	0	0	58	58	Site = (Actual HSDS) / PIS
<b>Overall</b>					Building = (Actual HSDB) / PIB
Actual	1	2	26	29	Unit = (Actual HSDU) / PIU
Projected	1	6	505	512	If all buildings and units were inspected, it is projected that a total of 512 health and safety deficiencies would apply to the property.



## Economy Linen and Towel Service, Inc.

Situated directly across the street from Desoto Bass.



Imagery ©2023 Maxar Technologies, State of Ohio / OSIP, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 100 ft



## Economy Linen and Towel Service, Inc.

3.2 ★★★★★ (24)

Laundry service

[Overview](#)

[Reviews](#)

[About](#)





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## Dayton has one of highest housing vacancy rates in Ohio



**LOCAL NEWS**

By **Cornelius Frolik**, Staff Writer

Aug 21, 2021

**Rate has greatly decreased in past 10 years that was caused by Great Recession, foreclosure crisis and tornado damage.**

Advertisement

Advertisement

Although Dayton has torn down thousands of abandoned and blighted residential properties in the last decade, the city still has one of the highest housing vacancy rates among Ohio's larger urban areas, according a Dayton Daily News analysis of [recently released 2020 Census data](#).

Advertisement

More than 11,000 housing units across the city sit empty, and some blocks have rows of unoccupied and boarded up homes and apartment buildings.

Advertisement

Dayton was ground zero for the foreclosure crisis, compounding decades of population loss, an aging housing stock and the exit of some major employers.

Article continues below

ADVERTISER CONTENT

New Chevy Silverado HD. Heavy-Duty Meets High-Tech. [↗](#)

By Chevrolet

But Dayton's vacancy rate has significantly declined, population losses have slowed and officials say the city continues to prioritize blight removal and it hopes to use some of its \$138 million in federal rescue funds on demolition.

Blight "is the number 1 issue, as far as I'm concerned," said Todd Kinskey, Dayton's director of planning, neighborhoods and development. "We spend a lot of resources boarding buildings, responding to housing complaints — we know, empirically,



that a vacant building does drag down property values.”

**Explore** Dayton’s homeownership rate highest on record; but region has high vacancy rate

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Thank you.



Dayton is home to about 68,900 housing units, according to data from the [U.S. Census Bureau's decennial census](#).

**Advertisement**

The bureau recently released some of the first local level results from its once-in-a-decade comprehensive count of people and households.

**Advertisement**

In Dayton, about one in six housing units are vacant (16.2% of the total).

Only two other Ohio cities with populations in excess of 10,000 residents have higher vacancy rates: East Cleveland (25.4%) and Sandusky (16.7%). Nearly 190 cities in the state have more than 10,000 residents.

About 15.7% of housing in Cleveland and 13.3% of housing in Youngstown is vacant.

Cincinnati's vacancy rate is 12.1%, while Toledo's is 11% and Canton's 10.8%. Akron's rate is 10.3% and Columbus' 8%.

Trotwood (pop. 23,070) also has a high rate: 14.1% (or about 1,650 empty units).





The Census classifies housing units as vacant [if no one was living in them on April 1, 2020](#), unless the occupants were temporarily absent, like if they were on vacation or a business trip or temporarily hospitalized.

Vacant properties oftentimes become blight, leading to disinvestment that jeopardizes the long-term health of neighborhoods, said Michael Grauwelman, executive director of [the Montgomery County Land Reutilization Corporation](#), also known as the land bank.

“Vacancies among other things lead to the erosion of wealth for neighboring property owners, loss of viable moderately priced housing stock and introduces a cost to local government that cannot be recaptured,” he said.

Dayton’s high vacancy rate is largely due to legacy issues such as aging housing stock, outmigration, disinvestment and the loss of manufacturing and good-paying jobs, Grauwelman said.

The foreclosure crisis certainly played a role too, he said, and Dayton was especially hard hit by the bursting of the housing bubble and its aftermath.

Some officials say Dayton is still “right-sizing” its housing supply after decades of bleeding population.

Dayton lost [nearly 3% of its population](#) in the last decade.

City leaders, however, say that is a win because because Dayton lost about 15% of its population between 2000 and 2010 and about 9% in the preceding decade.

Dayton's significant population loss in past decades certainly contributed to housing vacancies, Kinskey said, but the city's population is stabilizing, which is very encouraging.

Dayton's vacancy rate was 21% in 2010, which also was one of the highest levels in the state.

Since then, however, the number of vacant units in the city has decreased by 29%.

Following the housing crash and the Great Recession, Dayton received millions of dollars in state and federal funds for demolition and neighborhood stabilization.

Using this funding, the city demolished thousands of homes and multifamily buildings, including some of the worst eyesores.

These funding sources mostly dried up, but some leftover funds have become available and the city still puts some of its general fund and Community Development Block Grant money toward demolition.

Also, the city hopes that it can use some of its [\\$138 million in federal rescue funds](#) on demolition, said Kinskey, with the city.

Preliminary feedback from residents indicates demolition is one of their top priorities for the federal funds, Kinskey said, and [annual surveys consistently show](#) that city residents overwhelming support increased blight removal.

The good news is that many vacant housing units and residential structures in Dayton are in decent shape and have rehab and reuse potential, Kinskey said.

The city's nuisance list only has about 1,000 properties, he said, and some of those are garages and accessory structures. The list generally contains deteriorating properties that are recommended for demolition.

Kinskey said it's important to note that this Census data show the number of vacant housing units — not the number of vacant structures.

Some large vacant apartment properties with many units could skew the numbers, he said, especially since the Census count occurred less than a year after the 2019 Memorial Day tornadoes.

Some properties damaged by the tornadoes weren't torn down until much later, while other residential buildings have been rehabbed and reopened.

The tornadoes likely contributed to Dayton's and Trotwood's high vacancy rates, officials said.

The city is expected to benefit from the Montgomery County Land Bank's program called Demo 2.0, which has about \$3 million in leftover Neighborhood Initiative Program funds, said Grauwelman.

The land bank will team up with local communities to tear down blight if they provide a dollar-for-dollar match.

The program helps eliminate obsolete structures, Grauwelman said, and the land bank has another program to "reposition" vacant structures that can be rehabbed.





March 2019



**WEST DAYTON  
NEIGHBORHOODS VISION**

*Dayton, Ohio*

CSO/TJDA  
2018



# WEST DAYTON NEIGHBORHOODS VISION

**PREPARED FOR**  
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CityWide

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West Dayton Looking southeast across the neighborhoods of West Dayton



# FOREWORD

by Dayton City Manager Shelley Dickstein

In the late 1990s, a new Dayton model of improving economic activity began to emerge focusing on the City’s assets and strengths founded on the following assumptions:

- Dayton should right-size itself to better respond to changing market dynamics and the forces of suburban sprawl;
- Dayton should target and focus its limited resources to nurture, strengthen and grow its economic assets;
- Dayton should leverage its unique characteristics of place-based beauty, attractiveness and urban lifestyle amenities to compete nationally in retaining and attracting a robust, talented and engaged residential base and talented workforce;
- Dayton should deploy and leverage finite resources to strategically catalyze growth in key economic activities such as: employment/jobs, commerce, business revenues, public and private capital investment, operational investment (people, workforce, social capital), and growing the tax base to support City services.

Over this same period, the City has collaborated with a wide variety of community partners and stakeholders to advance the place and asset-based development strategy in a variety of scales. Dayton’s approach of leveraging public investment with private resources has advanced economic activity and opportunity in key areas of the City. Key collaborations include:

- Genesis – Partnership between University of Dayton, Miami Valley Hospital, City of Dayton, CityWide Development Corporation, to improve the Fairgrounds Neighborhood and Brown-Warren Business District.
- Phoenix – Partnership between Good Samaritan Hospital, Dayton Public Schools, Dayton Metro Library, City of Dayton, CityWide Development Corporation, to improve four neighborhoods in Northwest Dayton.
- DaVinci – Partnership between Dayton Children’s Hospital, Salvation Army, Five Rivers Metro Parks, Vectren, the Greater Old North Dayton Business Association, St. Mary’s Development Corporation, the City of Dayton and CityWide to improve the McCook Field and Old North Dayton neighborhoods.

*The process has been open-ended and organic and has allowed for previous efforts to grow and continue*



In 2013, the leadership of the West Dayton Development Trust Fund Board and staff launched a planning process to update a corridor plan for the west side of Dayton. That initial start helped to catalyze a robust community engagement process to develop a vision that has grown over the years. The process has been open-ended and organic and has allowed for previous efforts to grow and continue while laying the groundwork for additional strategic visioning and development planning. When layered and aligned with previous and succeeding policy and planning efforts, it revealed a 15-year vision to catalyze, organize, reshape and reinvent West Dayton using Dayton’s place and asset-based framework.

During the summer of 2018, the Office of the City Manager reached out to Urban Design Associates (UDA) to engage them to help knit together existing plans/efforts and to identify connections and gaps with a focus on provid-

ing solutions that will be a catalyst for change. UDA was sought out for their reputation and experience in helping communities to strategically develop vision opportunities through an urban design and placemaking lens.

This vision document is the culmination of their work to help Dayton begin to implement comprehensive community development in Dayton. By identifying and visualizing critical corridors, gateways and development opportunities UDA has laid out an imaginative and inspiring place-based urban perspective and the path forward to achieve the 15-year vision for Greater West Dayton:

- Initial targeting and focus on the much-beloved historic and legacy corridors of Germantown and West Third Street
- Capitalizing and leveraging the good work in Wright-Dunbar, the Choice Planning efforts, strengthening of the Dayton VA Campus

- Targeting and focusing development opportunities at the Dayton Metro Library/Wright Airplane Factory site
- James H. McGee Center and the redevelopment of the Desoto Bass site
- West Town Shopping Center and its linkage with West Dayton neighborhoods and the Dayton VA Campus,
- Continued economic growth in the Greater Wright Dunbar area
- Visioning opportunities to both right size and connect West Dayton assets and neighborhoods through thoughtful green linkages

The Vision document will serve as a road map for continued work to improve and advance West Dayton neighborhoods.



# INTRODUCTION

UDA worked with the City of Dayton and CityWide to organize and unite many different pieces of an emerging vision for West Dayton, and recommend strategic refinements where appropriate, into an overall unified urban design vision for the community.

## SUMMARY

For those living in the West Dayton community and for the organizations involved in the revival of these neighborhoods, it is difficult to visualize all of the proposed ideas, plans and concepts that have been generated over the last 6 years for the area and how they fit together. The strategy for revitalization mirrors that of a place and asset-based investment strategy: build on assets, right size the city, focus on highest and best use, apply placemaking principles and prioritize nodes.

Applying Dayton's place and asset-based investment approach to West Dayton visualizes the reunification and connectivity of West Dayton. Reunify both the northern and southern halves of West Dayton that were bisected by the construction of U.S. 35 (McLin Parkway). At the same time, strengthen the connection between the eastern half of West Dayton (in the vicinity of Greater Wright Dunbar) with the western half anchored by the Dayton VA Campus and several adjoining strong neighborhoods to lift the central neighborhoods of the community. Strategically, the Germantown Street and Third Street corridors will be the economic veins for reintroducing vibrancy and leveraging economic viability. U.S. 35 will complement and support

the strategy for the Third and Germantown corridors. Green corridors, such as Wolf Creek, and Wesleyan and Possum Creek MetroParks will be the social connective tissue and quality of life amenities for the neighborhoods. Those corridors run east-west, so the strengthening of important north-south connecting corridors like Broadway Street, Paul Laurence Dunbar Street, James H. McGee Boulevard, and Abbey/Dearborn Streets will be an essential component of the strategy to connect these neighborhoods to one another and with the rest of Dayton. In addition, the Gettysburg and Edwin C. Moses Corridors will strengthen connectivity on the western and eastern edges of West Dayton.

### The Study Area Boundary

It is imperative that as much attention be given to the edges as to the interior of the boundary described here. The Miami Valley Trails, Wesleyan MetroPark, Westown Shopping Center, Dayton Veterans Affairs Medical Center (VA) campus, and the Madden Golf Course all have roles to play in shaping the edges.

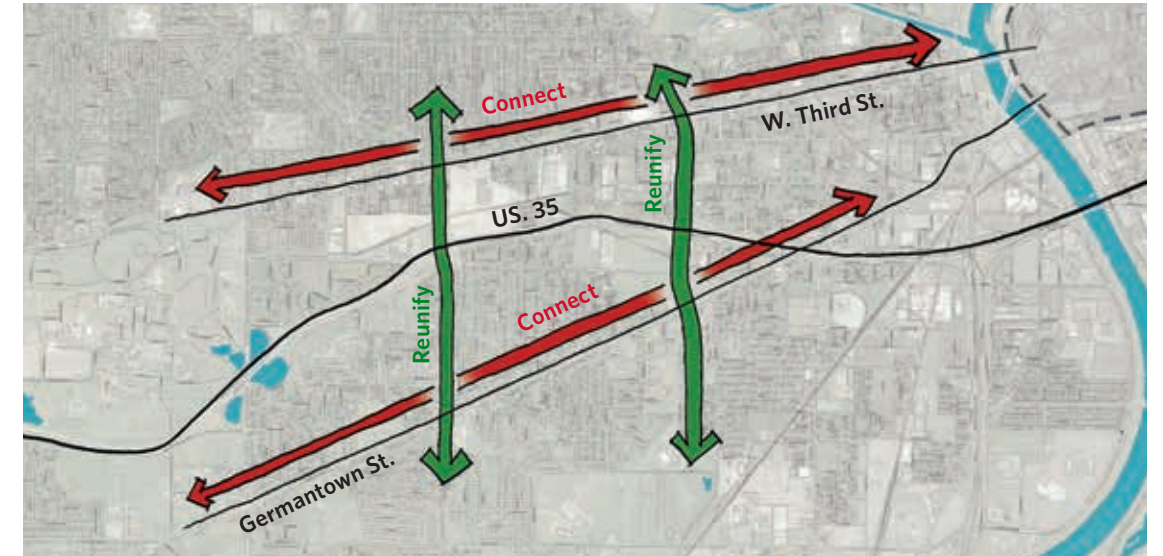
- Miami River to the East
- Wolf Creek to the North
- The City Limits to the West
- Nicholas Road to the South



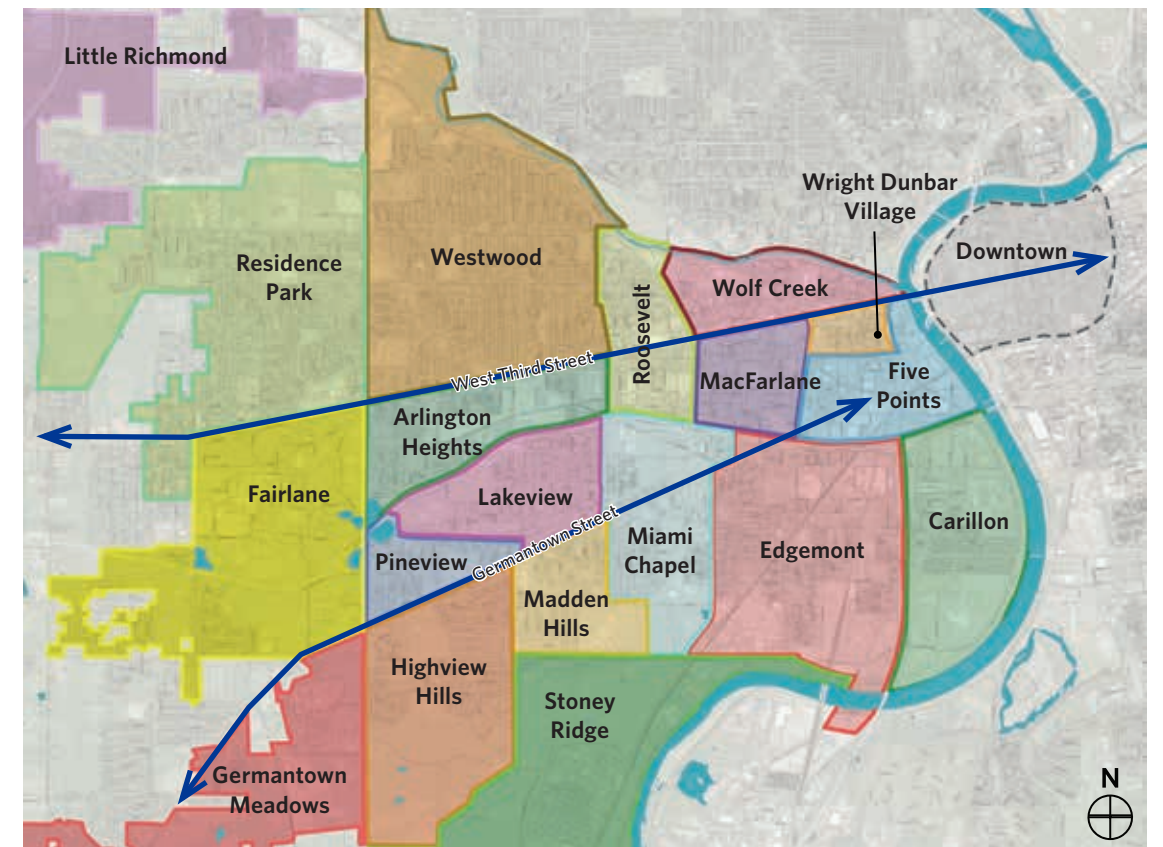
The importance of a well-connected, green, and vibrant neighborhoods is clear.

## WEST DAYTON NEIGHBORHOODS

- Arlington Heights
- Carillon
- Edgemont
- Fairlane
- Five Points
- Germantown Meadows
- Highview Hills
- Lakeview
- Little Richmond
- MacFarlane
- Madden Hills
- Miami Chapel
- Pineview
- Residence Park
- Roosevelt
- Stoney Ridge
- Westwood
- Wolf Creek
- Wright Dunbar Village



Connecting east-west corridors, shown in red, with north-south streets is a primary goal for West Dayton



West Dayton is composed of 19 neighborhoods



# West Dayton History

## INTRODUCTION

Once a vibrant and thriving working-class community, with a rich residential and industrial history, West Dayton is composed of 19 neighborhoods west of the Great Miami River and south of the Wolf Creek. The West Dayton community in the last half of the 20th century was economically diverse, with strong (predominantly) African-American working and middle-class neighborhoods. It faced significant challenges such as having concentrations of poverty and a disadvantaged workforce; these challenges were exacerbated by the loss of labor-intensive, old school manufacturing.

## HISTORY

A community with roots that can be traced back to before the Civil War, West Dayton initially experienced early growth with the construction of bridges that connected it with the downtown. In the early 1900s, as a result of the industrial boom that commenced with WWI and the Great Migration, some single-family housing had already been built. Many families who came north during or after the war found themselves initially settling into crowded communities with minimal infrastructure. Like many other Dayton neighborhoods, the houses that were built during this time were clustered around factories and employment centers.

During the post-World War II boom, West Dayton neighborhoods became the center for

African-American families unable to purchase housing in other parts of the city due to redlining practices up until the late 1960s. Despite these practices, at its peak, these neighborhoods were a gathering place and a nexus of the flourishing Dayton African-American community, including small businesses, small grocery stores, pharmacies, and many restaurants that attracted customers from all over the city. Other neighborhood and community amenities, such as barber shops, churches, funeral homes, and business districts, were created, expanded and blossomed during this time in Dayton's history.

West Dayton was also well-known for its many recreation options, including Burkham Park, which once featured baseball diamonds with adult and youth baseball leagues representing teams from every corner of Dayton. In the summer, a thriving Mallory Park and a well-known soap-box derby competition on Germantown Street created a festive and energetic environment for families. Some of those sites and amenities are still in existence. Loss of population fueled by the combined sprawling out of the Dayton region and little real regional growth accelerated disinvestment, deterioration and decline throughout Dayton but was particularly pronounced in West Dayton.

With the decline of manufacturing in the United States, Dayton lost thousands of manufacturing jobs and businesses. The long term

impact is a higher percentage of families living below the poverty line, higher unemployment, a lower median income, and higher concentrations of subsidized and affordable housing in West Dayton than most of the rest of the city.

The renaissance we are seeing today in Downtown Dayton and some of our inner-ring neighborhoods is a result of decades of planning and long term investments. The purpose of this document is to integrate all the various planning efforts currently underway in West Dayton and set forward a path towards redevelopment.



W. Third Street today



Brooklyn Street today



# Planning Process

## COMMUNITY ENGAGEMENT

UDA applied a three-step approach to the planning process for West Dayton – listening, testing ideas, and deciding. This process prioritizes authentically listening to stakeholders and residents with multiple feedback loops and invites all partners to participate in the decision-making process. At each stage, we listen, repeat back, and invite input to be incorporated into the urban design and policy recommendations.

### Phase 1: Kick-off & Understanding

- In-depth download from city and CityWide staff about planning work-to-date and presentations from key project teams
- Sharing of data, base-mapping, and diagramming from past work
- Tour of West Dayton neighborhoods
- Meetings with any key stakeholders or investors who were central to executing the vision

### Phase 2: Building the Vision

- A 4-day vision workshop with city and CityWide staff as well as previously identified stakeholders was held September 18–21, 2018
- Consolidate plans for catalytic projects
- Develop illustrations of the vision
- Explore sequencing and prioritize projects for implementation
- Host open houses for the community to provide feedback and build support

### Phase 3: Documenting the Vision

- Refine the vision, based on the direction from the workshop, and format the direction in this document
- Summarize the previous work, community engagement process, and catalytic housing and development strategies.

## STAKEHOLDERS & PARTNERS

Part of the planning process was connecting stakeholders and leveraging potential partnerships. Several of the stakeholders and partners participated in the workshop, while others will need to be engaged during implementation.

- City of Dayton
- CityWide
- Greater Dayton Premier Management
- Montgomery County Land Bank
- Dayton Regional Transit Authority
- West Dayton Development Fund
- Miami Valley Trails
- Five Rivers MetroParks
- Dayton Metro Library
- National Aviation Heritage Area (NAHA)
- Skilken Gold (owner of Westtown Shopping Center)
- Philanthropic Community

## ASSEMBLING PREVIOUS PLANS

Key to the success of our planning effort was to first understand what work had already been completed or was underway in the area. Various stakeholders, community organizations, the city, and CityWide itself collected



**Map of Initiatives** Community members were invited to make suggestions during the vision workshop.

and briefed us on the efforts within West Dayton. We then translated this information into a single drawing so that it was clear how the plans could be strategically aligned, connected, linked and woven together in the greater context of the neighborhoods from an urban design and placemaking perspective. The drawing that resulted from this work is shown on the following page. These efforts can generally be included within one of the following categories.

- Residential Projects
- Infrastructure Projects
- Planning/Pre-Development Grants
- Strategic Demolition Projects
- Community Development Projects
- Economic Development Projects



**Open House** Community members and UDA discuss the Carillon neighborhood



**Open Space** A resident and UDA discuss the open space in the West Dayton neighborhoods.



**Final Workshop Presentation** Community members and stakeholders participate in the final presentation.

## MEETING DATES

- Phase 1: August 14–15, 2018
  - August 14: West Dayton Kick-off Meeting
  - August 15: Tour
- Phase 2: September 18–21, 2018
  - September 18: Vision Workshop Kick-off
  - September 19: Community Pin-Up
  - September 20: Preview of Phase 2 Presentation
  - September 21: Phase 2 Presentation



# Current Plans

## WOLF CREEK & RIVERFRONT

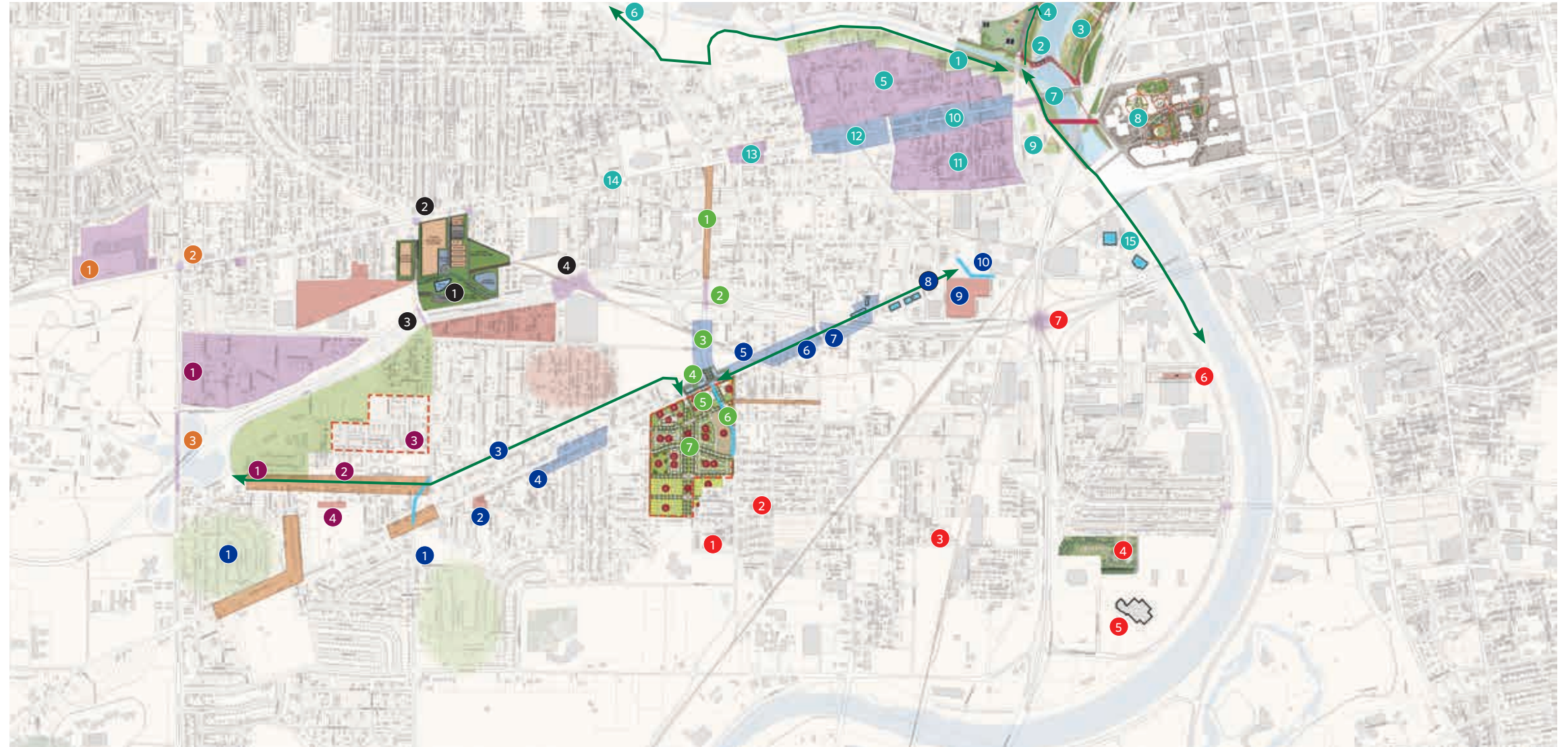
- 1 CREATE PARKS BY IMPROVING THE LEVY
- 2 POTENTIAL BRIDGE CONNECTION
- 3 SUNSET PARK
- 4 GREAT MIAMI RIVER TRAIL
- 5 WOLF CREEK NEIGHBORHOOD DEVELOPMENT PLAN
- 6 WESLEYAN METROPARK EXPANSION & TRAIL CONNECTION
- 7 WEST THIRD GATEWAY AT WRIGHT DUNBAR
- 8 SINCLAIR COMMUNITY COLLEGE DAYTON CAMPUS MASTER PLAN
- 9 PARK AND BASEBALL FIELD
- 10 BUSINESS DISTRICT ADAPTIVE REUSE OPPORTUNITIES
- 11 WRIGHT DUNBAR NEIGHBORHOOD PHASE 3
- 12 NEW MIXED-USE DEVELOPMENT OPPORTUNITIES
- 13 IMPROVEMENTS TO W. THIRD STREET AT MOUNT ENON
- 14 THIRD STREET HERITAGE CORRIDOR
- 15 EDWIN C. MOSES AT WASHINGTON STREET

## GERMANTOWN STREET CORRIDOR

- 1 CREATE NEIGHBORHOOD IDENTITY SIGNS
- 2 RE-IMAGINE LIBRARY SITE
- 3 LAKEVIEW AVENUE BIKE LANE (LAKESIDE DR. TO GERMANTOWN STREET)
- 4 ACTION FUNDING - PRIORITY #4
- 5 ACTION FUNDING - PRIORITY #3 (LANDSCAPING & MURAL)
- 6 DAY-MONT BUILDING REVITALIZATION
- 7 ACTION FUNDING - PRIORITY #1 (BROADWAY & GERMANTOWN)
- 8 GERMANTOWN STREET BIKE LANE (EDWIN MOSES TO JAMES MCGEE)
- 9 POTENTIAL MARKET LOCATION
- 10 ALIGN WASHINGTON STREET WITH FITCH STREET

## WESTTOWN SHOPPING CENTER

- 1 WESTTOWN SHOPPING CENTER REFRESH
- 2 GATEWAY AT THIRD STREET & GETTYSBURG AVENUE
- 3 GETTYSBURG IMPROVEMENTS



## EDGEMONT & CARILLON

- 1 LIHTC RESYNDICATION
- 2 STRATEGIC ACQUISITIONS AND DEMOLITIONS
- 3 EDGEMONT COMMUNITY CENTER AND SOLAR GARDEN
- 4 DAYTON BIKE PARK
- 5 UD ARENA
- 6 POTENTIAL HOTEL
- 7 75/35 INTERCHANGE GATEWAY, LIGHTING OF OVERPASS

## JAMES H. MCGEE TOWN CENTER

- 1 JAMES H. MCGEE STREETSCAPE (FROM U.S. 35 TO THIRD STREET)
- 2 IMPROVEMENTS AT JAMES H. MCGEE (ABOVE/BELOW U.S. 35)
- 3 JAMES H. MCGEE STREETSCAPE (FROM U.S. 35 TO GERMANTOWN STREET)
- 4 PLAZA & CROSSWALK (NORTH SIDE OF GERMANTOWN & MCGEE)
- 5 PLAZA & CROSSWALK (SOUTH SIDE OF GERMANTOWN & MCGEE)
- 6 CONNECT JAMES H. MCGEE TO DANNER STREET
- 7 **NEW BOULEVARD AT NEW HOUSING AT DESOTO BASS**

## WRIGHT COMPANY FACTORY SITE

- 1 WEST BRANCH LIBRARY DEVELOPMENT
- 2 GATEWAY AT THIRD STREET & ABBEY AVENUE
- 3 IMPROVEMENTS AT ABBEY AVENUE/DEARBORN AVENUE
- 4 IMPROVE PEDESTRIAN/BICYCLE CONNECTIVITY AT ADELITE AVENUE

## LAKESIDE/MCCABE PRESERVE

- 1 GATEWAY TO THE LAKE
- 2 TRANSFORMATION PLAN ACTIVITIES — PINEVIEW
- 3 HILLTOP HOMES CLOSURE
- 4 OPPORTUNITY FOR ENTRY ELEMENT



# Common Themes



## CONNECTIVITY AND REUNIFICATION

### Reunification

One of the modern challenges with reinvigorating West Dayton is to create a strategy to reunify the community, its neighborhoods and businesses that were separated with the construction of U.S. 35. While U.S. 35 created the opportunity to make West Dayton more connected regionally and reduced overall time traveled for residents and business, the Parkway split the community in half.

### Connectivity

Over the last 20 years, West Dayton lost density, residents, businesses and buildings along many of the traditional corridors which left significant gaps. The components of this plan strive to strengthen the connectivity with West Dayton neighborhoods. Overall, there is opportunity to strengthen the cultural, community and business connectivity of the eastern neighborhoods (Greater Wright-Dunbar, Wolf Creek, Five Points) and western neighborhoods (Pineview, Madden Hills, Residence Park and the Dayton VA Campus) through strong community and development planning.



## CORRIDORS

### West Third Street Heritage Corridor

This important connection, between Gettysburg Avenue and downtown, should have resources dedicated to it to distinguish it as a unique Dayton Heritage Corridor. Building on the synergy already underway in the Greater Wright Dunbar neighborhood, multiple sites including the Wright Company Factory site, and the Dayton VA Campus can function as the anchors that form the spine of this historic corridor.

### Germantown Street Corridor

Similarly, this important connection, between West Dayton and downtown, is largely vacant. Building on the string of existing institutional uses already in place, the goal is to increase density, revive retail, and create a street that is pedestrian-focused and a destination for residents of the nearby neighborhoods.

### U.S. 35 Corridor (McLin Parkway)

U.S. 35 was built in the 1980s and represents opportunities to support the strengthening of the historic Third Street and Germantown corridors with gateway connections along the parkway that help to improve the north/south connection.



## OPEN SPACE

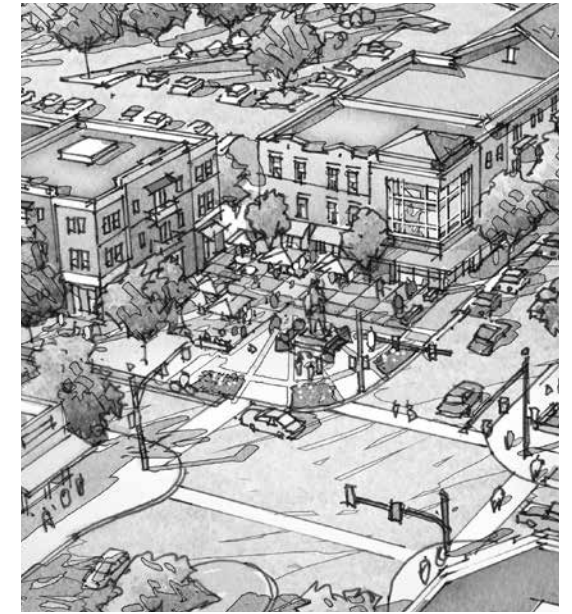
### Rivers and Creeks

Dayton already has a robust trail system in place and the Great Miami River Trail is the jewel of this network. Improved access to the trail and enhanced public spaces along it should be considered. Wolf Creek is an underutilized asset and should be expanded and focused on improving the user experience.

While the Great Miami River separates West Dayton from the rest of the City, it is the jewel of a robust trail system. Improved access to the network and enhanced public spaces along it should be considered to not only allow access to the trail system, but also to start seeing the river as an opportunity rather than a segregator. The Wolf Creek is an underutilized asset and should be expanded to focus on improving the user experience.

### MetroParks

While Possum Creek MetroPark and Wesleyan MetroParks are situated at the periphery of the West Dayton neighborhoods, they provide destinations for an integrated trail and parkway network. These parks, along with others like McCabe and Mallory Park, are amenities that make redevelopment economically viable.



## PLACEMAKING

### Improved Public Spaces

Placemaking principles shall be applied through the design of economic corridors, green corridors, as well as north-south connections. Streets, parks, and squares should be designed to be pedestrian friendly and to provide a gathering place for neighbors as well as a destination for others in the city. Historical sites, vacant lots, and underutilized buildings are an opportunity for activating new development to reflect a neighborhood that believes in creating a sense of place that conveys the continuing, evolving story of Dayton's West Side.



# Place and Asset-Based Development Framework

## THE STRATEGY

Bolstering density in specific areas, while reducing it in others is important to supporting a vibrant community, strengthening green space, and reducing blight. The pedestrian and bicycle experience will be equally critical to the vehicular experience as the neighborhoods develop in a compact, mixed-use, mixed-income, and walk-able manner. The goal is to harness expanding residential and commercial market forces and vibrancy near downtown and pull them deeper into West Dayton. Integrating historical sites, existing buildings and a mature trail network is essential to success. Finally, rejoining the neighborhood fabric to the north and south of U.S. 35 and expanding an open space network will be beneficial to the overall health of West Dayton.

### Residential

Downtown Dayton has seen a rejuvenated residential housing market and some of this energy is beginning to spread into Wright Dunbar in a manner similar to other near-downtown neighborhoods. The Miami River historically has been seen as a divider, separating Dayton from West Dayton. However new and younger residents increasingly do not see this as a barrier. The second phase of West Dunbar Village, adaptive reuse of historic buildings along West Third Street and planning for more new residential development in Wolf Creek and Five Points prove this theory. As rent and

home-ownership prices rise in Downtown, Five Points and Wright Dunbar should be prioritized as the next logical neighborhood to capture and meet emerging demand. These inner-ring neighborhoods provide proximity and plentiful land opportunities.

Oversaturation of low-income housing in many West Dayton neighborhoods represents the other end of the housing market. There are approximately 1.78 times as many affordable units in West Dayton as in the rest of the City of Dayton and 8.2 times as many affordable units as in the entirety of Montgomery County.

The planned closure of Hilltop Homes and re-developing a mixed-income neighborhood in Miami Chapel where DeSoto Bass currently exists provides an opportunity to deconcentrate poverty. By broadening access to opportunity and improving the public realm to create desirable neighborhoods to live, work, and play, West Dayton can provide a continuum of residential options.

### Commercial Vibrancy

Similar to the residential strategy, proximity to downtown and the influx of new residents to neighborhoods close to downtown is key to fueling a next phase of redevelopment. Targeted streetscape improvements along the West Third Street and Germantown Street corridors, as well as pairing improvements with a few critical sites, is the key to success. The plethora of vacant industrial sites provides an opportunity to re-imagine the sites as 21st



**Connections** This diagram shows how West Third Street, Germantown Street, an open space network integrate with a few key sites.

Century light industrial spaces. These spaces could become (for example) maker spaces, rather than returning to previous heavy industrial uses.

The major commercial hub in the western half of West Dayton is the Westtown Shopping Center, which is in need of rejuvenation. With the departure of its anchor tenant, the area has become a food desert. Attracting a new tenant here is important to the health of this commercial node as well as the vibrancy of the overall neighborhood. Additionally, Westtown is located across the street from the largest single employment center in West Dayton – the Veterans Administration.

### Funding

West Dayton has had success with Transportation Alternatives Funding, Congestion Mitigation and Air Quality Grants, as well as the Surface Transportation Program. However, funding from both private and public sectors will be necessary. Given that not all these projects will be financially viable, this document has a few specific objectives with regards to initiatives and projects that will be of the greatest benefit to the neighborhoods.

- Prioritize the initiatives and projects
- Where applicable, delineate the roles of public and private sectors in the project and which entity should take the lead
- Pair these projects to specific sites

### CRITICAL SITES IN WEST DAYTON

- Vacant lots in Wright Dunbar along West Third Street
- Wright Company Factory site
- Veterans Administration (VA)
- Westtown Shopping Center
- DeSoto Bass
- Hilltop Homes
- McCabe Park



# 15-YEAR VISION FOR WEST DAYTON

The opportunity for West Dayton is to revive historic corridors, reunify fragmented neighborhoods, and regrow the community by leveraging the network of robust assets and economic activities that anchor and frame the corridors

## CONNECTING THE VISION — THROUGH AN URBAN DESIGN LENS

The foundational basis for this Visioning Plan is built upon the many visioning, development planning and community engagement efforts that have taken place since the 2013 launch of the West Dayton revitalization effort. The West Third Street Corridor, Germantown Street Corridor, and the open space network are the three major aspects of the Vision Plan. It became clear that initiatives, development plans, and projects of this plan could generally be organized into these three categories. Within these three categories, there are specific sites that are logical focus areas for each aspect. The reasons range from available land to opportunities to reconnect neighborhoods to areas that already exhibit both residential and commercial market activity.

### West Third Street Corridor

Historically significant and a logical connection to downtown the Third Street Corridor is a critical economic artery of West Dayton. The following sites are potential focus areas:

- Wright Dunbar
- Wright Company Factory Site
- Westown Shopping Center and the VA

### Germantown Street Corridor

The other major commercial corridor in West Dayton, this main street has the opportunity to become an asset for the neighborhood. The

following site was selected and is highlighted as a focus area.

- James H. McGee Town Center

### Parkways, Trails, and Parks

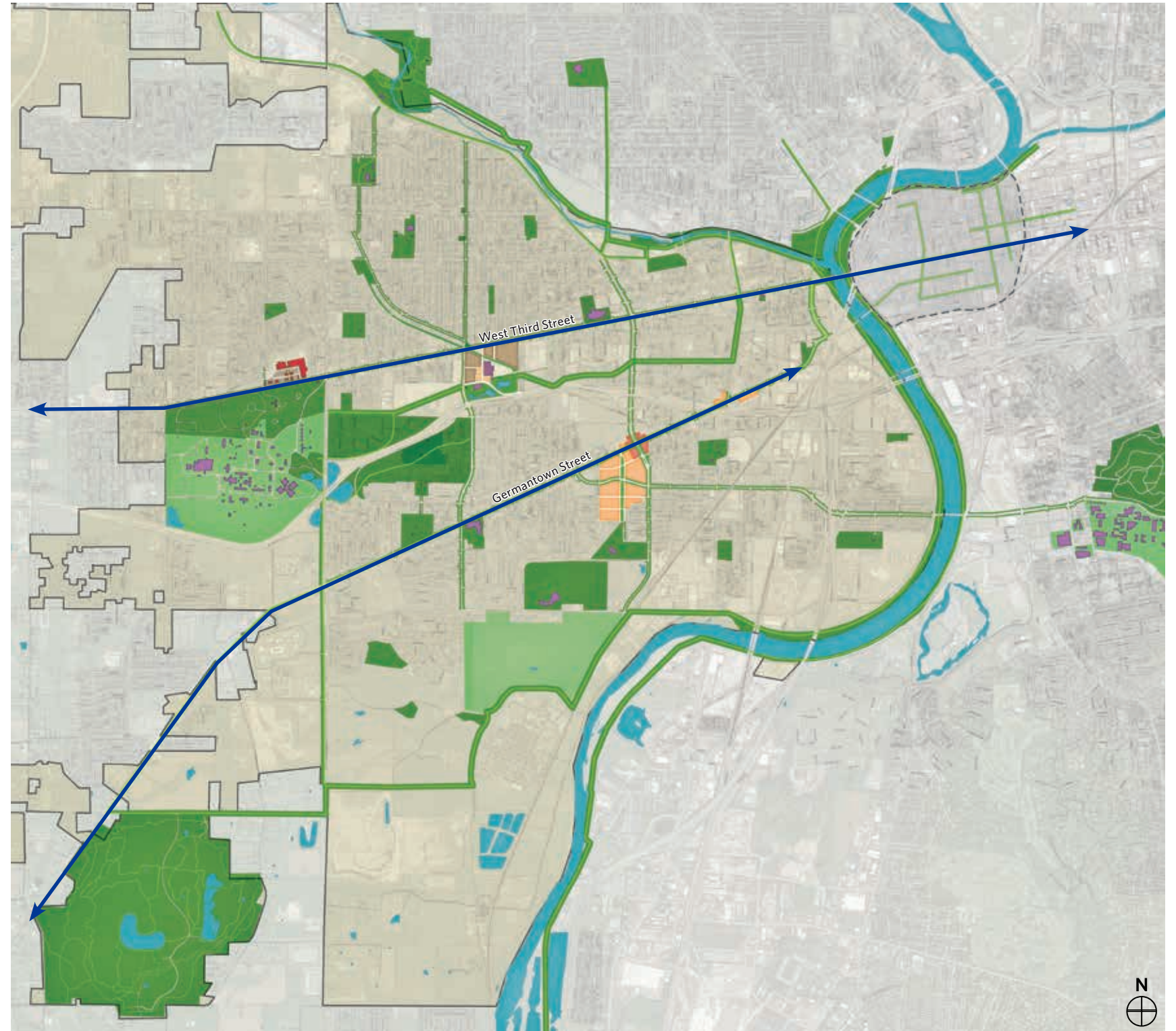
These elements comprise the open space network in Dayton. While there are many parts of West Dayton that would benefit from increased density, there are also a few select areas that can become natural amenities and connectors of other open spaces. A pre-preserve network, comprised of passive natural landscapes, is an appropriate solution at the following location and presents an opportunity to create a rightsizing model that could be adapted across the entire city.

- Lakeside/McCabe Preserve

### IMPLEMENTATION

Equally critical to the plans for the three areas is the strategy for implementation. The implementation section of this document parallels the Vision plan aspects. After translating all the projects, initiatives, and developments planned for West Dayton into a single plan, this section refocuses on the sequencing necessary to achieve the desired result. Every project is either categorized as a public initiative or an initiative to be implemented by another entity, typically private. Every project is described in the following manner.

- Lead Agency
- Time Frame
- Funding Source





# WEST THIRD STREET CORRIDOR

West Third Street was once a vibrant main street, the cultural center of West Dayton with ties to Dayton’s civil rights movement. Today, it is a tale of two streets, one plagued with vacancy and disinvestment, the other with opportunity for reshaping Dayton’s 21st Century West Dayton

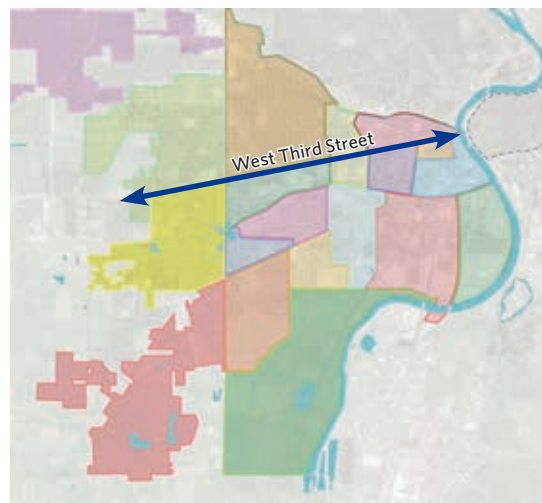
## INTRODUCTION

Historically, West Third Street functioned physically, symbolically and culturally as the major east-west corridor through West Dayton. For most of the 20th century, West Third Street was a dense commercial corridor with urban residential neighborhoods on either side – it functioned as the Main Street for much of West Dayton.

As manufacturing jobs and residents disappeared over the last several decades and faster routes were created into Downtown, vacan-

cy and abandonment occurred along some stretches of West Third Street.

While dramatically less active today than its time in the 20th century, West Third Street is symbolically a representation of West Dayton community history. It is a tribute to the memory and legacy of the late Dr. Martin Luther King and has significant promise and opportunity as a legacy heritage corridor anchored by Wright Dunbar at the east end and the historic VA and the Wright Brothers Factory at the west end.



Key plan



**West Dayton Plans and Projects** Many projects, shown above, have been planned along West Third Street previous to UDA involvement. There has been successful revitalization efforts along West Third Street in the Wright Dunbar neighborhood that continue to spread. Various streetscape improvements and the creation of neighborhood gateways have been proposed to help unify West Third Street and bring back a partially forgotten sense of place.



South Williams Street



Westtown Shopping Center



West Third Street at Westtown Shopping Center



Wright Dunbar Neighborhood



Wright Company Factory



West Third Street at S Williams Street



The re-imagining of West Third Street and the new revitalization of Wright Dunbar in the early 2000’s demonstrates that efforts to transform the corridor can result in significant reinvestment and growth.

Today, signs of the viability of the corridor exist – the Westtown shopping center, Wright Dunbar, and the Dayton VA. There is an opportunity to reshape the former Wright Factory site into a new Center of Innovation with the West Dayton Metro Library branch and NAHA museum

**Challenges**

- Disinvestment and vacancy
- Lack of connection and cohesive strategy between centers of activity
- Narrative on the historic significance of the corridor is not evident

**Prominent Features**

- Wright Dunbar
- Wright Company Factory
- Westtown Shopping Center and the VA

**Previously Planned Concepts and Improvements**

- Wright Company Factory Site redevelopment; including the West Library Master Plan at Abbey Avenue and U.S. 35
- Gateways at West Third and Gettysburg Avenue, Third and Abbey, Third and Cowart, and Third and Wright Dunbar neighborhood.
- Incremental improvements to the Third Street businesses, streetscaping improvements along Third Street and supporting improvements of institutions along the corridor such as the Mt. Enon Baptist Church community.

- Mixed-use development opportunities and business district adaptive reuse opportunities on Third Street between Paul Laurence Dunbar Street and S Edwin C. Moses Boulevard

**Additional Planned Improvements**

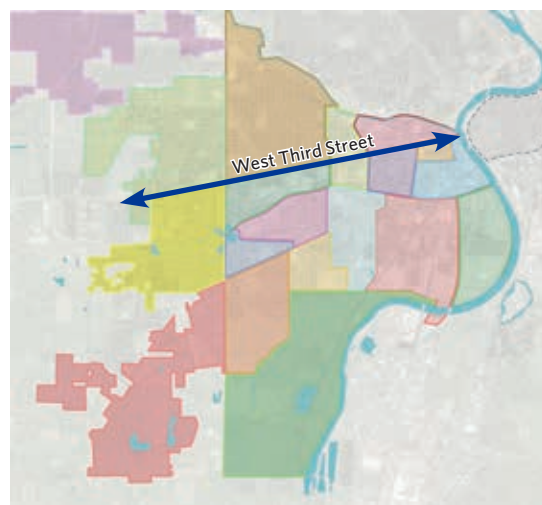
- Revised Wright Company Factory Site including maker space development and pedestrian trail which connects with Delphos Avenue
- Westtown Shopping center master plan
- Strategic and targeted streetscape and gateway improvements along West Third Street



Streetscape Improvements at West Third Street and Trenton Street



Streetscape Improvements near Mt. Enon Baptist Church



Key plan



# Greater Wright Dunbar

Wright Dunbar is one of the 19 residential neighborhoods in West Dayton. In the late 19th century, Orville and Wilbur Wright's early adult years were spent in this commercial core. A lifelong friend of the Wright Brothers, Paul Laurence Dunbar, who is one of the first influential Black poets in American literature, worked as the editor of the Dayton Tattler, a Black newspaper published by Orville Wright. Together, their namesake carries the historic Wright Dunbar neighborhood. Over the past decade, there has been successful revitalization within the historic West Third Corridor adjacent to Wright Dunbar and Wolf Creek. Beautiful buildings from the turn of the century remain alongside rehabilitated and well-de-

signed new housing. Investment by both the public and private sectors continues to give hope and build confidence that the area will continue to capitalize on the energy overflowing from downtown. Additionally, these strong market forces can be shaped to help catalyze additional efforts in the Wolf Creek and Five Points neighborhoods.

### Positives

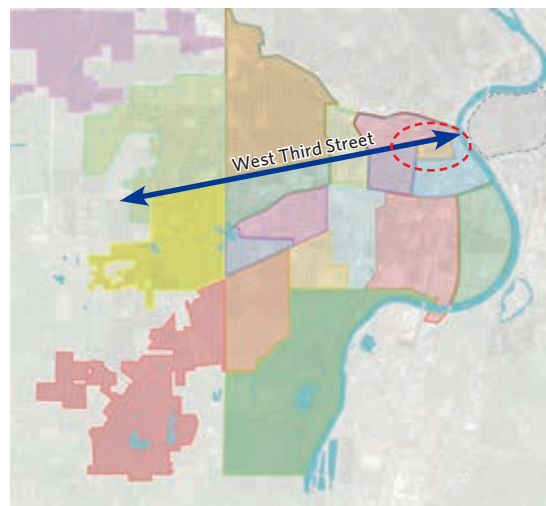
- Between Broadway and Shannon Streets nearly all the commercial and residential space has been successfully leased
- There are planning initiatives springing from successful revitalization efforts including: Wright Dunbar's Neighborhood Phase 3 Plan and visioning/planning for development of the adjacent Wolf Creek and Five Points neighborhoods.

### Remaining Challenges

- Vacancies remain even in the successful West Third Corridor adjacent to Wright Dunbar
- There is a community confidence gap that exists between Wright Dunbar residents/stakeholders and the outside community

### Going Forward

- The successes of the West Third Corridor should be used as a catalyst to enact successful revitalization to adjacent neighborhoods and new mixed-use development along the corridor
- The historical significance of the neighborhood should continue to be celebrated while leveraging it for a future vision for a growing greater Wright Dunbar community.



Key plan



The pedestrian environment in Wright Dunbar



Facade and streetscaping improvements along West Third Street adjacent to Wright Dunbar Village





# Wright Company Factory Site

The Wright Company Factory site currently exists as the vacant Wright Company Factory buildings surrounded by vacant land. Revitalization plans are underway in the form of the renovation and reuse of the Wright Company Factory site, the construction of the West Dayton Branch Library, the development of multiple connecting gateways at the three major points of the site and other future development. Together they represent an emerging vision for a vibrant, new West Dayton center.

## Wright Company Factory Site

- Renovation and reuse of the existing Wright Company Factory site as a museum
  - 2 buildings for exhibition space
  - 1 building for storage/maintenance
- Adjacent visitor parking

## West Dayton Branch Library

- The position of the library on the southern end of the site will give it good visibility from U.S. 35.
- The front entrance would be on Inland Street which shares a plaza space with the renovated Wright Company Factory museum

## Other Development

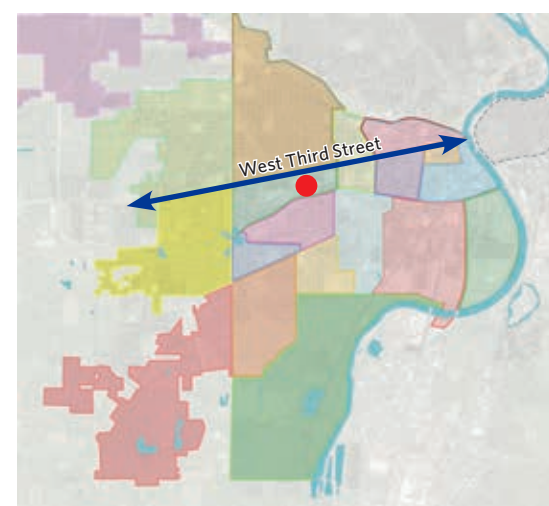
- CSX to vacate rail right-of-way to allow for internal streets and trails
- A flexible internal public plaza with the potential for hosting events
- Light industrial maker-space buildings for innovation and production
- Internal parking lot



Gateway at U.S. 35 and Abbey Avenue



Pedestrian and cyclist improvements at Frontage Street



Key plan



Plan of proposed library site

## SEQUENCING

- City acquires Wright Company Factory site
- City develops connecting infrastructure for new site and its edges
- City develops Library site
- City acquires and develops the CSX R.O.W.
- Private development of parcels surrounding plaza
- City develops park
- Private development of light industrial





View of Wright Company Factory site looking southeast

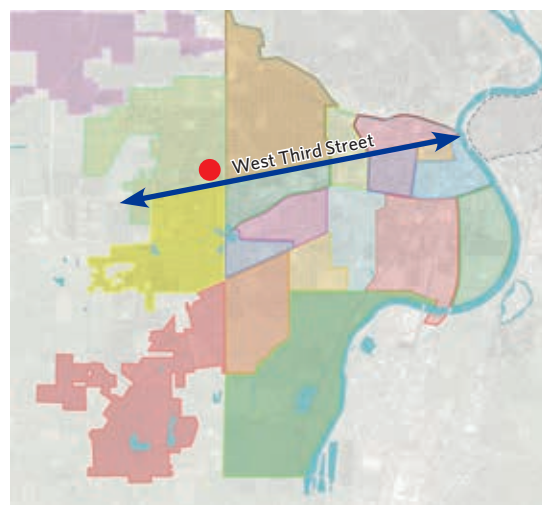


# Westtown Center, Gettysburg Avenue & the Dayton VA Campus

The Westtown Shopping Center is a 1950's era suburban shopping center located on West Third Street in West Dayton. It is the major commercial center in West Dayton and continues to demonstrate economic sustainability. However, with the recent departure of Aldi as an anchor tenant, the center needs to attract a new anchor as well as other potential new tenants. The center is dated and does not effectively take advantage of its site and represents an opportunity to create a fresh contemporary look and image for West Dayton.

### Challenges (what we heard)

- People speed along the drive aisles
- Parking is too far from the front doors of stores
- People from the Dayton VA Campus may not patronize the businesses at Westtown because of the outdated and unattractive appearance of the center
- There are limited places to eat
- The buildings are tired and not up to modern standards



Key plan

### Proposed Improvements

- The city must use leverage to incentivize the owner to make improvements at every step.
- An infrastructure capital project should be planned in the 0 to 5-year time frame for West Third Street in front of Westtown to coincide with a refresh of the center to maximize the positive impact for West Dayton.

### Neighborhood Context

- Gettysburg Avenue currently has healthier commercial activity than other parts of West Dayton
- Across Third Street is the Dayton VA Campus. However, the connectivity is poor.
- Sidewalks and streetscape improvements are necessary to integrate the site to Gettysburg Avenue and the Dayton VA Campus



View of existing conditions looking northwest



View of proposed improvements looking northwest



Plan of proposed improvements

### THE INFRASTRUCTURE CAPITAL PROJECT SHOULD

- Road diet from 5 lanes to a maximum of 4
- New streetscape (wider sidewalks, planting, pedestrian lighting)
- Remove, reduce and relocate overhead utilities to the rear of the center with other utilities where possible
- Include the new street in the improvements

### THE OWNER SHOULD

- Reorganize the parking lot and sidewalk to improve the pedestrian experience
- Make facade improvements for the tenants

### THE CITY SHOULD

- Provide direction and facilitate a better connection between Westtown Transit Hub and the Shopping Center
- Permit the owner to create new outparcels with a reduced parking ratio





View of proposed Westtown improvements looking northwest



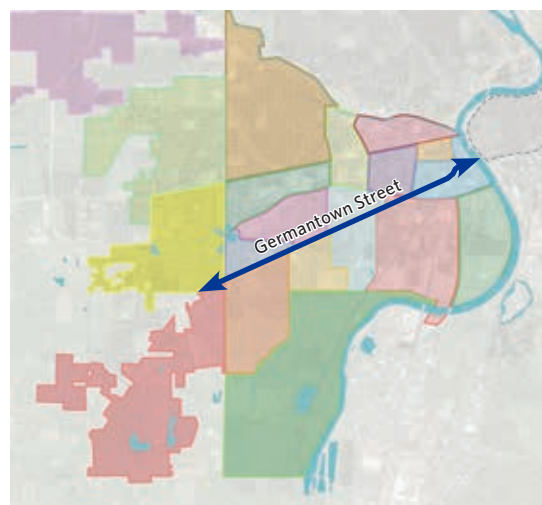
# GERMANTOWN STREET CORRIDOR

Germantown, once a vital residential and neighborhood commercial street, has lost much of its continuity and vibrancy. Restoring an active West Dayton sense of place to the corridor is critical.

## INTRODUCTION

Historically, the Germantown corridor was predominantly residential in character. During the 20th century, it was home to a number of manufacturing uses which mostly have been demolished and await redevelopment. Germantown's purpose shifted after the opening of U.S. 35, resulting in significant disinvestment. Large swaths of vacant land and dis-invested structures sit adjacent to new multifamily housing developments and stable residential and commercial uses.

The strategy for Germantown includes applying the city's recently adopted Transportation Plan and Livable Streets Policy and filling gaps



Key plan

in the tree canopy (both within the right-of-way and on private parcels). Strong partnerships with anchor institutions will help improve the aesthetics of gateways.

Portions of the corridor have significant vacancies. These vacancies, including both small and large sites, are poised for redevelopment. Strategic property assembly and land banking opportunities are critical implementation tools.

Germantown Street between Stewart and Iola contains a few successful businesses and vacant commercial structures that could be brought back into the productive landscape. A street-scaping project could further improve this area. Street-scaping should address traffic calming and walkability through the use of parking bump outs, wider sidewalks, and more street trees.

Financial incentives to fund housing repairs along with strategic demolition would greatly benefit this highly visible area while supporting more stable single-family residential areas just west of this commercial node.

## Challenges

- Disinvestment, vacancy and lack of connectivity
- Lack of community services

## Prominent Features

- DeSoto Bass
- Mallory Park
- Wogoman School



**West Dayton Plans and Projects** Many projects, shown above, have been planned along Germantown Street prior to UDA involvement. West Dayton has planned Transformation Plan activities and Action Funding along Germantown. There are also plans for rehabilitating existing vacancies along Germantown, as well as the adding of multi-family housing.



View of DeSoto Bass looking southeast



Existing conditions at DeSoto Bass



Proposed Germantown section



**Previously Planned Concepts and Improvements**

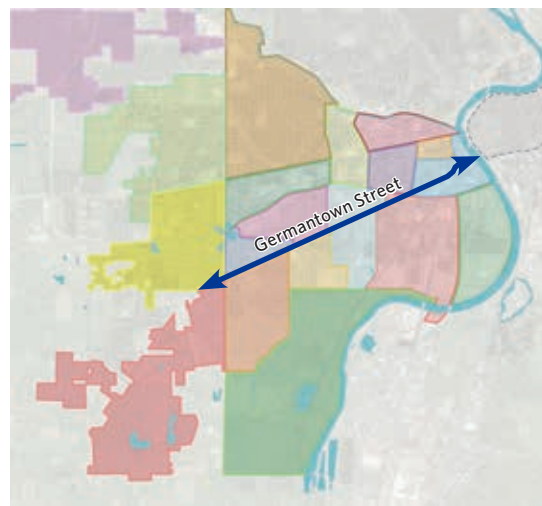
- Germantown & Broadway Gateway: landscaping, murals, LED lighting, multi-family residential, identification and public art
- Creation of a town center at the intersection of James H. McGee and Germantown
- Germantown from Paul Laurence Dunbar to Randolph: landscaping, 2 murals
- Germantown from Randolph to Iola: business facade improvements, mural, strategic acquisition and demolition, addition of a potential kitchen incubator, laundromat, and Greater Edgemont Neighborhood Community Coalition Solar Garden
- Pineview Neighborhood planning process (underway)
- Redevelopment of Madden Hills Library

**Site**

- Day-Mont site revitalization
- Creation of a road diet on Germantown that would include bike lanes
- Opportunity to create a new place-based gateway at the intersection of Fitch, Germantown and Washington Streets

**Additional Planned Improvements**

- McGee Town Center Plan Revision
- Street trees at Germantown, Lakeview, and Mt. Clair



Key plan



Proposed Townhouses at Germantown Street and Washington Street



Proposed Townhouses at Germantown Street and Broadway Street



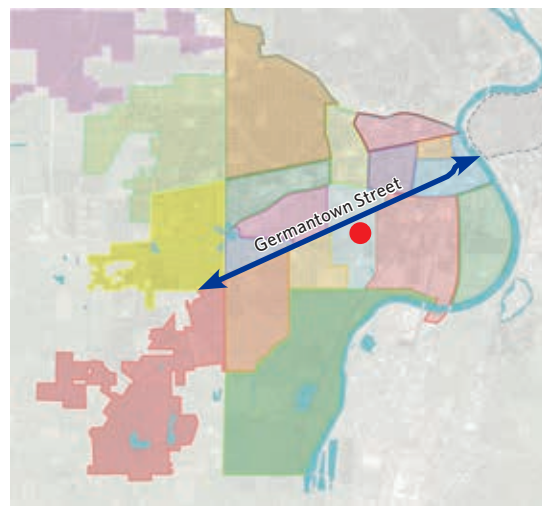
# James H. McGee Town Center

The proposed James H. McGee Town Center is located at the intersection of Germantown Street and James H. McGee Boulevard. It is envisioned to be a centerpiece for a larger mixed-use McGee Center that would straddle both sides of U.S.35. Plans to revitalize the De Soto Bass housing community present an opportunity to realign Danner Avenue with James H. McGee. The new town center would provide retail services and employment opportunities to the community. Walkable retail, restaurants, and services are most appropriate on the southern side of Germantown, while the north side presents opportunities for employment, office, medical, and light warehousing uses.

### Challenges

- Disinvestment in the area has left West Dayton without necessary services

- Growing demand for services generated through mixed-income housing
- What the Town Center will Provide**
- A gateway to a newly imagined DeSoto Bass site
  - A unique sense of place and character along Germantown
  - Public open space
  - A pedestrian friendly environment a short walk from mixed income residences
  - Services currently lacking in West Dayton such as:
    - Food and beverage (restaurants, restaurant incubators, etc.)
    - Services (pediatric health care, day care, job placement, etc.)
    - Employment uses (office, medical, light manufacturing and warehousing)



Key plan



James H. McGee Boulevard and Germantown Street



JAMES H. MCGEE TOWN CENTER CONCEPT PLAN

- A SINGLE FAMILY RESIDENTIAL
- B SENIOR LIVING COMMUNITY
- C MIXED-USE BUILDING
- D TOWNHOUSES
- E OPEN SPACE
- F POTENTIAL DEVELOPMENT SITES
- G PARKING
- H FUTURE DEVELOPMENT
- I PEDESTRIAN BOULEVARD PARK
- J HOMEOWNERSHIP



REVISED CONCEPT PLAN

- STUDY AREA
- CIVIC
- OFFICE
- RETAIL
- MULTI-FAMILY



Townhouses at Miami Chapel Town Center





URBAN DESIGN ASSOCIATES

View looking south down James H. McGee Boulevard at the proposed town center



# PARKWAYS, TRAILS, AND PARKS

A network of open space exists in West Dayton but lacks planned connections. A well connected regional system of open spaces will add value and a greater quality of life to West Dayton.

## OLMSTED'S VISION

Dayton, like many other American cities of the 20th century, was influenced by the work of the Olmsted brothers. The system, shown on the right, connected parks, rivers, and neighborhoods with green corridors and parkways.

### Fulfilling the Vision

While Olmsted's plan was only partially implemented, the vision is to achieve a similar level of connectivity. The plan relies on using the Miami River, Mad River, and Wolf Creek as natural corridors. Parkway supplement these natural corridors and are manifest in the following three streets today.

- James H. McGee Boulevard
- Edwin C. Moses Boulevard
- U.S. 35

### An Urban Preserve

All proposed green spaces are unlikely to be manicured, active, and highly programmed due to the economics of building and maintaining such a system. The system is envisioned as a preserve, or a return to a natural landscape. The following is a proposed list of uses and landscapes.

- Forest Preserve
- Prairie Preserve
- Parks (where they already exist)

- Urban Agriculture
- Trails and Pathways
- Memorial Parks and Cemeteries
- Solar Farms
- Gardens
- Wetlands and Natural Stormwater

### Connecting Open Spaces

The following page illustrates the existing open space network and the system of trails that connects them. Streetscape improvements, trail extensions, and new corridors should be conceived of comprehensively so that they link existing open spaces and key development sites in the neighborhood. The proposed connections on the following page add value to both existing and proposed development.

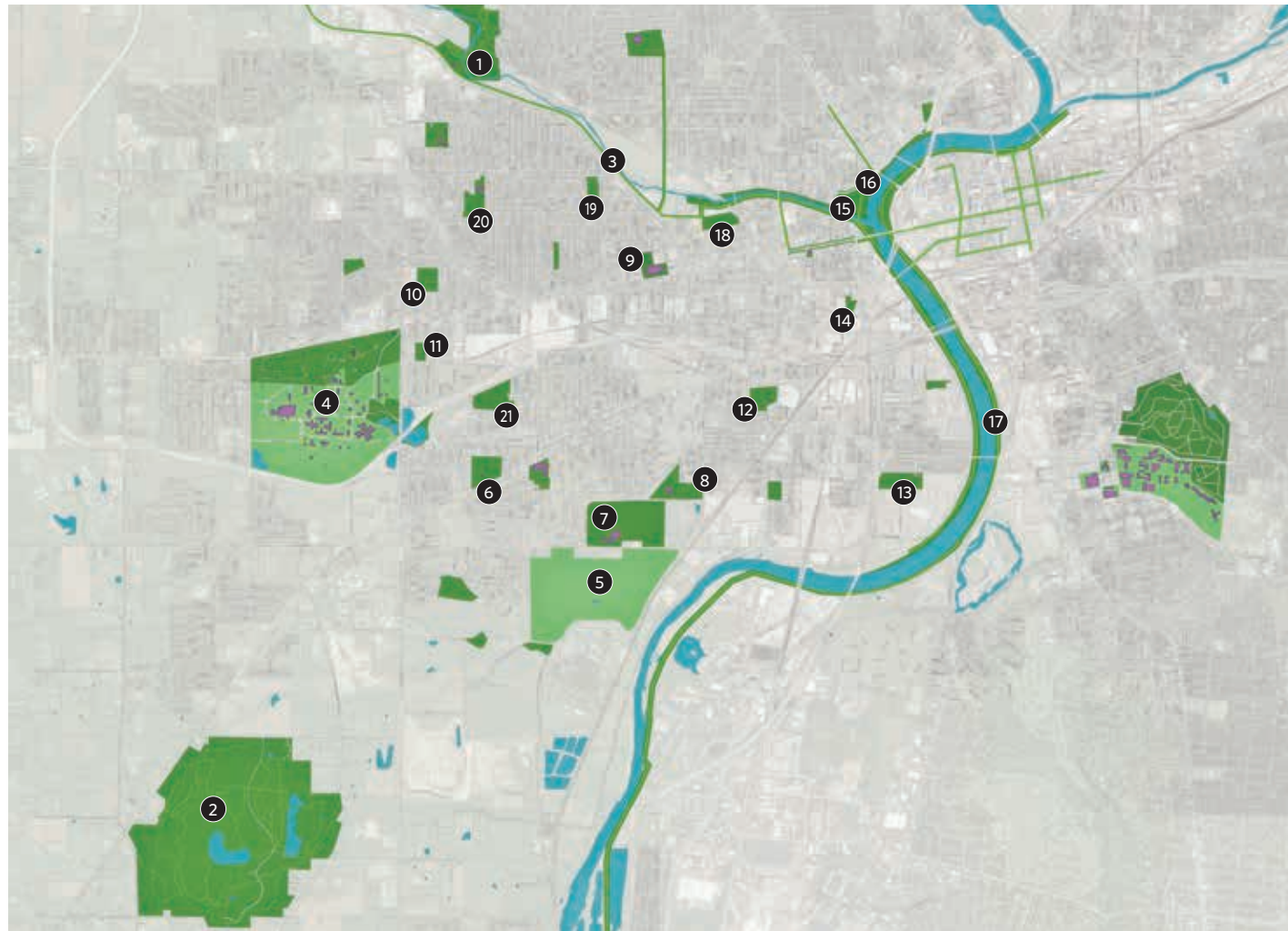


Forest Preserve





# Connecting Open Spaces



**EXISTING OPEN SPACE & TRAILS**

- |                                       |                                 |                                   |
|---------------------------------------|---------------------------------|-----------------------------------|
| 1 WESLEYAN METRO PARK                 | 8 LOUISE TROY ELEMENTARY SCHOOL | 15 RIVERVIEW PARK                 |
| 2 POSSUM, CREEK METRO PARK            | 9 DAYTON BOYS PREP ACADEMY      | 16 SUNRISE PARK                   |
| 3 WOLF CREEK PARK/TRAIL               | 10 GETTYSBURG PARK              | 17 GREAT MIAMI RECREATIONAL TRAIL |
| 4 THE VA'S NATIONAL MILITARY CEMETERY | 11 ARLINGTON HILLS PARK         | 18 JOAN HIERS PARK                |
| 5 MADDEN GOLF COURSE                  | 12 BURKHAM CENTER PARK          | 19 MCNARY PARK                    |
| 6 MALLORY PARK                        | 13 WELCOME PARK                 | 20 WESTWOOD PARK                  |
| 7 PAUL LAURENCE DUNBAR HIGH SCHOOL    | 14 LINDEN PLAYGROUND            | 21 MCCABE PARK                    |

**PROPOSED CONNECTIONS**

- |                               |   |  |
|-------------------------------|---|--|
| 1 GERMANTOWN STREET           | 5 JAMES H. MCGEE BLVD./DANNER STREET TO NICHOLAS ROAD | 9 MCARTHUR STREET                                  |
| 2 WEST THIRD STREET           | 6 BROOKLYN AVENUE                                     | 10 TRAIL FROM WESLEYAN PARK TO WRIGHT FACTORY SITE |
| 3 WOLF CREEK TRAIL EXTENSION  | 7 ABBEY AVENUE  | 11 TRAIL FROM WRIGHT FACTORY SITE TO PRESERVE      |
| 4 GREAT MIAMI TRAIL EXTENSION | 8 DEARBORN AVENUE                                     | 12 GETTYSBURG AVENUE                               |



# Lakeside/McCabe Preserve

## CONTEXT

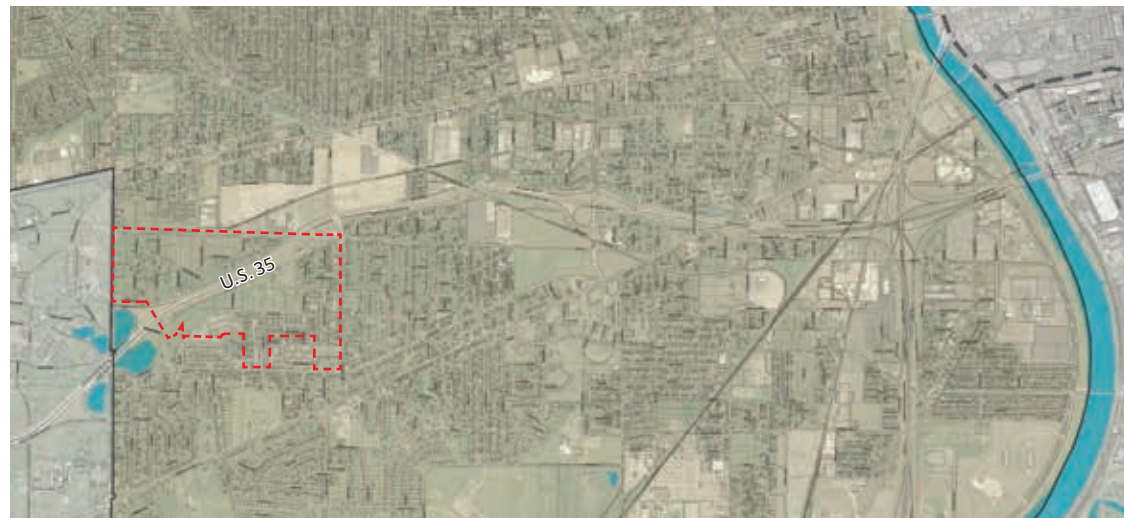
This area, which surrounds U.S. 35, is the key connection between the Wright Company Site and the VA. The proposed Lakeside/McCabe Preserve will be created when the existing Hilltop Home Apartments close and are removed and when the VA potentially expands the National Military Cemetery. McCabe Park, with many large existing trees, will remain as the focal point of the preserve. The surrounding area can slowly be transformed into a natural park and open space.

## Challenges

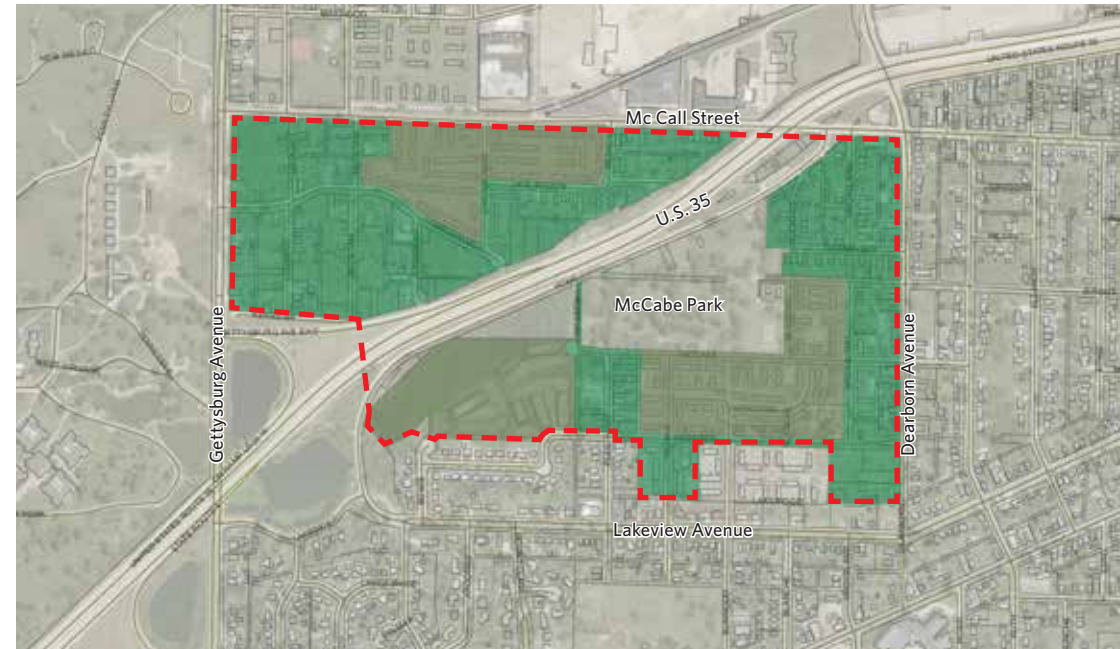
- While Hilltop Homes will be closed and removed, several other properties will still remain

## Benefits

- Connects to a larger parkway system, connecting the VA, Lakeview, and Wright Factory site
- Continues the momentum carried out by the restoration of Lakeside Lake at the end of Lakeview Avenue
- Reduces the amount of infrastructure that the city is required to maintain
- Fulfills the original Olmsted vision of creating a green corridor in this area



Key plan



Existing conditions

- STUDY AREA
- GDPM PROPERTIES OR EXISTING BLOCKS OF VACANCY
- PROPERTIES THAT REQUIRE ACQUISITION



Proposed plan for the Preserve

- MEADOW
- STUDY AREA
- 1 NATIONAL MILITARY CEMETERY EXPANSION
- 2 MCCABE PARK TO REMAIN
- 3 ENTRY MARKERS





View of the Preserve looking southeast



# COMMUNITY FEEDBACK

Public engagement is a critical part of Dayton’s place and asset-based development strategy. Similarly, UDA created a community feedback session that served as a “check-in” to review these vision concepts.

## OVERALL COMMENTS

### General

- Infill vacant lots especially church sites
- Desire for more cafes
- West Dayton needs more jobs that pay a living wage

### Lighting

- West Dayton lacks sufficient and decorative lighting
- Add lighting at Adelite Avenue and Home Avenue

### Housing

- Facilitate more market-rate housing product
- No more LIHTC and Section 8 Housing
- Focus on garden homes on small lots & align with new market demand
- Focus on accessible, active adult, and senior housing

### Wright Dunbar

- Needs an updated Master Plan

### Specific Neighborhoods

- Roosevelt, McFarland, Westwood, Residence Park, and Wolf Creek would like to be more engaged in the process

## THE WEST THIRD STREET HERITAGE CORRIDOR

### General

- Capture and harness the potential energy of local Dayton institutions (such as Central State University, Wright State University, Sinclair College and University of Dayton) in key locations

### Westtown Center, Gettysburg & the Dayton VA Campus

- Create a pedestrian promenade through the center of the site
- Utilize solar as an energy source
- Provide patio space for outdoor dining
- Create indoor and outdoor amenities
- Recruit businesses, like a sandwich shop
- Current facades need revitalization
- Create design standards for new parcels and existing building facades

### Wright Company Factory Site

- Dayton Metro Library’s system wide re-build provides good architectural precedent for the new library
- All green spaces should be open, safe well-designed, and attractively lit
- Commercial/retail desired here
- Improvements to Adelite Avenue supports the reunification goals
- U.S. 35 intersection is dangerous
- Include more RTA stops around the site

## THE GERMANTOWN STREET CORRIDOR

### James H. McGee Town Center

- Create spaces for young adults
- Both the northside development in Cincinnati and the Oregon District are good precedents
- Desire for a bank
- Neighborhood scale/oriented commercial
- Create green and sustainable spaces
- Reduce speeding in the area by applying Transportation Plan and Livable Streets principles
- Integrate public transportation connections
- Desire for a skate park
- Create a training plan for those moving out of DeSoto Bass
  - Co-ops
  - Non-profits
  - Meeting/Community spaces
  - Job Centers
  - Small markets for fresh food
  - Simple and affordable restaurants
  - Gym spaces and yoga spaces
  - Organized labor union space

## PARKWAYS, TRAILS, & PARKS

### General

- Desire for more open space

### McCabe Park

- Keep trees at McCabe Park
- Create an entrance for McCabe Park
- Broadway Street from Wolf Creek to Germantown Street is blighted, uninviting, and full of wildlife

### U.S. 35

- Desire to keep U.S. 35 pristine, pastoral, and free of visual clutter



Discussing concepts for the Wright Factory site



Community Feedback



# IMPLEMENTATION

Building partnerships, leveraging Downtown market forces to pull investment into West Dayton, and prioritizing stabilization efforts.

## POLICY OBJECTIVES

### Invest along highly visible corridors and build on the edges of economic viability

Dayton's place and asset-based investment strategy fundamentally builds on strengths. New investment must be clustered at the edge of other economically viable investments. Revitalization will likely extend from the parts of West Dayton adjacent to downtown. At the same time, there are nodes of viability along West Third and Germantown, which represent opportunities for targeted investment that will start to close gaps and work westward.

### Invest in experimental, connected open space as an equity and revitalization tool

Investments that create notable open space serve a dual purpose, making them an effective and adaptive use of public funds. Connected open spaces (trails, large regional parks, and greenways) provide measurable health and lifestyle benefits for existing residents, while providing amenities that attract new residents. National examples in markets comparable to Dayton have proven that these investments result in revitalization over time.

### Prioritize mechanisms that invest in people in the neighborhood

Whenever possible public and private dollars should be directed to high-risk, high-impact investments that directly improve West Dayton residents' access to opportunity. These investments may range from fast-tracking the new West Dayton Metro Library to providing loans and support to neighborhood businesses.

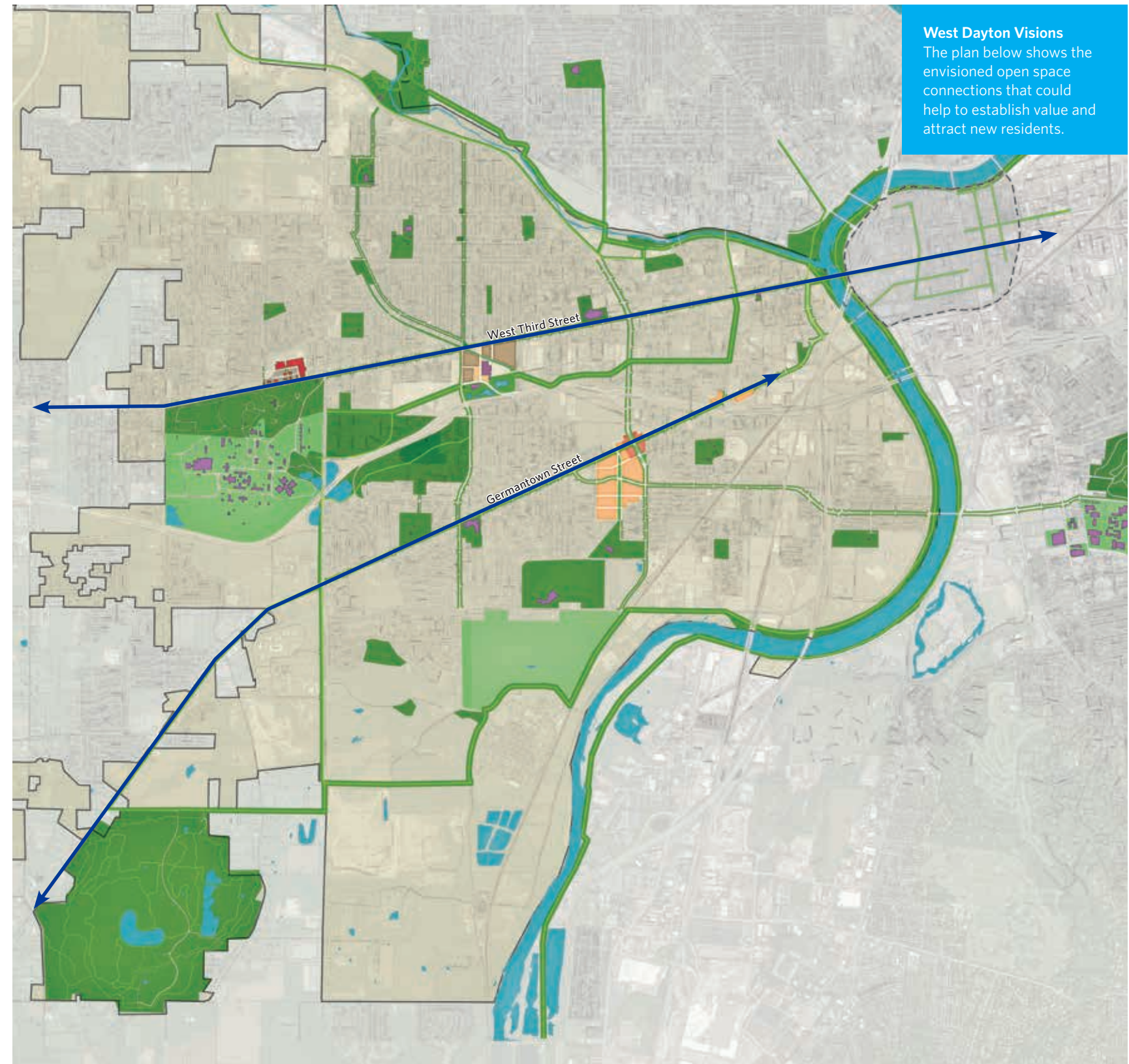
## PRIORITIZATION

Implementation of initiatives must address the geographic expanse of the West Dayton area, and the scarcity of funding. Priority projects should be clustered together along highly visible corridors (portions of West Third and Germantown Street) to ensure that maximum impact is leveraged. The following priorities should direct investment:

1. Secure property and partnerships to execute the NAHA and West Dayton Branch Library reuse of the historic Wright Factory site
2. Focus Transportation Alternative (TA) improvements along West Third and Germantown in the first 1/3 of the corridors outside of Downtown, and in front of Westown Shopping Center
3. Leverage public dollars to incentivize the revitalization of Westown Shopping Center through street improvements and public-private agreements
4. Secure the former rail right-of-way to create a future greenway connection from Wright Factory to Wesleyan Metro Park.

## NEXT STEPS

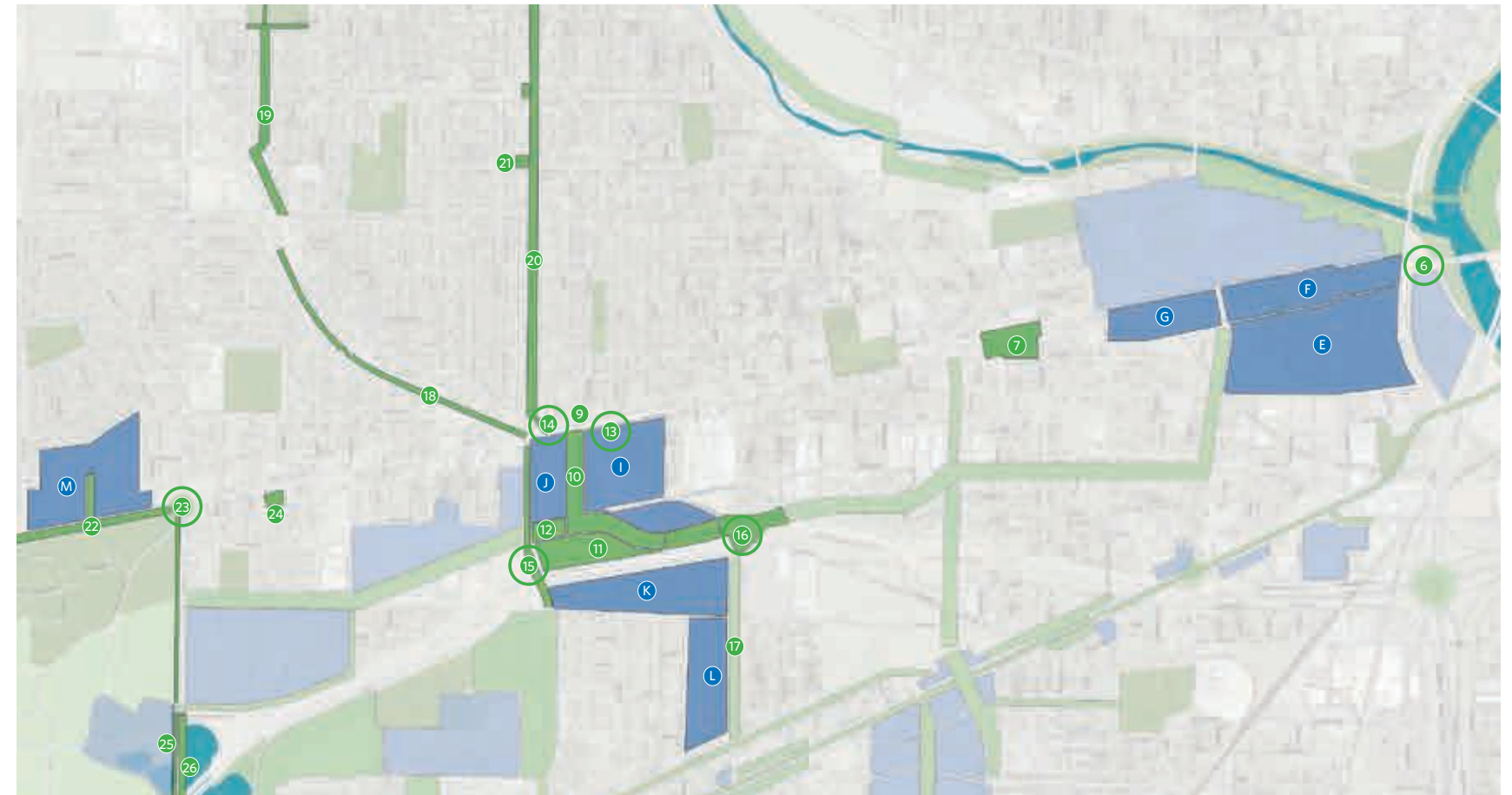
Spend time socializing the plan with additional community organizations, stakeholders, special interest groups, and elected and appointed officials. Once it has broad-based support, this vision plan should be taken through the Planning Board and City Commission Approval Process and formally adopted.





# West Third Street Heritage Corridor

PROJECT	INITIATIVE	LEAD AGENCY	TIME FRAME	FUNDING SOURCE
WOLF CREEK & RIVERFRONT	Wright Dunbar neighborhood Phase 3	—	3-5 Years	—
	Business district adaptive reuse opportunities	Developer TBD	3-5 Years	Developer TBD
	New mixed-use development opportunities	Developer TBD	5-10 Years	Developer TBD
	West Third Street gateway at Wright Dunbar	City	5-10 Years	—
	Improvements to W. Third Street at Mount Enon	City	5-10 Years	—
	National Park Service (NPS) development of Old Factory	NPS	3-5 Years	NPS
	Corner of Third & Abbey privately developed	Developer TBD	5-10 Years	SWAG
	Land bank for future office development	Montgomery County Land Bank	10-15 Years	Montgomery County Land Bank
	Acquire land to develop cottages	Montgomery County Land Bank	5-10 Years	Montgomery County Land Bank
	City acquisition of Wright Company Factory site	City	0-3 Years	—
WRIGHT COMPANY FACTORY SITE	City development of infrastructure for new site	City	3-5 Years	—
	City development of library site	City	5-10 Years	—
	City acquisition and conversion of railroad R.O.W.	City	5-10 Years	—
	Gateway at Third Street and Cowart Avenue	City	3-5 Years	—
	Delphos Avenue becomes park from Brooklyn to Third (Gateway)	City	5-10 Years	—
	Abbey Avenue streetscape improvements from Third to McCall	City	3-5 Years	SWAG/CE
	Improve pedestrian/bicycle connectivity at Adelite Avenue	City	0-3 Years	TA/COD
	Adelite Avenue improvements from Home to Germantown	City	3-5 Years	—
	Acquire railroad R.O.W for Delphos Avenue trail connection	City	3-5 Years	—
	Trail connection from Wesley Park to Wesleyan Metropark	City	5-10 Years	—
WESTTOWN CENTER & GETTYSBURG	Brooklyn Avenue improvements from Delphos to James H. McGee	City	5-10 Years	—
	Create pocket parks along Brooklyn Avenue	City	5-10 Years	—
	Plaza, outparcels, and facade improvements at Westtown	Westtown Owner	3-5 Years	Westtown Owner
	Third Street streetscape improvements at Westtown	City	0-3 Years	—
	Gateway at Third Street and Gettysburg Avenue	City	3-5 Years	—
	Third Street trees, verge, and landscaping at Trenton Street	City	0-3 Years	—
	Sidewalk on west side of Gettysburg Avenue (multiple phases)	City	5-10 Years	—
	Underpass and bridge lighting at U.S. 35 & Gettysburg Avenue	City	0-3 Years	TA



- INITIATIVES TO BE IMPLEMENTED BY OTHERS PARTNERS
- INITIATIVES TO BE IMPLEMENTED BY THE CITY

WOLF CREEK & RIVERFRONT

- E WRIGHT DUNBAR NEIGHBORHOOD PHASE 3
- F BUSINESS DISTRICT ADAPTIVE REUSE OPPORTUNITIES
- G NEW MIXED-USE DEVELOPMENT OPPORTUNITIES
- 6 WEST THIRD STREET GATEWAY AT WRIGHT DUNBAR
- 7 IMPROVEMENTS TO WEST THIRD STREET AT MOUNT ENON

WRIGHT COMPANY FACTORY SITE

- I NATIONAL PARK SERVICE DEVELOPMENT OF OLD FACTORY
- J CORNER OF THIRD & ABBEY PRIVATELY DEVELOPED
- K LAND BANK FOR FUTURE OFFICE DEVELOPMENT
- L ACQUIRE LAND TO DEVELOP COTTAGES
- 9 CITY ACQUISITION OF WRIGHT COMPANY FACTORY SITE
- 10 CITY DEVELOPMENT OF INFRASTRUCTURE FOR NEW SITE
- 11 CITY DEVELOPMENT OF LIBRARY SITE
- 12 CITY ACQUISITION AND CONVERSION OF RAILROAD R.O.W.
- 13 GATEWAY AT THIRD STREET & COWART AVENUE
- 14 DELPHOS AVENUE BECOMES PARK FROM BROOKLYN TO THIRD (GATEWAY)
- 15 ABBEY AVENUE STREETScape IMPROVEMENTS FROM THIRD TO MCCALL
- 16 IMPROVE PEDESTRIAN/BICYCLE CONNECTIVITY AT ADELITE AVENUE

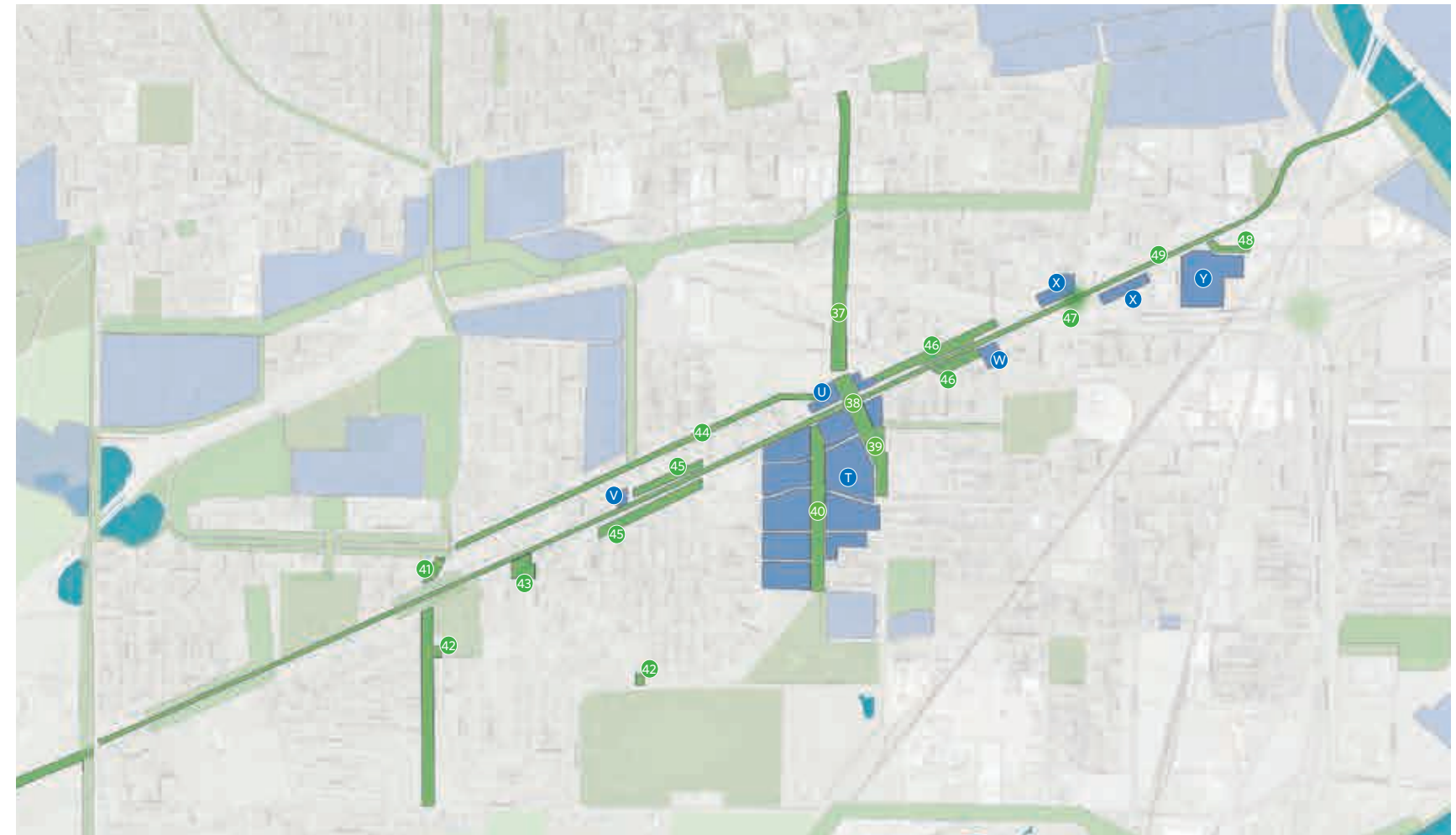
WRIGHT COMPANY FACTORY SITE

- 17 ADELITE AVENUE IMPROVEMENTS FROM HOME TO GERMANTOWN
  - 18 ACQUIRE RAILROAD R.O.W FOR DELPHOS AVENUE TRAIL CONNECTION
  - 19 TRAIL CONNECTION FROM WESLEY PARK TO WESLEYAN METROPARK
  - 20 BROOKLYN AVENUE IMPROVEMENTS FROM DELPHOS TO JAMES H. MCGEE
  - 21 CREATE POCKET PARKS ALONG BROOKLYN AVENUE
- WESTTOWN CENTER & GETTYSBURG
- M PLAZA, OUTPARCELS, & FACADE IMPROVEMENTS AT WESTTOWN
  - 22 THIRD STREET STREETScape IMPROVEMENTS AT WESTTOWN
  - 23 GATEWAY AT THIRD STREET & GETTYSBURG AVENUE
  - 24 THIRD STREET STREET TREES, VERGE, & LANDSCAPING AT TRENTON STREET
  - 25 SIDEWALK ON WEST SIDE OF GETTYSBURG AVENUE (MULTIPLE PHASES)
  - 26 UNDERPASS & BRIDGE LIGHTING AT U.S. 35 & GETTYSBURG AVENUE



# Germantown Corridor

PROJECT	INITIATIVE	LEAD AGENCY	TIME FRAME	FUNDING SOURCE	
GERMANTOWN STREET CORRIDOR	Acquire property and develop kitchen incubator	Developer TBD	10-15 Years	TA/COD	
	Day-Mont building renovation & reuse	Developer TBD	5-10 Years	Developer TBD	
	New townhouses	Developer TBD	3-5 Years	Developer TBD	
	Acquire and develop public market	Developer TBD	10-15 Years	Developer TBD	
	Parcel acquisition and realignment of McArthur and Dearborn	City	5-10 Years	—	
	Two neighborhood identity signs	City	3-5 Years	—	
	Redevelop Madden Hills Library Branch Site	City	5-10 Years	—	
	Lakeview Avenue bike lane (Lakeside Drive to Germantown Street)	City	3-5 Years	TA/CMAQ/COD	
	Acquire & renovate properties at Germantown Street (AF #4)	City	0-3 Years	—	
	Landscaping along Germantown Street (AF #3)	City	0-3 Years	—	
	Acquire property and demo, lighting, and landscaping (AF #1)	City	0-3 Years	—	
	Align Washington Street with Fitch Street at Germantown Street	City	5-10 Years	TA/COD	
	Germantown Street Bike Lane (Edwin Moses to James McGee)	City	3-5 Years	—	
	JAMES H. MCGEE TOWN CENTER	Redevelopment of Desoto Bass property	GDPM	5-10 Years	GDPM
		Development of Town Center north of Germantown Street	Developer TBD	5-10 Years	TA/COD
McGee Streetscape improvements (Third to Germantown)		City	5-10 Years	TA/COD	
Plaza & Crosswalk at Germantown and McGee		City	0-3 Years	TA/COD	
Realign James H. McGee TO Danner Street		City	3-5 Years	STP	
New boulevard at new housing at DeSoto Bass	City	3-5 Years	TA/SRTS		



**■** INITIATIVES TO BE IMPLEMENTED BY OTHERS PARTNERS  
**■** INITIATIVES TO BE IMPLEMENTED BY THE CITY

**GERMANTOWN STREET CORRIDOR**

- V** ACQUIRE PROPERTY & DEVELOP KITCHEN INCUBATOR
- W** DAY-MONT BUILDING RENOVATION & REUSE
- X** NEW TOWNHOUSES
- Y** ACQUIRE & DEVELOP PUBLIC MARKET
- 41** PARCEL ACQUISITION & REALIGNMENT OF MCARTHUR & DEARBORN
- 42** TWO NEIGHBORHOOD IDENTITY SIGNS
- 43** REDEVELOP MADDEN HILLS LIBRARY BRANCH SITE

**GERMANTOWN STREET CORRIDOR**

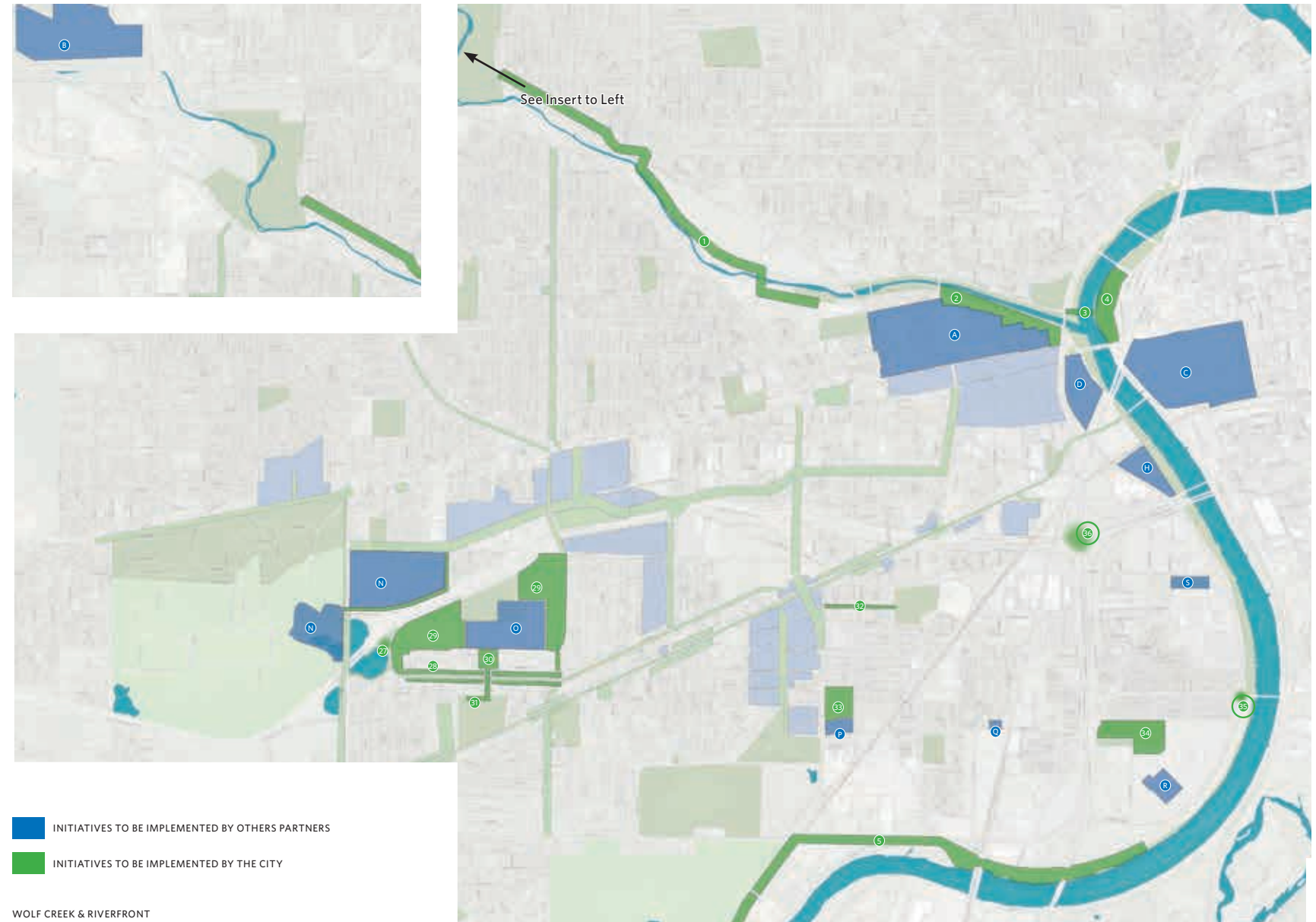
- 44** LAKEVIEW AVENUE BIKE LANE (LAKESIDE DR. TO GERMANTOWN STREET)
- 45** ACQUIRE & RENOVATE PROPERTIES AT GERMANTOWN STREET (AF #4)
- 46** LANDSCAPING ALONG GERMANTOWN STREET (AF #3)
- 47** ACQUIRE PROPERTY & DEMO, LIGHTING, & LANDSCAPING (AF #1)
- 48** ALIGN WASHINGTON STREET WITH FITCH STREET AT GERMANTOWN STREET
- 49** GERMANTOWN STREET BIKE LANE (EDWIN MOSES TO JAMES MCGEE)

**JAMES H. MCGEE TOWN CENTER**

- T** REDEVELOPMENT OF DESOTO BASS PROPERTY
- U** DEVELOPMENT OF TOWN CENTER NORTH OF GERMANTOWN STREET
- 37** MCGEE STREETScape IMPROVEMENTS (THIRD TO GERMANTOWN)
- 38** PLAZA & CROSSWALK AT GERMANTOWN & MCGEE
- 39** REALIGN JAMES H. MCGEE TO DANNER STREET
- 40** NEW BOULEVARD AT NEW HOUSING AT DESOTO BASS

# Green Connections

PROJECT	INITIATIVE	LEAD AGENCY	TIME FRAME	FUNDING SOURCE
<b>WOLF CREEK &amp; RIVERFRONT</b>	Wolf Creek neighborhood development plan	—	0-15 Years	—
	Wesleyan Metropark expansion	MetroParks	3-5 Years	MetroParks
	Sinclair Dayton Campus Master Plan East	Sinclair	3-5 Years	Sinclair
	Sinclair Dayton Campus Master Plan West & Sports Fields	Sinclair	10-15 Years	Sinclair
	New mixed-use development opportunities	Developer TBD	0-15 Years	Developer TBD
	Office redevelopment at Edwin C. Moses Boulevard	Developer TBD	3-5 Years	Developer TBD
	Extension of Wolf Creek trail (Riverfront Plan)	City	0-3 Years	—
	Move levy and create parks	City	3-5 Years	—
	New pedestrian bridge connection	City	5-10 Years	—
	Sunset park	City	5-10 Years	—
	Extension of great Miami river trail Phase 1 and 2	City	3-5 Years	—
	Third Street Heritage Corridor	City	0-15 Years	—
<b>EDGEMONT &amp; CARILLON</b>	Infill Affordable Housing (LIHTC)	Montgomery County Land Bank	0-3 Years	Montgomery County Land Bank
	Acquire property for Community Coalition Solar Garden	Montgomery County Land Bank	10-15 Years	Montgomery County Land Bank
	UD Arena improvements	UD	3-5 Years	UD
	Hotel development	Developer TBD	3-5 Years	Developer TBD
	Convert Banker Street R.O.W. from vehicular to pedestrian	City	5-10 Years	—
	Strategic acquisitions and demolitions	City	0-15 Years	—
	Dayton bike park	City	0-3 Years	Funded
	Gateway at Stewart Street and Edwin C Moses Avenue	City	3-5 Years	—
	75/35 interchange gateway, lighting of overpass	City	3-5 Years	—
	VA expansion including entry alignment and grotto	VA	5-10 Years	VA
<b>LAKESIDE/MCCABE PRESERVE</b>	Hilltop Homes closure and conversion to preserve	GDPM	3-5 Years	GDPM
	Gateway to the Lake	City	3-5 Years	—
	Street trees at Germantown, Lakeview, and Mt. Clair	City	3-5 Years	—
	Acquisition and conversion of vacant properties to preserve	City	0-15 Years	—
	Trail from McCabe Park to Mallory Park	City	3-5 Years	MetroParks
	Two entry markers to Mallory Park	City	3-5 Years	—



**■** INITIATIVES TO BE IMPLEMENTED BY OTHERS PARTNERS  
**■** INITIATIVES TO BE IMPLEMENTED BY THE CITY

**WOLF CREEK & RIVERFRONT**

- A** WOLF CREEK NEIGHBORHOOD DEVELOPMENT PLAN
- B** WESLEYAN METROPARK EXPANSION
- C** SINCLAIR DAYTON CAMPUS MASTER PLAN EAST
- D** SINCLAIR DAYTON CAMPUS MASTER PLAN WEST & SPORTS FIELDS
- H** OFFICE REDEVELOPMENT AT EDWIN C. MOSES BLVD.
- 1** EXTENSION OF WOLF CREEK TRAIL (RIVERFRONT PLAN)
- 2** MOVE LEVY & CREATE PARKS
- 3** NEW PEDESTRIAN BRIDGE CONNECTION
- 4** SUNSET PARK
- 5** EXTENSION OF GREAT MIAMI RIVER TRAIL PHASE 1 & 2
- 8** THIRD STREET HERITAGE CORRIDOR

**EDGEMONT & CARILLON**

- P** INFILL AFFORDABLE HOUSING (LIHTC)
- Q** ACQUIRE PROPERTY FOR COMMUNITY CENTER AND SOLAR GARDEN
- R** UD ARENA IMPROVEMENTS
- S** HOTEL DEVELOPMENT
- 32** CONVERT BANKER STREET R.O.W. FROM VEHICULAR TO PEDESTRIAN
- 33** STRATEGIC ACQUISITIONS AND DEMOLITIONS
- 34** DAYTON BIKE PARK (FUNDED)
- 35** GATEWAY AT STEWART STREET & EDWIN C MOSES AVENUE
- 36** 75/35 INTERCHANGE GATEWAY, LIGHTING OF OVERPASS

**LAKESIDE/MCCABE PRESERVE**

- N** VA EXPANSION INCLUDING ENTRY ALIGNMENT & GROTTTO
- O** HILLTOP HOMES CLOSURE & CONVERSION TO PRESERVE
- 27** GATEWAY TO THE LAKE
- 28** STREET TREES AT GERMANTOWN, LAKEVIEW, & MT. CLAIR
- 29** ACQUISITION & CONVERSION OF VACANT PROPERTIES TO PRESERVE
- 30** TRAIL FROM MCCABE PARK TO MALLORY PARK
- 31** TWO ENTRY MARKERS TO MALLORY PARK



Miami Valley News

# Dayton ranked top 5 deadliest city in US: report

by: Callie Cassick

Posted: Sep 13, 2022 / 04:14 PM EDT

Updated: Sep 13, 2022 / 07:40 PM EDT

DAYTON, Ohio (WDTN) — Dayton has been ranked as the top 5 deadliest city in the United States, according to a report released by CBS News.

The top 5 deadliest cities according to the report are:

5. Dayton
4. Detroit
3. Birmingham
2. Baltimore
1. St. Louis

In addition to Dayton, Ohio had 4 other cities show up on the list, including:

10. Cleveland
19. Cincinnati
49. Akron
57. Toledo

The report is based on murder rates in 65 major U.S. cities with more than 100,000 residents. These rates were calculated using the latest statistics available — the FBI's 2019 Crime in the United States data, as well as data from city police officials and the U.S. Census Bureau.

# Police looking for suspect after hours-long standoff

by: Sarah Bean, Allison Gens

Posted: May 18, 2022 / 01:41 PM EDT

Updated: May 18, 2022 / 06:27 PM EDT

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## SWAT on scene after man shot in Dayton

Not long after the victim was found, the investigation showed the suspect had likely run into a nearby apartment. SWAT and a Hostage Negotiation Team were called to the scene and the standoff began.

“We go off of the information we that we have, that we develop on scene from individuals that are witnesses, and one of the reasons that SWAT and HNT are called out is for the ability to try to safely resolve that situation,” Dayton Police Department Major Christopher Malson said.



SWAT spent hours outside an apartment to discover the suspect was no longer inside (Spencer Neuman, WDTN). Officers could be seen shooting tear gas into the building and commanding the suspect to come out. Police on the scene said that after many attempts to contact the suspect failed, they proceeded to secure the building.

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# Desoto Crime



Police SWAT Standoff at a Desoto Unit – May 2022

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# Coroner's Office ID's 2 men involved in shooting at DeSoto Bass apartment complex

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by Lydia Bice Mon, January 9th 2023, 5:35 PM EST



DeSoto Bass apartment complex shooting (Dayton 24/7 Now photo)

DAYTON, Ohio (WKEF) -- Two men have died after a shooting at a Dayton apartment complex on Wednesday, January 4.

The Montgomery County Coroner's Office has identified the two victims in the shooting as 23-year-old James Anderson and 22-year-old Victor Humphrey.

Dayton Police crews were called to the 800 block of Oldfield Ave at 4:13 p.m. on January 4, on reports of a shooting.

A Dayton Police Sergeant on scene told Dayton 24/7 Now that one person was killed and another injured, the injured individual was transported to Miami Valley Hospital.

Call Dayton Police at [937-333-1232](tel:937-333-1232) if you have any information about the incident. Call Crime Stoppers at [937-222-7867](tel:937-222-7867) or submit information online at [www.miamivalleycrimestoppers.com](http://www.miamivalleycrimestoppers.com) if you prefer to remain anonymous.

# Spike in Dayton homicides puts strain on detectives, police say



Caption

Credit: JIM NOELKER

## Crime & Law

By Daniel SuscoKristen Spicker

Updated March 1, 2023

Homicides nearly double compared to the same time in 2022

A spike in homicides to begin this year is putting a strain on Dayton police detectives.

While speaking to the media on Tuesday about a double homicide early Sunday, Dayton police Maj. Brian Johns said that the department had seen nearly twice as many homicides so far this year compared to the same time last year.

Explore [1 arrested in 'brutal' double homicide; Dayton police seek person of interest](#)

The 11 homicides reported in Dayton so far this year is nearly double what the department typically sees in January and February, according to homicide data from the Dayton Police Department.

Advertiser Content

**From Measurement to Reduction: We Help You Manage Your Net Zero Journey**



By CO2 AI

In the past five years Dayton police recorded the following homicides in the first two months of the year:

- 2018: 4 homicides
- 2019: 5 homicides
- 2020: 6 homicides
- 2021: 4 homicides
- 2022: 6 homicides

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“To say they’re overworked is an understatement,” Johns said.

Last year the city had 34 homicides, the second fewest reported in the past five years. In 2021, there were 30 homicides in Dayton.

There were 53 homicides reported in 2019, which included the nine people killed in the Oregon District mass shooting.

In 2018 and 2020, Dayton had 37 and 48 homicides, respectively.

Johns said the city has also seen an increase in aggravated assaults this year.

“Gun violence is definitely an issue and we are working to take steps to try and reduce that,” Johns said. “I can’t stress enough there are different ways to solve or resolve issues than getting a gun and shooting somebody or shooting their house up.”

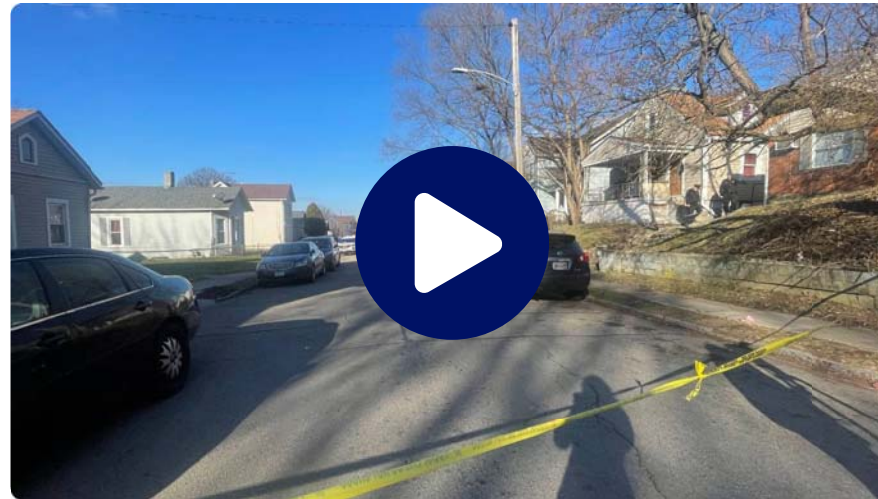
So far this year, there have been two double homicides.

The first was Jan. 4 in the 1800 block of Banker Place in the DeSoto Bass.

Three people were shot, including 22-year-old Victor Humphrey and 23-year-old James Anderson. Humphrey was pronounced dead at the scene and Anderson died at a local hospital. The third person suffered injuries that were not life-threatening.

CRIME AND LAW

# 2 killed, 1 critically injured, 1 other hurt in multiple shootings in Dayton



2 killed, 1 critically injured, 1 other hurt in multiple shootings in Dayton



By **WHIO Staff**

January 15, 2023 at 12:01 am EST



By **WHIO Staff**

January 15, 2023 at 12:01 am EST

DAYTON — 33 people were killed in Dayton homicides in 2022, according to the Dayton Police Department.

So far in 2023, the city is on track to have another deadly year.

**>>[PHOTOS: Man seriously injured in Dayton shooting](#)**

Two people were shot and killed Saturday in separate shootings in the area.



News Center 7's Kayla McDermott reports there were multiple 911 calls made for help and two times they showed up to scenes where people were shot dead.

**>>PREVIOUS COVERAGE: [Suspect in custody after deadly shooting near Dayton apartment complex](#)**

Dayton Police officers responded to an apartment complex on Danner Avenue in Dayton around 5:50 a.m. Saturday morning and found a man had been shot.

Medics performed CPR on the victim once officers secured the scene, the spokesperson said.

The victim, however, was not able to survive through their injuries, Sergeant Creigee Coleman confirmed.

They died at the scene, according to information News Center 7 compiled from Dayton Police and regional dispatch.

**>>PREVIOUS COVERAGE: [Male found dead in Dayton; Homicide detectives investigating](#)**

A couple of hours later just two miles away, Montgomery County Regional Dispatch received a 911 call.

“I see a bullet casing,” callers said to dispatchers in a 9-1-1 call obtained by News Center 7. “A bullet injury in the back.”

McDermott said an Uber driver called 9-1-1 to report a body lying on the ground on West Third Street.

“A male who appeared to be deceased possibly from some wounds from a gun,” said Sergeant Creigee Coleman, Dayton Police Department.

**>>PREVIOUS COVERAGE: [Man shot, transported to Miami Valley Hospital](#)**

McDermott said those were not the only shootings on Saturday. Overnight, a man called 9-1-1 after getting shot in the leg in the area of W. Fifth Street and S. Main Street around 2:30 a.m.

“Yeah, I definitely got hit,” the caller told 9-1-1 dispatchers in a call News Center 7 obtained.

The man was treated at the scene then, taken to Miami Valley Hospital for further care, dispatchers told News Center 7.

The suspect reportedly fled before officers arrived.

**>>PREVIOUS COVERAGE: [Man seriously injured in Dayton shooting](#)**

Then, Saturday afternoon, someone shot a man in the chest in the 100 block of Dover Street in East Dayton.

“He’s in pretty serious condition,” said Sergeant Eric Brown, Dayton Police Department. “He was taken to the hospital.”

McDermott says four people shot, two dead, one critically injured and another person hurt in less than 24 hours.

None of the shootings are connected, Dayton Police said.

“Two or three shootings in one day,” Brown said. “That is abnormal for any police department or city of this size.”

**>>PREVIOUS COVERAGE: [2 dead, 1 injured in shooting at Dayton apartment complex](#)**

McDermott reports since the beginning of the year, gun violence has killed three other people in Dayton.

Two young men were shot and killed at the Desoto Bass apartment complex in the area of Oldfield Ave and Banker Place on January 4, leaving families heartbroken.

“I’m going to continue to live my brother and his best friend,” said Jaylise Anderson, the victim’s sister, on January 5. “Because they always came to me, every call.”

**>>PREVIOUS COVERAGE: [Suspect shot, killed in attempted burglary at cellphone store identified](#)**



Five days later, a man was shot and killed as he tried to rob a cell phone store in the 3800 block of North Dixie Drive in Harrison Township.

“I’ve got an armed robbery,” a caller told 911 dispatchers on January 10. “There’s a guy downstairs.”

This brings the city’s death toll to five just 14 days into the New Year.

**>>PREVIOUS COVERAGE: [Dayton crime stats: Car theft up while aggravated assaults, residential burglaries dropped in 2022](#)**

McDermott says of all the shootings Saturday, only one arrest has been made.

Dayton Police are asking the public if you know anything related to any of the shootings to please give them a call.

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(Taylor Robertson/Staff)

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# Man shot in leg in front of DeSoto Bass Courts office in Dayton



Local News

By Jen Balduf

Dec 24, 2021

A man was shot in the leg Christmas Eve in front of the DeSoto Bass Courts office in Dayton. The shooting was reported around 3:45 p.m. in the 800 block of Oldfield Avenue

A 911 caller said the victim was shot in the leg by a handgun and that the suspect left in a black car last seen headed on Germantown Street.

The suspect was described as a man in his 30s who was wearing green army-style fatigues, according to an incident log from the Montgomery County Regional Dispatch Center.

The gunshot victim's injuries were not believed to be life-threatening. We are working to learn more information to update this report.



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by: Sarah Bean, Allison Gens

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## Decomposed body found at Dayton apartment complex

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1. St. Louis

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# May 2022 – January 2023 Desoto Homicide Map and Stats

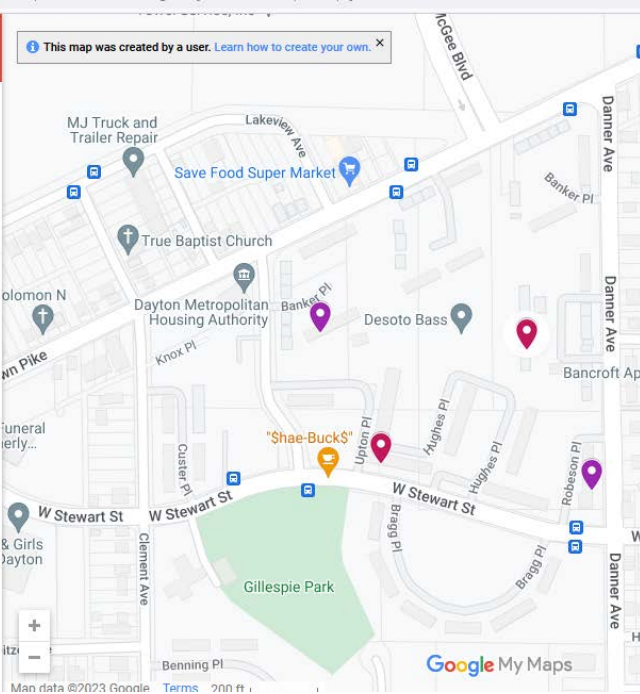
← 922 Wilberforce Pl

This map was created by a user. [Learn how to create your own.](#)

name  
922 Wilberforce Pl

description  
Earl Jackson III 12/30/2022

Details from Google Maps  
922 Wilberforce Pl, Dayton, OH 45417  
[View in Google Maps](#)



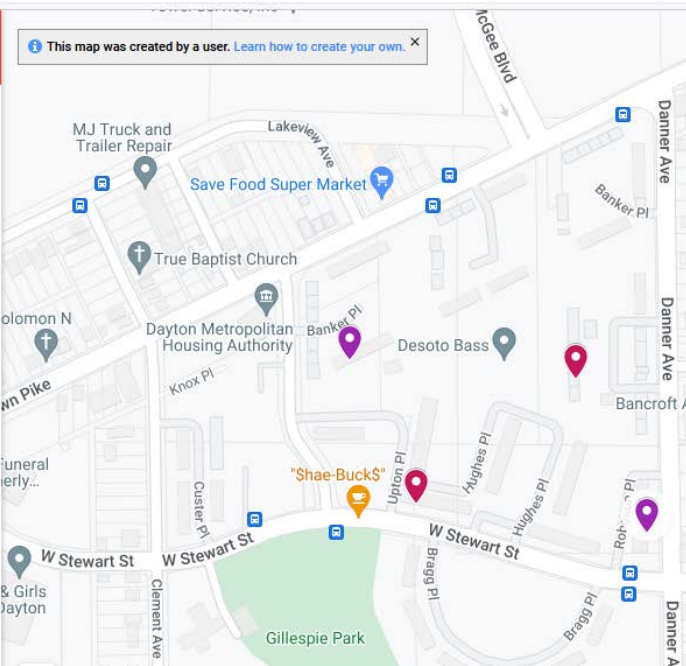
← 1047 Danner Ave

This map was created by a user. [Learn how to create your own.](#)

name  
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description  
Lawrence D Bell 1/14/2023

Details from Google Maps  
1047 Danner Ave, Dayton, OH 45417  
[View in Google Maps](#)



← 1715 W Stewart St

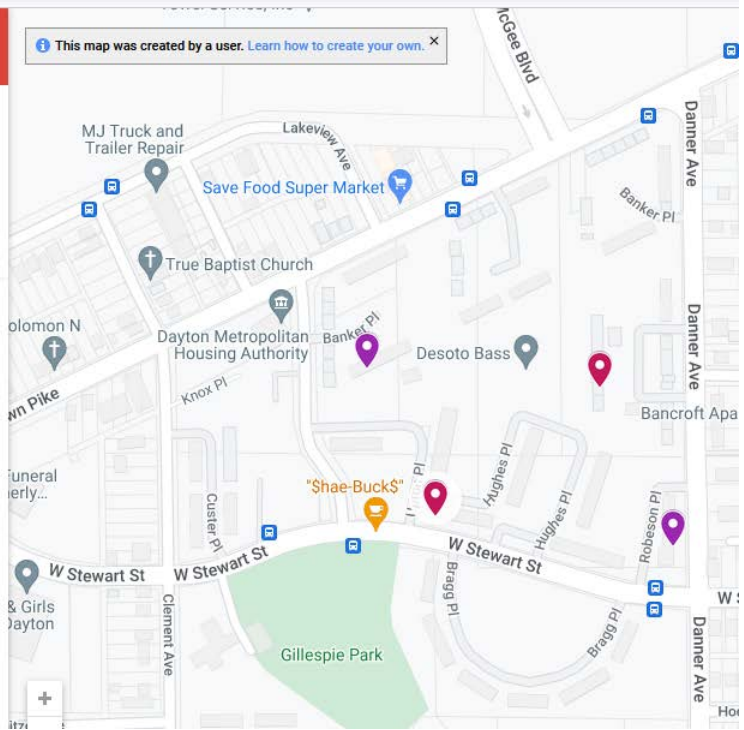
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1715 W Stewart St

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Myquan R. Taylor 5/18/2022

Details from Google Maps

1715 W Stewart St, Dayton, OH 45417

[View in Google Maps](#)



← 1815 Banker Pl

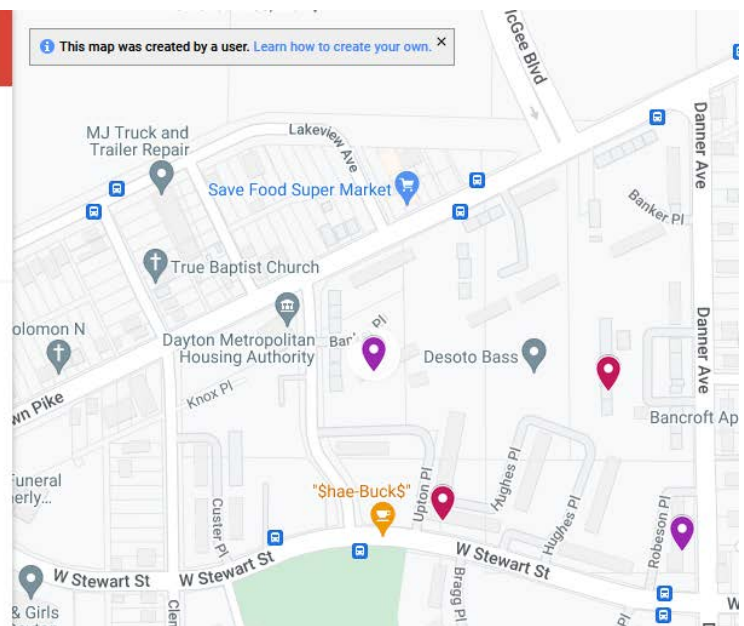
name  
1815 Banker Pl

description  
James Anderson, Victor Humphrey 1/4/2023

Details from Google Maps

1815 Banker Pl, Dayton, OH 45417

[View in Google Maps](#)





# COMPSTAT

Citywide

1/1/2022 to 12/31/2022



# CITY OF DAYTON POLICE DEPARTMENT

\*\* Data updated as of 1/11/2023 \*\*

ALL CRIMES		1/1/2022 TO 12/31/2022	1/1/2021 TO 12/31/2021	% Change	1/2/2020 TO 12/31/2020	% Change	YTD 2022	YTD 2021	2022 % Change	YTD 2020	2020 % Change		
<b>1. Part 1 (Violent)</b>													
	MURDER AND NONNEGLIGENT MANSLAUGHTER		2	1	100 %	1	100 %	2	1		100 %	1	100 %
	FORCIBLE RAPE		0	2	-100 %	5	-100 %	0	2		-100 %	5	-100 %
	AGGRAVATED ROBBERY		3	3	0 %	3	0 %	3	3		0 %	3	0 %
	ROBBERY		4	1	300 %	0	400 %	4	1		300 %	0	400 %
	AGGRAVATED ASSAULT		26	29	-10 %	13	100 %	26	29		-10 %	13	100 %
	TOTAL PART 1 (VIOLENT)		35	36	-3 %	22	59 %	35	36		-3 %	22	59 %
<b>2. Part 1 (Property)</b>													
	COMMERCIAL ARSON		0	0	0 %	0	0 %	0	0		0 %	0	0 %
	RESIDENTIAL ARSON		1	0	100 %	1	0 %	1	0		100 %	1	0 %
	BREAKING AND ENTERING		2	1	100 %	1	100 %	2	1		100 %	1	100 %
	RESIDENTIAL BURGLARY		18	19	-5 %	15	20 %	18	19		-5 %	15	20 %
	PURSE-SNATCHING		0	0	0 %	1	-100 %	0	0		0 %	1	-100 %
	SHOPLIFTING		1	0	100 %	0	100 %	1	0		100 %	0	100 %
	THEFT FROM BUILDING		2	2	0 %	1	100 %	2	2		0 %	1	100 %
	THEFT FROM MOTOR VEHICLE		6	6	0 %	16	-63 %	6	6		0 %	16	-63 %
	THEFT OF MOTOR VEHICLE PARTS/ACCESSORY		1	0	100 %	1	0 %	1	0		100 %	1	0 %
	ALL OTHER LARCENY		17	13	31 %	13	31 %	17	13		31 %	13	31 %
	MOTOR VEHICLE THEFT		19	9	111 %	9	111 %	19	9		111 %	9	111 %
	TOTAL PART 1 (PROPERTY)		67	50	34 %	58	16 %	67	50		34 %	58	16 %
<b>3. Part 2 (Violent)</b>													
	KIDNAPING/ABDUCTION		1	0	100 %	0	100 %	1	0		100 %	0	100 %
	FORCIBLE FONDLING		2	1	100 %	1	100 %	2	1		100 %	1	100 %
	SIMPLE ASSAULT		36	32	13 %	19	89 %	36	32		13 %	20	80 %
	SIMPLE ASSAULT-DV		46	46	0 %	30	53 %	46	46		0 %	30	53 %

ALL CRIMES			1/1/2022 TO 12/31/2022	1/1/2021 TO 12/31/2021	% Change	1/2/2020 TO 12/31/2020	% Change	YTD 2022	YTD 2021	2022 % Change	YTD 2020	2020 % Change	
✓	MENACING		9	11	-18 %	13	-31 %	9	11	✓	-18 %	13	-31 %
✓	INCEST		0	0	0 %	0	0 %	0	0	✓	0 %	0	0 %
✓	STATUTORY RAPE		0	0	0 %	0	0 %	0	0	✓	0 %	0	0 %
⚠	TOTAL PART 2 (VIOLENT)		94	90	4 %	63	49 %	94	90	⚠	4 %	64	47 %
<b>4. Part 2 (Property)</b>													
✓	EXTORTION/BLACKMAIL		0	0	0 %	0	0 %	0	0	✓	0 %	0	0 %
✓	COUNTERFEITING/FORGERY		0	0	0 %	0	0 %	0	0	✓	0 %	0	0 %
✓	FALSE PRETENSES/SWINDLE/CONFIDENCE GAME		1	2	-50 %	3	-67 %	1	2	✓	-50 %	3	-67 %
✓	CREDIT CARD/AUTOMATED TELLER MACHINE		0	0	0 %	0	0 %	0	0	✓	0 %	0	0 %
✓	IMPERSONATION		0	0	0 %	0	0 %	0	0	✓	0 %	0	0 %
✓	WELFARE FRAUD		0	0	0 %	0	0 %	0	0	✓	0 %	0	0 %
✓	WIRE FRAUD		0	0	0 %	0	0 %	0	0	✓	0 %	0	0 %
✓	STOLEN PROPERTY OFFENSES (RECEIVING,ETC)		4	6	-33 %	3	33 %	4	6	✓	-33 %	3	33 %
✓	DESTRUCTION/DAMAGE/VANDALISM OF PROPERTY		23	28	-18 %	23	0 %	23	28	✓	-18 %	23	0 %
✓	BRIBERY		0	0	0 %	0	0 %	0	0	✓	0 %	0	0 %
✓	BAD CHECKS		0	0	0 %	0	0 %	0	0	✓	0 %	0	0 %
✓	TOTAL PART 2 (PROPERTY)		28	36	-22 %	29	-3 %	28	36	✓	-22 %	29	-3 %
<b>5. Disorder</b>													
✓	PROSTITUTION OFFENSES		0	0	0 %	0	0 %	0	0	✓	0 %	0	0 %
✓	SHOOTING INTO HABITATION		4	6	-33 %	4	0 %	4	6	✓	-33 %	4	0 %
✗	ALL OTHER OFFENSES		28	23	22 %	23	22 %	28	23	✗	22 %	23	22 %
✗	TOTAL DISORDER		32	29	10 %	27	19 %	32	29	✗	10 %	27	19 %
<b>6. Drug/Narcotics</b>													
✓	DRUG/NARCOTIC VIOLATIONS		7	19	-63 %	4	75 %	7	19	✓	-63 %	4	75 %
✗	DRUG EQUIPMENT VIOLATIONS		6	3	100 %	1	500 %	6	3	✗	100 %	1	500 %
✓	TOTAL DRUG/NARCOTICS		13	22	-41 %	5	160 %	13	22	✓	-41 %	5	160 %
<b>9. Other Crimes</b>													
✓	NON-REPORTABLE		0	3	-100 %	1	-100 %	0	3	✓	-100 %	1	-100 %
✓	TRAFFIC		0	2	-100 %	1	-100 %	0	2	✓	-100 %	1	-100 %
✓	NEGLIGENT MANSLAUGHTER		0	0	0 %	0	0 %	0	0	✓	0 %	0	0 %



ALL CRIMES			1/1/2022 TO 12/31/2022	1/1/2021 TO 12/31/2021	% Change	1/2/2020 TO 12/31/2020	% Change	YTD 2022	YTD 2021	2022 % Change	YTD 2020	2020 % Change	
	SEXUAL ASSAULT WITH AN OBJECT		0	0	0 %	0	0 %	0	0		0 %	0	0 %
	TOTAL OTHER CRIMES		0	5	-100 %	2	-100 %	0	5		-100 %	2	-100 %
	TOTAL ALL CRIMES		269	268	0 %	206	31 %	269	268		0 %	207	30 %

ADDED CRIMES			1/1/2022 TO 12/31/2022	1/1/2021 TO 12/31/2021	% Change	1/2/2020 TO 12/31/2020	% Change	YTD 2022	YTD 2021	2022 % Change	YTD 2020	2020 % Change	
	TOTAL ADDED CRIMES				0 %		0 %				0 %		0 %

Citywide

Include Unfounded? False    Include Attempts? True

Added Crimes: [NONE]

Neighborhood: Sector: 372 Beat:

## Choice Neighborhood Grant Resident Household Survey Report

**Richard Stock, PhD.**  
**Director, Business Research Group**  
**University of Dayton**

### I. Introduction

This reports summarizes the results of a survey that was done with residents of Greater Dayton Premier Management's DeSoto Bass and Hilltop residential complexes in November and December, 2016. Residents were invited through a variety of means to fill out the surveys. In all, 179 of 441 heads of households, (40.6%) filled out a survey. Residents were invited to a central location to receive assistance if they wanted it or they could take the survey home. The written introduction to the survey is provided in Appendix One.

Survey respondents were fairly representative of household heads in the residential complexes with respect to site and age. While Desoto household heads represent 71% of the census of occupied units, they were 74% of the sample. With respect to age, household heads, 18 to 30 were slightly under represented in the sample relative to the census, (21% vs 29%) while those 51 to 65 were slightly over represented in the sample, (27% vs. 22%). To compensate for this in the results, surveys have been weighted so as to reflect the census age of household distribution.<sup>1</sup>

	Survey	Census		Survey	Census
Site			Age of Household Head		
Desoto	74%	71%	18 to 30	21%	29%
Hilltop	26%	29%	31 to 40	28%	25%
Total	100%	100%	41 to 50	19%	19%
Sample	179	441	51 to 65	27%	22%
			65 and up	5%	5%
			Total	100%	100%
			Sample Size	176	441

<sup>1</sup> While sample counts are shown as whole numbers in the tables, the weighting results in fractional totals that can cause reported percents to be slightly off what would be expected.



*What are the things you don't like about this neighborhood? (Choose top two)*

*Crime/ Violence in the streets, (78%), dominates neighborhood dislikes for respondents. A second cluster of 4 issues, Crime/Violence in the homes, (41%), Poor street lighting/street layout, (40%), Unemployment, (39%), and Not enough recreational facilities, (38%) bear some relationship to the first either directly or indirect as a potential cause.*

Households with children, in addition to these dislikes are more likely than those without to check *Not enough recreational facilities, (43% vs. 33%), People are not friendly, (41% vs. 22%), Lack of community center, (37% vs. 26%), Distance, (32% vs. 18%), Not enough childcare options, (32% vs. 18%), and Poor quality schools, (30% vs. 16%).*

Table 91: What are the things you don't like about this neighborhood?

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
	Crime/Violence on the streets	80%	74%	87%	69%	79%	
Crime/Violence in the homes	39%	43%	41%	40%	42%	37%	41%
Poor street lighting/street layout	38%	43%	40%	40%	40%	41%	40%
Unemployment	39%	38%	42%	38%	38%	42%	39%
Not enough recreational facilities	39%	36%	43%	33%	36%	42%	38%
People are not friendly	36%	25%	41%	22%	29%	38%	32%
Lack of community center	31%	29%	37%	26%	28%	38%	31%
Distance	29%	18%	32%	18%	28%	18%	25%
Lack of social services	25%	24%	28%	22%	27%	21%	25%
Not enough childcare options	27%	17%	32%	15%	26%	18%	23%
Poor quality schools	25%	20%	30%	16%	21%	29%	23%
Not enough green areas/parks	22%	17%	22%	19%	21%	19%	20%
Presence of certain businesses	11%	9%	12%	7%	12%	4%	10%
Presence of certain services	10%	5%	10%	5%	10%	4%	8%
Other	3%	9%	3%	7%	5%	7%	6%
None	5%	5%	3%	6%	4%	7%	5%
Total	460%	414%	502%	383%	446%	442%	444%
	107	63	86	82	123	50	173





**CARRYOVER ALLOCATION AGREEMENT  
FOR THE  
2023 LOW-INCOME HOUSING TAX CREDIT PROGRAM**

The Ohio Housing Finance Agency (the "Agency"), the Low-Income Housing Tax Credit Agency for the State of Ohio, hereby allocates pursuant to Section 42(h)(1)(E) of the Internal Revenue Code of 1986 (the "Code"), as amended, a Low-Income Housing Tax Credit (LIHTC) allocation from the 2023 State Housing Credit Ceiling to the Project (the "Project") described in paragraph (1.) below.

This allocation is subject to the terms and conditions stated herein, including **Exhibits A, B, and C** ("Conditions", "Site Description", and "Competitive Criteria"), which have been entered into between the Ohio Housing Finance Agency and the Project Owner (the "Taxpayer") identified in paragraph (2.) below.

**(1.)** Identification of the Project: 22-0035

a.) Project Name: Germantown Crossing

b.) Number of Buildings: 1

c.) Number of Low-Income Units: 50

d.) Building Type: nc (nc = new construction; ar = acquisition & rehabilitation; sr = rehabilitation only)

e.) Address/Location Description:           1520 Germantown St.  
  Dayton, OH 45417-3318

**(2.)** The name, address, and federal taxpayer identification number for the Taxpayer to which this LIHTC allocation is made. This LIHTC allocation may not be transferred or reassigned without a written request by the Taxpayer and approval in writing by the Agency:

a.) Taxpayer Name:       Germantown Crossing LLC

b.) Taxpayer Address:   400 Wayne Ave.  
                                  Dayton, OH 45410-1118

c.) Federal Taxpayer Identification Number: 88-3884356

*[may also require]*

Certificate of Limited Partnership or Articles of Organization as filed with the Ohio Secretary of State, and IRS Federal taxpayer identification number confirmation letter.

**(3.)** The name and address of the allocating Agency:

OHIO HOUSING FINANCE AGENCY  
2600 Corporate Exchange Dr., Suite 300  
Columbus, Ohio 43231

**(4.)** The taxpayer identification number of the Agency: 52-1527664

**(5.)** The effective date of this agreement is the date of execution by the Agency.

**(6.)** The annual aggregate amount of LIHTC hereby allocated is the lesser of the following:

a.) the applicable tax credit percentage(s) multiplied by the qualified basis; or

b.) the amount determined by the Agency pursuant to its evaluation under Section 42(m)(2) of the Code;

c.) \$1,199,000.

Pursuant to Section 42(h)(1)(F) of the Code, an allocation of LIHTC may be made on a project basis, and when Form(s) 8609 is (are) issued, the Agency shall determine the portion of this allocation which is allocated to each building.

**(7.)** The Taxpayer's Reasonably Expected Basis in the Project as of the close of the second calendar year following the calendar year in which the LIHTC allocation is made: \$15,023,568.

**(8.)** The Taxpayer's basis in the project as of June 30, 2023 and the percentage that basis bears to the Reasonably Expected Basis in the Project as of the close of the second calendar year following the year of allocation are not applicable to an LIHTC allocation made after June 30 of a calendar year.

**(9.)** The expected date by which the Project will be placed in service is December 31, 2025.

**(10.)** The Building Identification Number(s) (BIN) to be assigned to each building in the Project is (are): OH-22-00046.

**(11.)** This Carryover Allocation Agreement is based upon the Taxpayer's demonstration to the Agency, by the Taxpayer and an attorney's or certified public accountant's certification, that more than ten percent (10%) of the reasonably expected basis in such project will be achieved not later than June 1, 2024. The Taxpayer acknowledges that the Agency's determination as to satisfaction of the ten percent (10%) requirement is not binding upon the Internal Revenue Service and does not constitute a representation by the Agency to the Taxpayer or any other party to that effect.

**(12.)** The Taxpayer acknowledges that all the terms, conditions, obligations and deadlines set forth herein and in the Agreements and/or attached Exhibits constitute conditions precedent to this allocation, and that the Taxpayer's failure to comply with all such terms and conditions will entitle the Agency, in its discretion, to deem this allocation to be canceled by mutual consent. After any such cancellation, the Taxpayer acknowledges that neither it nor the Project will have any right to claim LIHTC pursuant to this allocation. The Agency reserves the right, in its discretion, to modify and/or waive any such failed condition precedent.

**(13.)** Upon request by the Taxpayer, after the building(s) has (have) been placed-in-service, the Agency will issue an IRS Form(s) 8609 to such building(s) to the extent required by, and in accordance with, applicable Federal law then governing allocation of LIHTC under Section 42 of the Code. The total dollar amount of 2023 LIHTC allocation reflected on such Form(s) 8609 will not exceed the housing LIHTC dollar amount allocated to the building(s) in this Agreement.

**(14.)** In issuing this LIHTC allocation, the Agency has relied upon information provided by and representations made by the Taxpayer or the Taxpayer's designee in connection with this allocation, and this allocation does not in any way constitute a representation, warranty, guaranty, advice or suggestion by the Agency as to the qualification of the Project for the LIHTC, or the feasibility or viability of the Project, and may not be relied on as such by any taxpayer, developer, investor, tenant, lender, or other person, for any reason.

**(15.)** In order to assure compliance with Internal Revenue Code Section 42 and the Regulations thereunder, the Agency reserves its right to modify this agreement as necessary pursuant to Regulation 1.42-13 or as otherwise deemed necessary by the Agency. The Taxpayer hereby consents to any and all modifications deemed necessary in the opinion of the Agency and agrees to hold the Agency harmless for any adverse effect of those modifications on the Taxpayer.

**(16.)** The Taxpayer hereby agrees and acknowledges that whether the ten percent (10%) requirement has been met and whether the Taxpayer has provided sufficient evidence thereof may be subject to future determination by the Agency or the Internal Revenue Service.

**(17.)** The Agency and the Taxpayer acknowledge that this Allocation Agreement constitutes an agreement binding upon the Agency, the Taxpayer, and all successors in interest to the Taxpayer as owner of the Project, as to the allocation of 2023 LIHTC authority to the building(s) in the Project, subject to compliance by the Taxpayer with the requirements of Section 42 of the Code, Regulation 1.42-8, and the additional requirements, if any, of the Agency.



**(18.)** It is the responsibility of the Taxpayer and any of its employees, agents or sub-contractors in doing business with the Agency to adhere to and comply with all Federal Civil Rights legislation inclusive of the Fair Housing Laws, Section 504 of the Rehabilitation Act of 1973, the Americans With Disabilities Act as well as any state and local Civil Rights legislation along with any required related codes and laws. Should the Agency not specify any requirements, such as design, it is nonetheless the owner's responsibility to be aware of and comply with all non-discrimination provisions relating to race, color, religion, sex, handicap, familial status, and national origin. This includes design requirements for construction or rehabilitation, Equal Opportunity in regard to marketing and tenant selection and reasonable accommodation and modification for those tenants covered under the Laws.

**(19.)** The Taxpayer shall provide written notice to the respective Agency representative that indicates the time and place of the pre-construction meeting for the Project, the estimated construction commencement date and an updated construction schedule. Information must be sent by the Taxpayer to the respective Agency representative not less than thirty (30) days prior to proposed date of the pre-construction meeting. If a pre-construction meeting is not held, the information must be provided to the respective Agency representatives not less than thirty (30) days prior to construction commencement.

[Remainder of page intentionally blank; signature page follows.]

**Ohio Housing Finance Agency:**



Shawn Smith

Executive Director  
Title

July 3, 2023  
Date

**Taxpayer: Germantown Crossing, LLC**  
**By: Germantown Crossing GDPM, Inc., its General Partner**

Jennifer N. Heapy

Digitally signed by Jennifer N. Heapy  
DN: cn=Jennifer N. Heapy, o, ou,  
email=jheapy@gdpm.org, c=US  
Date: 2023.07.05 09:00:06 -04'00'

Signature of Authorized Official

Chief Executive Officer  
Title

July 5, 2023  
Date

Jennifer N. Heapy  
Print Name

## EXHIBIT A - CONDITIONS

The following conditions apply to the project. All project owners shall review their carryover submission for errors and omissions relating to the following conditions. All conditions must be met by the deadlines listed.

(1.) Taxpayers must commit to 30 years of low-income use in the restrictive covenant.

(2.) Your restrictive covenant will set forth the affordability requirements for the project, which are currently anticipated to be as follows:

13 units in the applicable fraction being affordable to individuals at or below 30% of the Area Median Gross Income.

0 units in the applicable fraction being affordable to individuals at or below 40% of the Area Median Gross Income.

0 units in the applicable fraction being affordable to individuals at or below 50% of the Area Median Gross Income.

37 units in the applicable fraction being affordable to individuals at or below 60% of the Area Median Gross Income.

0 units in the applicable fraction being affordable to individuals at or below 70% of the Area Median Gross Income.

0 units in the applicable fraction being affordable to individuals at or below 80% of the Area Median Gross Income.

(3.) In order to obtain Form(s) 8609 when the project is placed into service, the following items must be submitted:

a.) **Owner Cost Certification:**

- Electronic copy in Adobe .pdf format of certification tabs with signatures of the owner and the independent accountant who prepared the forms
- Electronic copy in Excel Format

b.) **Contractor Cost Certification:**

- Electronic copy in Adobe .pdf format of certification tabs with signatures of the owner and general contractor
- Electronic copy in Excel format

c.) **Certificates of Occupancy:**

- Final Certificate of Occupancy for each building from the issuer of the building permits
  - *Certificates of completion or similar information from the owner will be accepted for rehabilitation developments.*
  - *Temporary Certificates of Occupancy are required if the dates on such certificates will be used as the placed-in-service dates for the buildings. Final Certificates of Occupancy must also be submitted.*
- Documentation that the property was listed on the Ohio Housing Locator
  - *Printout of listing from locator page.*

d.) **Permanent Financing:**

Executed Promissory Note that includes the amount, interest rate, term and amortization or repayment terms for each lending source (including deferred developer fee)

- *In lieu of a note for the first or primary mortgage, a firm financing commitment signed by the lender and owner within 30 days of the request for the 8609 Forms may be submitted.*
- *Supporting documentation must be submitted for financing sources where a note is not available (such as accrued interest or existing reserves).*



- *All permanent financing sources, except for the first or second primary mortgage, must be closed prior to issuance of 8609 forms.*
- *HDAP closeout must be completed prior to 8609 forms being issued.*

**e.) Limited Partnership Agreement(s):**

Final limited partnership agreement executed by the limited and general partners.

- *The agreement must include all equity amounts and the pay-in schedule for the equity.*

**f.) Restrictive Covenants:**

Copy of the executed and recorded LIHTC Restrictive Covenant (issued by OHFA).

- *All restrictive covenants shall contain a waiver of the qualified contract process.*

**g.) Consent of Recorded Lienholder (if applicable):**

Copy of an executed and recorded Consent of Recorded Lienholder form from each non-OHFA lending source with a mortgage filed on the property prior to the recordation of the OHFA Restrictive Covenant.

**h.) Compliance Monitoring Fee:**

Check for payment of the appropriate compliance monitoring fee for low-income units, made payable to "Ohio Housing Finance Agency."

- *Calculation: 2020+ projects: \$2,400/unit.*

**5.) i.) OHFA Compliance Policies and Regulations Training Certificate:**

Verification of completion of a Housing Tax Credit compliance training by either:

- i. The owner/agent/individual(s) responsible for approval of resident files; and/or
- ii. The site manager/leasing consultant who processes the Tenant Income Certifications of residents occupying the buildings receiving 8609 Forms.

**j.) Compliance Next Steps meeting verification (fka Placed-in-Service Meeting):**

Evidence that the owner or property manager has attended a Compliance Next Steps meeting with the OHFA Training and Technical Assistance team.

**k.) Placed-in-Service Notification:**

Evidence that written notification was submitted to the OHFA Training and Technical Assistance team or OHFA Compliance Division within 15 days of the placed-in-service date of the building (or last building in a multiple building development).

**l.) Green Certification:**

Evidence of final certification with Energy Star, Enterprise Green Communities, LEED or NGBS.

**m.) Change Narrative:**

Narrative describing any material changes to the development since time of application.

**n.) Project Administration Final Reporting (if applicable):**

Copy of closeout letter from OHFA Project Administration verifying that gap financing has been drawn and closed out.

**o.) Supportive Service Plan:**

Memorandum of Understanding (MOU) or plan consistent with QAP to provide services for population served.

**p.) Competitive Scoring Criteria:**

Documentation that any non-location-based scoring items committed to in the funding application have been met.

**(4.)** The request for Form(s) 8609 must be made within five months of the project being placed into service and, in any event, no later than **March 31, 2026**.

## EXHIBIT B – SITE DESCRIPTION

The attached page(s) is (are) a legal description(s) of the Project described in paragraph (1.) of the allocation agreement.

As to Lot 20882:

Situated in the County of Montgomery in the State of Ohio and in the City of Dayton, and being Lot Numbered 20882, of the consecutive numbers of lots on the revised plat of the said City of Dayton, Ohio.

As to Lot 20883:

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

Being Lot Numbered Twenty Thousand Eight Hundred Eighty-Three (20,883) of the revised and consecutive numbers of lots on the plat of said City of Dayton, Ohio.

Together with those portions of the vacated alley appearing in Ordinance #24289.

As to part of 20893:

Situated in the County of Montgomery in the State of Ohio and in the City of Dayton; and being Lot Numbered 20893, of the consecutive numbers of lots on the revised plat of the said City of Dayton, Ohio.

Together with those portions of the vacated alley appearing in Ordinance #24289 and excepting that portion of Lot 20893 vacated in said ordinance.

As to Lot 20894:

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

And being Lot Numbered TWENTY THOUSAND EIGHT HUNDRED NINETY FOUR (20894) of the revised and consecutive numbers of lots on the Plat of said City of Dayton.

Together with those portions of the vacated alley appearing in Ordinance #24289.

As to "School Lot":

Located in the City of Dayton, County of Montgomery and State of Ohio and being part of Section 32, Town 2, Range 6E, and part of Section 5, Town 1, Range 6E, County of Montgomery, State of Ohio, and being a tract of land described as follows:

Beginning at the intersection of the south line of Germantown Street with the west line of Summit Street;

thence with the west line of said Summit Street southeastwardly for 152 feet more or less to an angle in the west line of said Summit Street;

thence continuing with the west line of said Summit Street southwardly for 121.75 feet more or less to its intersection with the north line of Willard Street;

thence with the north line of said Willard Street southwestwardly for 122.25 feet more or less to its intersection with the east line of an alley 16.5 feet wide;

thence with the east line of said alley northwestwardly for 261 feet more or less to its intersection with the south line of said Germantown Street;

thence with the south line of said Germantown Street northeastwardly for 175 feet more or less to the point of beginning.

As to Parts of Lots 20889 and 20890:

Situate in the City of Dayton, County of Montgomery, State of Ohio and being 5 feet taken by parallel lines off of the West side of Lot Numbered Twenty Thousand Eight Hundred Ninety (20,890) and 24 feet taken by parallel lines off of the East side of Lot Numbered Twenty Thousand Eight Hundred Eighty-Nine (20,889) of the consecutive numbers of lots on the Revised Plat of the said City of Dayton, Ohio.

As to Part of Lot 20890:

Situate in the City of Dayton, County of Montgomery, State of Ohio and being Thirty (30) feet taken by parallel lines off the East side of Lot Numbered Twenty Thousand Eight Hundred Ninety (20,890) of the revised and consecutive numbers of lots on the plat of the City of Dayton, Ohio.

As to Lot 20891:

Situated in the city of Dayton, County of Montgomery and State of Ohio and bounded and described as follows:

Situate in the City of Dayton, County of Montgomery and State of Ohio and being Lot Numbered Twenty Thousand Eight Hundred Ninety One (20891) of the consecutive numbers of lots on the Revised Plat of the said City of Dayton, Ohio.

As to Lot 20892:

Situate in the State of Ohio, County of Montgomery, and City of Dayton, and being Lot Numbered 20892 of the consecutive numbers of lots on the Revised Plat of the said City of Dayton, Ohio.



## **EXHIBIT C – Competitive Criteria**

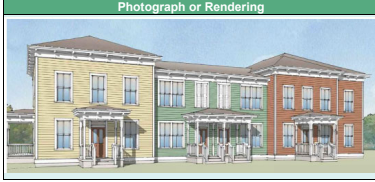
### New Affordability

- Local Partner or In-State Experience
  - 10 points
- Resident Amenities
  - 5 points
- Income Diversity
  - 10 points
- Housing Need
  - 7 points
- Credits per Affordable Unit
  - 5 points
- Leverage
  - 15 points
- New Affordability Priorities
  - Transit: 5 points
  - Bedrooms: 5 points
  - Amenities: 10 points
  - Low Poverty Area: 3 points
  - Job Access: 5 points
  - Revitalization Plan: 5 points
  - Subtotal: 33 points
- Total Points: 85

### Proposal Summary

AHFA Renew Miami Chapel - Phase 1

*This page auto-populates, but will permit you to add a photo or rendering. On the Insert tab, select 'Pictures' to insert an image.*



**Renew Miami Chapel - Phase 1**

Renew Miami Chapel - Phase 1 is the proposed new construction of 44 units (14 1BR, 24 2BR, and 6 3BR) for individuals and families in Dayton, specifically within the Choice Neighborhood Dayton area. The Choice Neighborhoods process has garnered resident feedback which has been incorporated into the plans for these buildings. The units will be subsidized with rental subsidy from Greater Dayton Premier Management. This building will offer a fresh and inviting home for families, replacing obsolete and outdated housing units on the Desoto Bass public housing complex (built in the 1940s). Each building will offer a mix of townhouse and flats units, with laundry hookups in each unit and porches on many units. There will be programmed outdoor space amongst the buildings for residents to gather and enjoy. Greater Dayton Premier Management will serve as owner, property manager, and services provider.

Pool	Preserved Affordability
Population	Families
Affordability Type	Preserved Affordability
Construction Type	New Construction
Address	1702 Germantown Street
City	Dayton
County	Montgomery
Census Tract	39113004100

<b>Development Team Information</b>	
Developer	Model Property Development, LLC
Developer Contact	Andrea Money Penny
Co-Developer	Invictus Development Group, Inc.
General Contractor	Model Construction, LLC
Management Co.	Greater Dayton Premier Management
Syndicator	Ohio Capital Corporation for Housing
Architect	RDA Group Architects

<b>Ownership Information</b>	
Ownership Entity	Renew Miami Chapel GDPM, Inc. (TBF)
Managing Partner	Invictus Development Group, Inc.
Parent Organization	N/A
Minority Member #1	N/A
Parent Organization	N/A
Minority Member #2	N/A
Nonprofit	Invictus Development Group, Inc.

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tenant-Paid Rent	Tenant-Paid Utilities	Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
14	1	1	830	60%	60%	\$ 728	\$ 80	\$ 100	HUD	\$ 828	\$ 11,592
24	2	1	1024	60%	60%	\$ 953	\$ 109	\$ 100	HUD	\$ 1,053	\$ 25,272
6	3	2	1224	60%	60%	\$ 1,292	\$ 133	\$ 100	HUD	\$ 1,392	\$ 8,352
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44	TOTAL										\$ 45,216

<b>Construction Financing Sources</b>	
Tax Credit Equity	\$ 232,459.00
HDAP	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ -
Construction Loan	\$ 7,634,075.00
Other1	\$ 3,750,000.00
Other2	\$ 1,750,000.00
Other3	\$ 79,200.00
Other4	\$ -
Other5	\$ 1,548,629.00
<b>TOTAL</b>	<b>\$ 14,994,363.00</b>

<b>Permanent Financing Sources</b>	
Tax Credit Equity	\$ 8,700,000.00
HDAP: OHTF/HOME	\$ -
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 465,163.00
Permanent First Loan, Hard Debt	\$ 2,000,000.00
Permanent Second Loan	\$ -
Other1	\$ 3,750,000.00
Other2	\$ 79,200.00
Other3	\$ -
Other4	\$ -
Other5	\$ -
<b>TOTAL</b>	<b>\$ 14,994,363.00</b>

<b>Housing Credit Request</b>	
Net Credit Request	\$ 1,000,000
10-year Total	\$ 10,000,000

<b>Development Budget</b>	
Acquisition	\$ 1.00
Predevelopment	\$ 644,800.00
Site Development	\$ 1,990,248.00
Hard Construction	\$ 9,837,483.00
Interim Costs/Finance	\$ 536,657.00
Professional Fees	\$ 1,544,588.00
Compliance Costs	\$ 173,600.00
Reserves	\$ 276,988.00
<b>Total Project Costs</b>	<b>\$ 14,994,363.00</b>

<b>Wage Rate Information</b>	
Wage Requirement	Davis Bacon
"Other" Detail	0

<b>Operating Expenses</b>	
Per Unit	\$ 6,892
<b>Total</b>	<b>\$ 303,269</b>



## 'Legacy' DeSoto Bass public housing gets state aid for second phase of new housing



< Caption

Credit: JIM NOELKER

LOCAL NEWS

By [Cornelius Frolik](#)

May 30, 2023

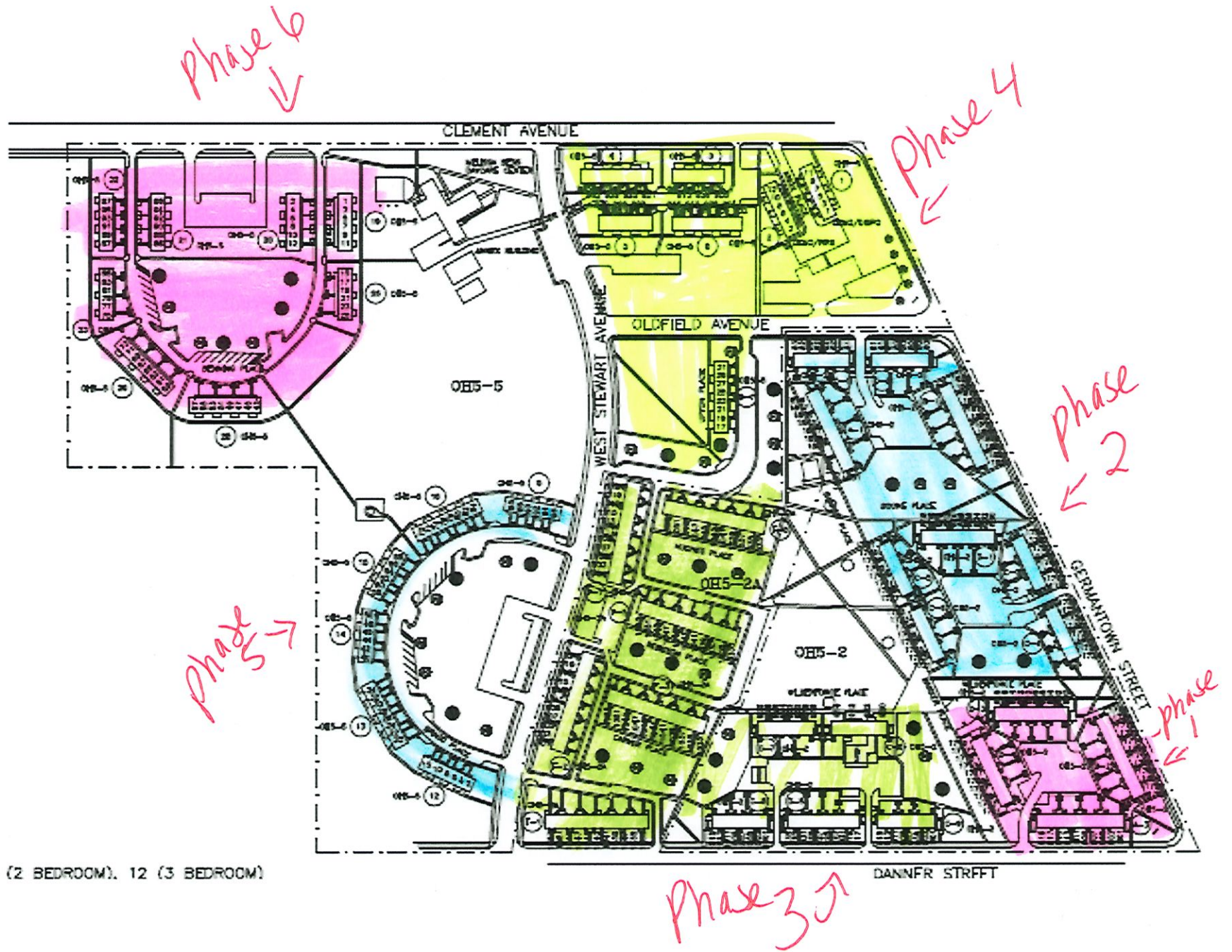
Advertisement

[Greater Dayton Premier Management](#) has been awarded [millions of dollars worth of federal tax credits](#) to build new townhomes and flats at the DeSoto Bass Courts, which is Dayton's largest and oldest public housing development.

DeSoto Bass is a "notorious, large, isolated and legacy" public housing development that was built under federally segregated housing policy that shows its age and has struggled with a concentration of crime and a reputation as being unsafe, according to information GDPM submitted to the state as part of its application for tax credits.

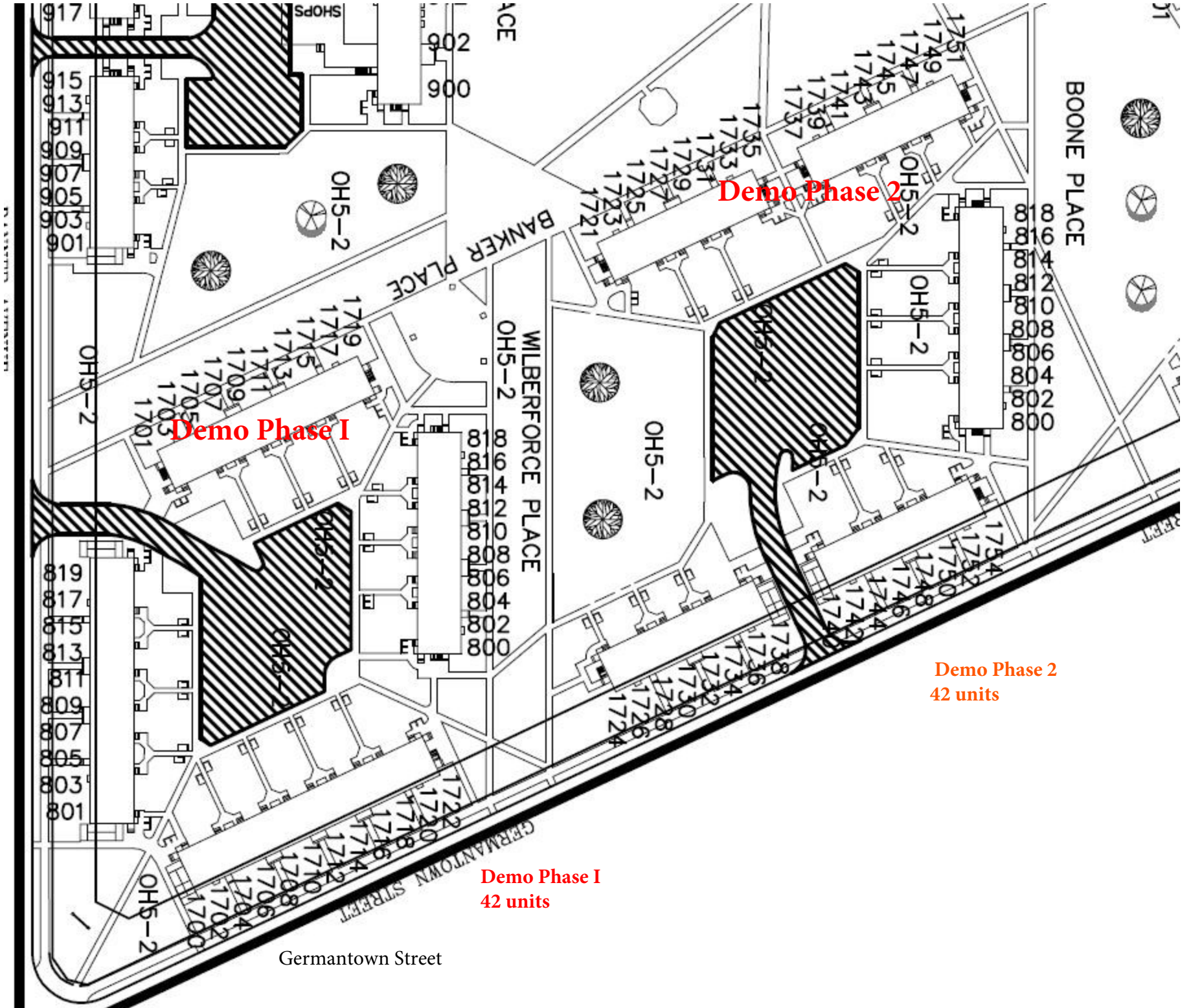
Advertisement





ROOM), 76 (2 BEDROOM), 12 (3 BEDROOM)





**Demo Phase I**

**Demo Phase 2**

**Demo Phase 2  
42 units**

**Demo Phase I  
42 units**

Danner

Germantown Street

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes: <input checked="" type="checkbox"/> All units at a development site <input type="checkbox"/> A portion of units at a development site <input type="checkbox"/> Non-dwelling property at a development site <input type="checkbox"/> Non-dwelling property not at a development site (e.g. central PHA administrative building)
<i>If yes, complete questions 2-6 of this section. If no, move on to section 2.</i>	
2. What is the estimated demolition cost?	\$ _____
3. What is the anticipated source of funds for the demolition cost?	<input checked="" type="checkbox"/> Capital Funds <input type="checkbox"/> CDBG <input type="checkbox"/> Operating Funds <input type="checkbox"/> Fiscal Year: _____ <input type="checkbox"/> Non-Public Housing Funds (describe: _____)
4. What is the justification for the demolition?	<input checked="" type="checkbox"/> Obsolete - Physical Condition <input checked="" 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 checked="" type="checkbox"/> Conditions in Surrounding Area: 24 CFR 970.17(a) <input checked="" type="checkbox"/> Health and/or Safety <input checked="" type="checkbox"/> Infeasible Operation <input checked="" 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: 2023.08.31 11:50:10 -0400</small>
Date	August 31, 2023



## Form HUD-52860-A Instructions

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

### **Section 1: Demolition**

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

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

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

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

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

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

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

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

Obsolete-Other Factors: 24 CFR 970.15(b)(1)(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.



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

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

1. SAC Application Number in IMS/PIC DDA\_0012243  
Project (AMP) Name & Number in IMS/PIC OH005000007

2. Total Development Cost (TDC) Calculation  
Based on HUD Notice PIH-2018-04 Year: 20 22 For Locality Dayton, Ohio

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

Size - Type	Number of units	Times	TDC Per Unit	= TDC
0 - Bdr Detached and Semi detached	0	X	\$0	\$0
0 - Bdr Row Dwelling		X		\$0
0 - Bdr Walk-Up		X		\$0
0 - Bdr elevator		X		\$0
1 - Bdr Detached and Semi detached		X		\$0
1 - Bdr Row Dwelling	90	X	\$194,389	\$17,495,010
1 - Bdr Walk-Up		X		\$0
1 - Bdr elevator		X		\$0
2 - Bdr Detached and Semi detached		X		\$0
2 - Bdr Row Dwelling	185	X	\$235,448	\$43,557,880
2 - Bdr Walk-Up		X		\$0
2 - Bdr elevator		X		\$0
3 - Bdr Detached and Semi detached		X		\$0
3 - Bdr Row Dwelling	67	X	\$287,992	\$19,295,464
3 - Bdr Walk-Up		X		\$0
3 - Bdr Elevator		X		\$0
4 - Bdr Detached and Semi detached		X		\$0
4 - Bdr Row Dwelling	12	X	\$341,592	\$4,099,104
4 - Bdr Walk-Up		X		\$0
4 - Bdr Elevator		X		\$0
5 - Bdr Detached and Semi detached		X		\$0
5 - Bdr Row Dwelling		X		\$0
5 - Bdr Walk-Up		X		\$0
5 - Bdr Elevator		X		\$0
6 - Bdr Detached and Semi detached		X		\$0
6 - Bdr Row Dwelling		X		\$0
6 - Bdr Walk-Up		X		\$0
6 - Bdr Elevator		X		\$0
<b>Total Units</b>	<b>354</b>			<b>\$84,447,458</b>

3. Estimated Cost of Rehabilitation \$50,142,759

Attach a document showing rehabilitation needs by line item and dollar amount

4. Rehabilitation Cost % (estimated cost of Rehabilitation/Total TDC) x 100 = 59.38%

**Instructions Form HUD-52860-B**

Refer to SAC website at [www.hud.gov/sac](http://www.hud.gov/sac) for more information

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

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

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

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

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
	<b>Existing Conditions</b>	<b>Buildings &amp; Structures</b>			<b>\$ 2,527,243.60</b>
17000	024119210580	Selective demolition, gutting, building interior, residential building, includes disposal, excludes dumpster fees, maximum	SF Flr.	\$ 8.17	\$ 138,890.00
354	HCM Abatement	Asbestos-containing materials/mold/lead abatement	Ea.	\$ 6,500.00	\$ 2,301,000.00
40	024119190725	Selective demolition, rubbish handling, dumpster, 20 C.Y., 5 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	Week	\$ 625.00	\$ 25,000.00
16	024119190840	Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	Week	\$ 850.00	\$ 13,600.00
260	024119192000	Selective demolition, rubbish handling, 0'-50' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost	C.Y.	\$ 43.23	\$ 11,239.80
260	024119192005	Selective demolition, rubbish handling, 0'-50' haul, load, haul, dump and return, wheeled, cost to be added to demolition cost	C.Y.	\$ 28.03	\$ 7,287.80
520	024119195000	Selective demolition, rubbish handling, up to 8 C.Y. truck, loading & trucking, haul, per mile, includes 2 mile haul, cost to be added to demolition cost	C.Y.	\$ 1.17	\$ 608.40
520	024119195100	Selective demolition, rubbish handling, over 8 C.Y. truck, loading & trucking, haul, per mile, includes 2 mile haul, cost to be added to demolition cost	C.Y.	\$ 0.88	\$ 457.60
360	024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	Ton	\$ 81.00	\$ 29,160.00
					\$ -
	<b>Concrete</b>	Selective removal/replacement of floor slab due to replacement of the under-slab plumbing water/waste lines.			<b>\$ 532,424.84</b>
1770	024119160600	Selective demolition, cutout, walls, non-reinforced concrete, under 6 C.F., cut out and break up, excludes loading and disposal	C.F.	\$ 48.81	\$ 86,393.70
126	030505100050	Selective concrete demolition, reinforcing less than 1% of cross-sectional area, break up into small pieces, excludes shoring, bracing, saw or torch cutting, loading, hauling, dumping	C.Y.	\$ 107.16	\$ 13,502.16
210	030505100150	Selective concrete demolition, up to 2 tons, remove whole pieces, incl loading, excludes shoring, bracing, saw or torch cutting, hauling, dumping	Ea.	\$ 108.77	\$ 22,841.70
10620	033053405010	Structural concrete, in place, slab on grade (3000 psi), 6" thick, includes concrete (Portland cement Type I), placing and broom finish, excludes forms and reinforcing	S.F.	\$ 4.50	\$ 47,790.00
3,540	030130620100	Patching concrete, floors, small area, regular grout, 1/4" thick	S.F.	\$ 4.35	\$ 15,399.00
3,540	030130620150	Patching concrete, floors, small area, epoxy grout, 1/4" thick	S.F.	\$ 16.83	\$ 59,578.20
3,540	030130622100	Patching concrete, walls, epoxy grout, 1/4" deep, including chipping, cleaning and epoxy grout	S.F.	\$ 12.42	\$ 43,966.80
1,770	030130622150	Patching concrete, walls, epoxy grout, 1/2" deep, including chipping, cleaning and epoxy grout	S.F.	\$ 19.40	\$ 34,338.00
1,770	030130622200	Patching concrete, walls, epoxy grout, 3/4" deep, including chipping, cleaning and epoxy grout	S.F.	\$ 26.55	\$ 46,993.50
149,548	035413500400	Poured gypsum underlayment, self-leveling, pumped, 2500 psi, 1/2" thick	S.F.	\$ 0.36	\$ 53,837.28
149,548	035413500500	Poured gypsum underlayment, self-leveling, pumped, 2500 psi, 3/4" thick	S.F.	\$ 0.50	\$ 74,774.00
1,770	090505300025	Walls and partitions demolition, concrete, plain	C.F.	\$ 18.65	\$ 33,010.50
					\$ -



Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
	<b>Masonry</b>	The buildings' exterior brick veneer observed in fair to poor condition and past its estimated useful life. Select areas of sectional brick restoration/tuck-pointing (approximately 10%) and 100% pressure wash cleaning is recommended.			<b>\$ 600,343.16</b>
2100	024119251200	Selective demolition, saw cutting, masonry walls, brick, per inch of depth, hydraulic saw	L.F.	\$ 7.70	\$ 16,170.00
4200	024119252000	Selective demolition, saw cutting, brick or masonry, per inch of depth, w/hand held saw	L.F.	\$ 5.07	\$ 21,294.00
840	040505101020	Selective demolition, masonry, chimney, flue tile, hard mortar, 16" x 16"	C.F.	\$ 11.11	\$ 9,332.40
2100	040505105020	Selective demolition, masonry, veneers, brick, hard mortar, remove	S.F.	\$ 3.55	\$ 7,455.00
336	024119162040	Selective demolition, cutout, brick, opening, to 4 S.F., 4" thick, excludes toothing, loading and disposal	Ea.	\$ 98.05	\$ 32,944.80
1680	024119163100	Selective demolition, cutout, toothing masonry cutouts, brick, hard mortar, toothing	V.L.F.	\$ 17.15	\$ 28,812.00
132184	040120520800	Cleaning masonry, high pressure wash, light soil, water and chemical, excludes scaffolding	S.F.	\$ 1.31	\$ 173,161.04
13218.4	040120201000	Pointing masonry, re-point, mask and grout method, running bond	S.F.	\$ 6.41	\$ 84,729.94
1680	040120410110	Unit masonry stabilization, structural repointing method, cut/grind mortar joint	L.F.	\$ 2.18	\$ 3,662.40
1680	040120410120	Unit masonry stabilization, structural repointing method, clean and mask joint	L.F.	\$ 0.32	\$ 537.60
1680	040120410130	Unit masonry stabilization, structural repointing method, epoxy paste and 1/4" FRP rod	L.F.	\$ 4.05	\$ 6,804.00
1680	040120410132	Unit masonry stabilization, structural repointing method, epoxy paste and 3/8" FRP rod	L.F.	\$ 6.06	\$ 10,180.80
1680	040120410140	Unit masonry stabilization, structural repointing method, remove masking	L.F.	\$ 0.04	\$ 67.20
9240	042113132000	Brick veneer masonry, standard brick, select common, running bond, truckload lots, 6.75/SF, 4" x 2-2/3" x 8", includes 3% brick and 25% mortar waste, excludes scaffolding, grout and reinforcing	S.F.	\$ 16.65	\$ 153,846.00
398	042113150250	Brick, chimney, one 12" x 12" flues, 20" x 20", excludes foundation, scaffolding, grout and reinforcing, see division 03310 for foundations, add to prices	V.L.F.	\$ 129.01	\$ 51,345.98
					\$ -
	<b>Metals</b>				<b>\$ 118,471.40</b>
1280	050505100350	Selective metals demolition, manufactured or fabricated specialty item, 21-40 lb, remove whole or cut up into smaller pieces, excl shoring, bracing, cutting, loading, hauling, dumping	Ea.	\$ 13.65	\$ 17,472.00
1050	057323500550	Railing, ornamental, steel, 3'-6" high, posts @ 6' OC, panelized, plain	L.F.	\$ 71.19	\$ 74,749.50
120	055213500600	Railing, pipe, steel, primed, 3 rails, 3'-6" high, posts @ 5' OC, 1-1/2" diameter, shop fabricated	L.F.	\$ 96.35	\$ 11,562.00
382	055213500940	Railing, pipe, steel, wall rail, primed, 1-1/2" diameter, shop fabricated	L.F.	\$ 38.45	\$ 14,687.90
					\$ -

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
	<b>Rough Carpentry</b>	This represents the materials and labor to repair the damaged walls and ceilings where plumbing water/waste lines are being replaced.			<b>\$ 671,526.24</b>
3540	060505103170	Selective demolition, wood framing, blocking, 2" x 4", in 16" OC wall framing	L.F.	\$ 0.72	\$ 2,548.80
3540	060505103400	Selective demolition, wood framing, fascia boards, 1" x 6"	L.F.	\$ 0.87	\$ 3,079.80
3540	060505103440	Selective demolition, wood framing, fascia boards, 1" x 8"	L.F.	\$ 0.96	\$ 3,398.40
3540	060505103480	Selective demolition, wood framing, fascia boards, 1" x 10"	L.F.	\$ 1.08	\$ 3,823.20
3540	060505106160	Selective demolition, wood framing, subfloor, plywood, 1/2"	S.F.	\$ 1.12	\$ 3,964.80
3540	060505106162	Selective demolition, wood framing, subfloor, plywood, 5/8"	S.F.	\$ 1.14	\$ 4,035.60
3540	060505106200	Selective demolition, wood framing, stairs and stringers, straight run	Riser	\$ 21.47	\$ 76,003.80
3540	060505106720	Selective demolition, wood framing, wall framing, 2" x 4", includes studs, plates and blocking	S.F.	\$ 0.72	\$ 2,548.80
3540	060505106740	Selective demolition, wood framing, wall framing, 2" x 6", includes studs, plates and blocking	S.F.	\$ 0.90	\$ 3,186.00
3540	060505108010	Selective demolition, wood framing, soffit, hardboard, vinyl or aluminum	S.F.	\$ 0.68	\$ 2,407.20
3540	024119255000	Selective demolition, saw cutting, wood sheathing, on walls, to 1" thick	L.F.	\$ 3.18	\$ 11,257.20
3540	024119255020	Selective demolition, saw cutting, wood sheathing, on roof, to 1" thick	L.F.	\$ 2.55	\$ 9,027.00
708	024119167200	Selective demolition, cutout, wood frame, floors, sheathing and flooring, to 2" thick, openings to 5 S.F., excludes re-framing, loading and disposal	Ea.	\$ 103.55	\$ 73,313.40
708	024119167310	Selective demolition, cutout, wood frame, roofs, sheathing, to 1" thick, openings to 5 S.F., excludes re-framing, roofing, loading and disposal	Ea.	\$ 85.98	\$ 60,873.84
708	024119167410	Selective demolition, cutout, wood frame, walls, sheathing, to 1" thick, openings to 5 S.F., excludes re-framing, siding, loading and disposal	Ea.	\$ 73.63	\$ 52,130.04
11328	061623100011	1/2" thick CDX plywood, subfloor	SF Flr.	\$ 1.46	\$ 16,538.88
11328	061623100100	Subfloors, plywood, CDX, 5/8" thick	SF Flr.	\$ 1.59	\$ 18,011.52

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union): Residential/DBWR	
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
11328	061636100100	Sheathing, plywood on roof, CDX, 1/2" thick	S.F.	\$ 1.51	\$ 17,105.28
11328	061636100200	Sheathing, plywood on roof, CDX, 5/8" thick	S.F.	\$ 1.62	\$ 18,351.36
11328	061636100600	Sheathing, plywood on walls, CDX, 1/2" thick	S.F.	\$ 1.70	\$ 19,257.60
11328	061636100700	Sheathing, plywood on walls, CDX, 5/8" thick	S.F.	\$ 1.82	\$ 20,616.96
35400	061636104800	Sheathing, oriented strand board, factory laminated water resistant barrier, 3-1/2", joint tape	L.F.	\$ 0.43	\$ 15,222.00
216	064313200600	Prefabricated wood stairs, box stairs, pine treads for carpet, no handrails, up to 14 risers, 3'-0" wide	Riser	\$ 970.13	\$ 209,548.08
216	064313201550	Prefabricated wood stairs, stair handrail with balusters	L.F.	\$ 95.88	\$ 20,710.08
3540	090505204100	Flooring demolition, wood, subfloor, plywood, glued and nailed	S.F.	\$ 1.29	\$ 4,566.60
					\$ -
	<b>Finish Carpentry</b>	Costs included are for replacement of baseboards due to plumbing line replacement demolition of kitchen countertops, interior and exterior trims and railings.			\$ <b>621,431.35</b>
2,478	060505201500	Selective demolition, millwork and trim, counter top, straight runs	L.F.	\$ 4.33	\$ 10,729.74
2,478	060505201550	Selective demolition, millwork and trim, counter top, straight runs, remove and reset	L.F.	\$ 21.47	\$ 53,202.66
56,977	060505203000	Selective demolition, millwork and trim, baseboard, to 6" wide	L.F.	\$ 0.72	\$ 41,023.44
1,552	060505203140	Selective demolition, millwork and trim, railings and balusters	L.F.	\$ 3.60	\$ 5,587.20
1,552	062213155380	Moldings, base, combination, base and shoe, 9/16" x 3-1/2" & 1/2" x 3/4", pine	L.F.	\$ 5.87	\$ 9,110.24
13,448	062213406260	Exterior trim and moldings, fascia, pine, D & better, 1" x 2"	L.F.	\$ 2.58	\$ 34,695.84
13,448	062213406280	Exterior trim and moldings, fascia, pine, D & better, 1" x 4"	L.F.	\$ 3.49	\$ 46,933.52
13,448	062213406290	Exterior trim and moldings, fascia, pine, D & better, 1" x 6"	L.F.	\$ 4.65	\$ 62,533.20
13,448	062213406300	Exterior trim and moldings, fascia, pine, D & better, 1" x 8"	L.F.	\$ 5.41	\$ 72,753.68
554	062213502900	Moldings, window & door, for doors, stock, decorative, detailed, 1-1/8" wide	Set	\$ 134.73	\$ 74,640.42
2,317	062213505950	Moldings, window & door, window trim sets, 2-1/2" wide, includes casings, header, stops, stool & apron, pine	Opng.	\$ 90.73	\$ 210,221.41
					\$ -
	<b>Basement Waterproofing</b>				\$ <b>396,705.60</b>
60	7110000000	Damp proofing and waterproofing	Ea.	\$ 5,500.00	\$ 333,000.00
26880	071113100700	Bituminous asphalt coating, for foundation, asphalt, with fibers, 1/8" thick, troweled on	S.F.	\$ 2.37	\$ 63,705.60



Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
	<b>Thermal &amp; Moisture</b>	Costs included are for replacement of siding/soffit/fascia/trim due to damage and component has reached or exceeded the EUL. Replacement of caulking and sealants due to replacement of plumbing water/waste lines. There is water damage and Mold throughout many of the units			<b>\$ 771,409.76</b>
65272	070505104970	Selective demolition, thermal and moisture protection, siding, horizontal clapboards	S.F.	\$ 1.16	\$ 75,715.52
8064	070505105870	Selective demolition, thermal and moisture protection, siding, wood, boards, vertical	S.F.	\$ 1.11	\$ 8,951.04
65272	074646100035	Fiber cement siding, lap siding, woodgrain texture, 5/16" thick x 7-1/2" wide, 6-1/4" exposure	S.F.	\$ 5.50	\$ 358,996.00
13448	074646100090	Fiber cement siding, wood starter strip	L.F.	\$ 3.48	\$ 46,799.04
53792	070505100020	Selective demolition, thermal and moisture protection, caulking/sealant, to 1" x 1" joint	L.F.	\$ 0.74	\$ 39,806.08
4512	074673100300	Soffit, PVC, white, solid	S.F.	\$ 4.97	\$ 22,424.64
4512	074673100400	Soffit, vinyl, perforated, 12" wide, with 6" fascia	S.F.	\$ 5.21	\$ 23,507.52
4512	062213601150	Soffits, polyvinyl chloride, white, solid	S.F.	\$ 3.68	\$ 16,604.16
4512	062213601160	Soffits, polyvinyl chloride, white, perforated	S.F.	\$ 3.81	\$ 17,190.72
22560	062213601170	Soffits, vinyl accessories, "J" channel, 5/8"	L.F.	\$ 2.10	\$ 47,376.00
13448	079213200055	Joint sealants, caulking and sealants, bulk acrylic latex, 1/4" x 1/4", in place	L.F.	\$ 1.95	\$ 26,223.60
13448	079213200060	Joint sealants, caulking and sealants, bulk acrylic latex, 1/4" x 3/8", in place	L.F.	\$ 2.08	\$ 27,971.84
13448	079213200065	Joint sealants, caulking and sealants, bulk acrylic latex, 1/4" x 1/2", in place	L.F.	\$ 2.19	\$ 29,451.12
13448	079213200075	Joint sealants, caulking and sealants, bulk acrylic latex, 3/8" x 3/8", in place	L.F.	\$ 2.26	\$ 30,392.48
					\$ -
	<b>Insulation</b>	Replacement of insulation due to replacement of plumbing water/waste lines.			<b>\$ 772,198.31</b>
17700	072116102100	Blanket insulation for floors/ceilings, fiberglass, paper or foil backing, 1 side, 3-1/2" thick, R13, incl. spring type wire fasteners	S.F.	\$ 1.81	\$ 32,037.00
8850	072116102150	Blanket insulation for floors/ceilings, fiberglass, paper or foil backing, 1 side, 6-1/4" thick, R19, incl. spring type wire fasteners	S.F.	\$ 2.32	\$ 20,532.00
74298	072126100020	Blown-in insulation, ceilings, with open access, cellulose, 3-1/2" thick, R13	S.F.	\$ 0.79	\$ 58,695.42
93441	072126100050	Blown-in insulation, ceilings, with open access, cellulose, 6-1/2" thick, R22	S.F.	\$ 1.41	\$ 131,751.81
197456	72116103010	Blanket insulation for exterior walls, fiberglass, unfaced 6-1/4" thick R19	S.F.	\$ 2.68	\$ 529,182.08
					\$ -

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
	<b>Roofing</b>	The asphalt shingle and slate tile roofs were observed in poor condition and past their estimated useful life. Replacement of the roofs is recommended.			<b>\$ 4,639,963.66</b>
167739	070505103125	Selective demolition, thermal and moisture protection, roofing, roofing felt, #30	Sq.	\$ 14.72	\$ 2,469,118.08
93441	070505103170	Selective demolition, thermal and moisture protection, roofing, asphalt shingles, 1 layer	S.F.	\$ 0.63	\$ 58,867.83
74298	070505104120	Selective demolition, thermal and moisture protection, roofing, slate shingles, remove	S.F.	\$ 1.17	\$ 86,928.66
5536	070505104170	Selective demolition, thermal and moisture protection, roofing, ridge shingles, clay or slate	L.F.	\$ 1.11	\$ 6,144.96
1096	073113100505	Asphalt shingles, premium, laminated multi-layered shingles, class A, 300-385 lb/sq, pneumatic nailed	Sq.	\$ 753.94	\$ 826,280.54
1096	073113100825	Asphalt shingles, #30 felt underlayment	Sq.	\$ 21.77	\$ 23,858.83
7834	073113100900	Asphalt shingles, ridge shingles	L.F.	\$ 5.81	\$ 45,515.54
817	073126100200	Slate shingles, Buckingham, Virginia, black, 1/4" thick	Sq.	\$ 1,315.41	\$ 1,075,055.65
2269	073126102700	Slate shingles, install slate ridge shingles	L.F.	\$ 21.24	\$ 48,193.56
					\$ -
	<b>Sheet Metal</b>	The buildings gutters/downspouts and roof flashing was observed in fair to poor condition, leading to moisture intrusion. Replacement is recommended.			<b>\$ 476,072.74</b>
4873	070505100120	Selective demolition, thermal and moisture protection, downspouts, including hangers	L.F.	\$ 1.26	\$ 6,139.98
29583	070505100220	Selective demolition, thermal and moisture protection, flashing, sheet metal	S.F.	\$ 1.52	\$ 44,966.90
12177	070505100420	Selective demolition, thermal and moisture protection, gutters, metal or wood, edge hung	L.F.	\$ 1.84	\$ 22,405.76
1990	070505101170	Selective demolition, thermal and moisture protection, roof accessories, adjustable metal chimney flashing	Ea.	\$ 49.19	\$ 97,888.10
1062	070505101325	Selective demolition, thermal and moisture protection, roof accessories, plumbing vent flashing	Ea.	\$ 13.82	\$ 14,676.84
4873	077123100400	Aluminum downspouts, enameled, 3" x 4", .024" thick	L.F.	\$ 8.98	\$ 43,759.54
336	077123102800	Copper wire strainers, rectangular, 3" x 4"	Ea.	\$ 31.25	\$ 10,500.00
1008	077123200300	Elbows, aluminum, enameled, .025" thick, 3" x 4"	Ea.	\$ 13.08	\$ 13,184.64
12177	077123300400	Aluminum gutters, stock units, enameled, 5" box, .032" thick	L.F.	\$ 9.20	\$ 112,028.80
12177	077123350020	Gutter guard, aluminum mesh, 6" wide	L.F.	\$ 4.49	\$ 54,674.93
7834	077226100100	Ridge vents, aluminum strips, mill finish	L.F.	\$ 6.98	\$ 54,681.32
84	077226100300	Ridge vents, aluminum strips, mill finish, end caps	Ea.	\$ 13.88	\$ 1,165.92

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096
Address:			Number of Units:	354
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
R.S. Means Year 2022			Labor Type (Standard or Union):	Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
					\$ -
	<b>Doors</b>	Select dwelling unit entry doors were in poor condition with rusted brackets, deteriorated paint, and generally older, replace is warranted. Select interior doors was observed with damage due to tenant abuse and water damage, replacement is warranted .			<b>\$ 1,983,390.86</b>
554	080505100200	Door demolition, exterior door, single, 3' x 7' high, 1-3/4" thick, remove	Ea.	\$ 25.98	\$ 14,392.92
38	080505100220	Door demolition, exterior door, double, 6' x 7' high, 1-3/4" thick, remove	Ea.	\$ 34.76	\$ 1,320.88
1062	080505100500	Door demolition, interior door, single, 3' x 7' high, 1-3/8" thick, remove	Ea.	\$ 20.63	\$ 21,909.06
354	080505100700	Door demolition, interior bi-fold door, 3' x 6' - 8" high, remove	Ea.	\$ 20.63	\$ 7,303.02
1062	080505101520	Door demolition, interior door, Solid, 1-3/8" thick, remove and reset, minimum	Ea.	\$ 85.57	\$ 90,875.34
554	080505102200	Door demolition, door frames, wood, remove	Ea.	\$ 32.09	\$ 17,777.86
554	081313200060	Doors, residential, steel, prehung, insulated, exterior, embossed, full panel, 3'-0" x 7'-0"	Ea.	\$ 662.24	\$ 366,880.96
354	081433202740	Doors, wood, residential, interior, closet, bi-fold, flush, birch, 6'-6" or 6'-8" x 3'-0" wide, incl. hardware, excl. frame and trim	Ea.	\$ 311.09	\$ 110,125.86
1062	081723104440	Doors, prehung, interior, passage, luan, flush, solid core, 4-5/8" solid jamb, 1-3/8" x 6'-8" x 3'-0" wide	Ea.	\$ 339.71	\$ 360,772.02
177	083113101100	Doors, specialty, access, fire rated, with lock, metal, 12" x 12"	Ea.	\$ 261.19	\$ 46,230.63
177	083113101150	Doors, specialty, access, fire rated, with lock, metal, 18" x 18"	Ea.	\$ 473.25	\$ 83,765.25
177	083113104100	Doors, specialty, access, recessed door for drywall, metal, 12" x 12"	Ea.	\$ 178.29	\$ 31,557.33
177	083113104150	Doors, specialty, access, recessed door for drywall, metal, 12" x 24"	Ea.	\$ 238.11	\$ 42,145.47
1062	087120151000	Door hardware, apartment, interior	Door	\$ 304.19	\$ 323,049.78
554	087120401400	Door hardware, lockset, heavy duty, cylindrical, with sectional trim, keyed, single cylinder function	Ea.	\$ 480.63	\$ 266,269.02
554	087120410011	Door hardware, deadlocks, mortise, heavy duty	Ea.	\$ 316.54	\$ 175,363.16
554	087120452010	Door hardware, peephole	Ea.	\$ 29.95	\$ 16,592.30
40	089119100800	Wall louvers, aluminum, with screen, triangle, adjustable, large	Ea.	\$ 176.50	\$ 7,060.00
					\$ -
	<b>Storm Doors</b>	Select dwelling unit storm doors were observed with damage, replace is warranted.			<b>\$ 314,469.40</b>
524	081163230010	Doors, storm, aluminum, residential, incl. frame	Ea.	\$ 600.00	\$ 314,469.40
					\$ -



Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096
Address:			Number of Units:	354
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
			R.S. Means Year 2022	Labor Type (Standard or Union): Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	<b>Windows</b>	The aluminum windows were observed in poor condition and past their estimated useful life. Replacement of the windows is recommended. Contractor bid to replace windows.			<b>\$ 2,587,412.88</b>
705	080505205020	Window demolition, window, up to a 2'x2' widow, remove and reset	Ea.	\$ 313.90	\$ 221,296.88
1612	080505205080	Window demolition, window, up to a 4'x5' window, remove and reset	Ea.	\$ 450.00	\$ 725,400.00
705	085313300350	Windows, solid vinyl double-hung, premium quality, double insulated glass, 3'-0" x 4'-0", including grill, J finish, low E, exterior jambs	Ea.	\$ 580.00	\$ 408,900.00
1612	085313300370	Windows, solid vinyl double-hung, premium quality, double insulated glass, 3'-0" x 5'-0", including grill, J finish, low E, exterior jambs	Ea.	\$ 700.00	\$ 1,128,400.00
24610	076526100080	Self-adhering sheet or roll flashing, cross laminated, HDPE, 25 Mil, 12"	L.F.	\$ 3.00	\$ 73,830.00
9862	076526100040	Self-adhering sheet or roll flashing, cross laminated, HDPE, 25 Mil, 6"	L.F.	\$ 3.00	\$ 29,586.00
					\$ -
	<b>Security Screens</b>	Security screens will be added to all first floor windows.			<b>\$ 144,000.00</b>
329	085166100800	Window screens, security screen, aluminum frame, with stainless steel cloth	Ea.	\$ 450.00	\$ 144,000.00
					\$ -
	<b>Glass</b>				<b>\$ -</b>
		<b>NONE INCLUDED</b>			<b>\$ -</b>
					\$ -
	<b>Lath and Plaster</b>				<b>\$ 21,210.00</b>
10500	092523100200	Other plastering, lime based plastering, plaster, 3 coats, incl. sanding, 1" thick	S.F.	\$ 2.02	\$ 21,210.00
					\$ -

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096
Address:			Number of Units:	354
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
			R.S. Means Year 2022	Labor Type (Standard or Union):

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	<b>Drywall</b>	The drywall is in generally poor condition throughout the property. The drywall as observed with areas of extensive damage/cracking/separating/holes and water damage from various sources as well as replacement where needed when removal of plumbing lines. As a result, the drywall in the units is need of replacement and painting. Also the drywall would have to be replaced during MEP replacements and subfloor/framing replacements from moisture damage.			<b>\$ 1,808,267.10</b>
35400	090170100100	Gypsum wallboard, repairs, fill and sand, pin / nail holes	Ea.	\$ 0.54	\$ 19,116.00
17700	090170100110	Gypsum wallboard, repairs, fill and sand, screw head pops	Ea.	\$ 1.08	\$ 19,116.00
8850	090170100120	Gypsum wallboard, repairs, fill and sand, dents, up to 2" square	Ea.	\$ 10.75	\$ 95,137.50
5310	090170100130	Gypsum wallboard, repairs, fill and sand, dents, 2" to 4" square	Ea.	\$ 21.60	\$ 114,696.00
3540	090170100140	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, up to 2" square	Ea.	\$ 43.15	\$ 152,751.00
3540	090170100150	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 2" to 4" square	Ea.	\$ 47.05	\$ 166,557.00
3540	090170100160	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 4" to 8" square	Ea.	\$ 51.81	\$ 183,407.40
1770	090170100170	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 8" to 12" square	Ea.	\$ 65.10	\$ 115,227.00
1770	090170100180	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 12" to 32" square	Ea.	\$ 87.77	\$ 155,352.90
1062	090170100210	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 16" by 48"	Ea.	\$ 105.72	\$ 112,274.64
708	090170100220	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 32" by 48"	Ea.	\$ 133.39	\$ 94,440.12
708	090170100230	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 48" square	Ea.	\$ 153.44	\$ 108,635.52
708	090170100240	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 60" square	Ea.	\$ 170.28	\$ 120,558.24
86022	090170100500	Gypsum wallboard, repairs, skim coat surface with joint compound	S.F.	\$ 0.36	\$ 30,967.92
5664	090170100510	Gypsum wallboard, repairs, prepare, retape and refinish joints	L.F.	\$ 9.44	\$ 53,468.16
17,700	090505100200	Ceiling demolition, gypsum wall board, furred and nailed, remove	S.F.	\$ 1.05	\$ 18,585.00
35400	090505301000	Walls and partitions demolition, gypsum wallboard, per s.f., nailed or screwed	S.F.	\$ 0.42	\$ 14,868.00
10800	092116333400	Partition wall, interior, standard, taped both sides, installed on & incl. 2" x 4" wood studs, 16" OC, 8' to 12' high, 5/8" gypsum drywall	S.F.	\$ 5.11	\$ 55,188.00
3600	092116339200	Partition wall, exterior, 1/2" gypsum sheathing, 1/2" gypsum finished, interior, incl. foil faced insulation, metal studs, 20 ga., 16" OC, 3-5/8" wide	S.F.	\$ 6.79	\$ 24,444.00
84606	092910302050	Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 5/8" thick	S.F.	\$ 1.45	\$ 122,678.70
17,700	092910303050	Gypsum wallboard, on ceilings, standard, taped & finished (level 4 finish), 5/8" thick	S.F.	\$ 1.74	\$ 30,798.00
	024119166100	Selective demolition, cutout, drywall, to 5/8" thick, openings to 5 S.F., excludes re-framing, loading and disposal	Ea.	\$ 21.38	\$ -
					\$ -

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Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
	<b>Ceramic Tile</b>	The dwelling units bathroom floor and wall tile was observed to be in poor condition with areas of missing/damaged areas. As part of replacing the underfloor plumbing piping, replacement of the VCT flooring (approximately 75%) in the units is recommended.			\$ <b>684,366.24</b>
11,970	090505202020	Flooring demolition, tile, ceramic, mud set	S.F.	\$ 1.34	\$ 16,039.80
15,930	090505303765	Walls and partitions demolition, tile, ceramic, on walls, mud set	S.F.	\$ 1.67	\$ 26,603.10
11,970	092813100110	Cementitious backerboard, on floor, 3' x 5' x 5/8" sheet	S.F.	\$ 3.09	\$ 36,987.30
15,930	092813100190	Cementitious backerboard, on wall, 3' x 5' x 5/8" sheet	S.F.	\$ 4.10	\$ 65,313.00
27,900	093013201200	Ceramic tile, seal tile and grout with penetrating sealer	S.F.	\$ 1.35	\$ 37,665.00
11,970	093095100200	Membrane, elastomeric, moisture resistant, anti-fracture, 1/16" thick	S.F.	\$ 4.88	\$ 58,413.60
8,208	093113100100	Ceramic tile, base, thin set, using 1' x 4" high piece with 1" x 1" tiles	L.F.	\$ 10.81	\$ 88,728.48
708	093113101800	Ceramic bathroom accessories, average, (soap dish, toothbrush holder)	Ea.	\$ 19.49	\$ 13,798.92
8,208	093113102800	Ceramic tile, bullnose trim, thin set, 2" x 6"	L.F.	\$ 8.38	\$ 68,783.04
11,970	093133103255	Ceramic tile, floors, glazed, thin set, color group 1, 6" x 6"	S.F.	\$ 8.38	\$ 100,308.60
15,930	093113106000	Ceramic tile, walls, interior, thin set, decorated tile, color group 1, 4-1/4" x 4-1/4"	S.F.	\$ 10.78	\$ 171,725.40
					\$ -
	<b>Acoustical</b>				\$ -
		<b>NONE INCLUDED</b>		\$ -	\$ -
					\$ -
	<b>Wood Flooring</b>				\$ -
		<b>NONE INCLUDED</b>		\$ -	\$ -
					\$ -



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Address:			Number of Units:	354	
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<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
	<b>Resilient Flooring</b>	The dwelling units flooring was observed to be in poor condition with areas of curled/missing/water damaged/mismatched vinyl tiles. As part of replacing the underfloor plumbing piping, replacement of the VCT flooring in the units is recommended.			<b>\$ 2,227,630.39</b>
113954	090505200860	Flooring demolition, vinyl or rubber cove base, molded corner	Ea.	\$ 0.42	\$ 47,860.68
287,126	090505200900	Flooring demolition, vinyl composition tile, 12" x 12"	S.F.	\$ 0.84	\$ 241,185.84
28,713	096510103600	Latex underlayment, cementitious for resilient flooring, 1/8" thick	S.F.	\$ 3.51	\$ 100,781.23
113,954	096513131100	Wall base, rubber, straight or cove, standard colors, 4" high, 1/8" thick	L.F.	\$ 3.40	\$ 387,443.60
8,496	096513131153	Wall base, rubber corners, standard colors, 4" high, 1/8" thick	Ea.	\$ 5.61	\$ 47,662.56
8,496	096513370100	Vinyl transition strip, various material to various materials, 1/4" to 1/8"	L.F.	\$ 8.29	\$ 70,431.84
287,126	096519197150	Flooring, vinyl composition tile, solid, 12" x 12" x 1/16"	S.F.	\$ 4.64	\$ 1,332,264.64
					\$ -
	<b>Painting</b>	Costs included are for painting of all ceilings and walls of the dwelling units as a result from gypsum board replacement/repairs and repairs due to plumbing pipe replacement.			<b>\$ 2,957,311.52</b>
149,548	090190920510	Paint preparation, surface protection, placement & removal, basic drop cloths	S.F.	\$ 0.07	\$ 10,468.36
29,910	090190920520	Paint preparation, surface protection, placement & removal, masking w/paper	S.F.	\$ 0.63	\$ 18,843.05
592	090190930030	Surface preparation, exterior, doors, per side, scrape & sand, wood, flush, excl. frames or trim	S.F.	\$ 0.71	\$ 420.32
2317	090190930440	Surface preparation, exterior, windows, per side, scrape & sand, wood, 7-10 lite, excl. trim	S.F.	\$ 1.82	\$ 4,216.94
29736	090190940120	Surface preparation, interior, doors, hand wash, wood, flush, medium	S.F.	\$ 0.20	\$ 5,947.20
638143	090190940660	Surface preparation, interior, walls, sand, gypsum board and plaster, light	S.F.	\$ 0.14	\$ 89,340.02
273490	090190940670	Surface preparation, interior, walls, sand, gypsum board and plaster, medium	S.F.	\$ 0.20	\$ 54,698.00
2100	099113420190	Paints & coatings, misc. exterior, wrought iron railings, brushwork, zinc chromate, primer, 60" high, 1" rail, 1/2" sq. verticals, 6" OC	L.F.	\$ 4.66	\$ 9,786.00
2100	099113420200	Paints & coatings, misc. exterior, wrought iron railings, brushwork, zinc chromate, 1 finish coat, 60" high, 1" rail, 1/2" sq. verticals, 6" OC	L.F.	\$ 5.47	\$ 11,487.00
2100	099113420210	Paints & coatings, misc. exterior, wrought iron railings, brushwork, zinc chromate, 1 additional finish coat, 60" high, 1" rail, 1/2" sq. verticals, 6" OC	L.F.	\$ 4.90	\$ 10,290.00

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<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
65272	099113620490	Paints & coatings, siding, misc., smooth wood (butt, T&G, beveled, drop, or B&B siding), primer + 2 coats, exterior latex, brushwork	S.F.	\$ 1.97	\$ 128,585.84
65272	099113620530	Paints & coatings, siding, misc., smooth wood (butt, T&G, beveled, drop, or B&B siding), primer + 2 coats, exterior latex, roller	S.F.	\$ 1.58	\$ 103,129.76
65272	099113620570	Paints & coatings, siding, misc., smooth wood (butt, T&G, beveled, drop, or B&B siding), primer + 2 coats, exterior latex, spray	S.F.	\$ 1.06	\$ 69,188.32
592	099113700140	Paints & coatings, exterior door frames & trim only, brushwork, primer + 2 coats, exterior latex	L.F.	\$ 1.91	\$ 1,130.72
13447	099113800120	Paints & coatings, trim, exterior, fascia, latex paint, 1 coat coverage, brushwork, 1" x 4"	L.F.	\$ 0.66	\$ 8,875.05
13447	099113800150	Paints & coatings, trim, exterior, fascia, latex paint, 1 coat coverage, brushwork, 1" x 6" to 1" x 10"	L.F.	\$ 0.76	\$ 10,219.75
12177	099113800220	Paints & coatings, trim, exterior, gutters, metal, zinc chromate paint, first coat, brushwork, 5"	L.F.	\$ 1.47	\$ 17,900.25
12177	099113800230	Paints & coatings, trim, exterior, gutters, metal, zinc chromate paint, second coat, brushwork, 5"	L.F.	\$ 1.21	\$ 14,734.22
12177	099113800240	Paints & coatings, trim, exterior, gutters, metal, zinc chromate paint, third coat, brushwork, 5"	L.F.	\$ 0.96	\$ 11,689.96
4873	099113800250	Paints & coatings, trim, exterior, downspouts, metal, zinc chromate paint, first coat, brushwork, 4"	L.F.	\$ 1.47	\$ 7,163.31
4873	099113800260	Paints & coatings, trim, exterior, downspouts, metal, zinc chromate paint, second coat, brushwork, 4"	L.F.	\$ 1.21	\$ 5,896.33
4873	099113800270	Paints & coatings, trim, exterior, downspouts, metal, zinc chromate paint, third coat, brushwork, 4"	L.F.	\$ 0.96	\$ 4,678.08
1062	099123390140	Paints & coatings, interior latex, zero voc, doors, flush, both sides, roll & brush, primer + 2 coats, incl. frame & trim	Ea.	\$ 109.26	\$ 116,034.12
2317	099123390510	Paints & coatings, interior latex, zero voc, windows, per interior side, 1-6 lite, brushwork, primer + 2 coats, enamel, based on 15 SF	Ea.	\$ 72.30	\$ 167,519.10
5310	099123526500	Paints & coatings, miscellaneous interior, pipe, paint 2 coats, oil base, brushwork, to 16" dia	L.F.	\$ 5.45	\$ 28,939.50
1210728	099123721670	Painting walls, complete, on drywall or plaster, primer and 2 finish coats, with roller, including surface preparation	S.F.	\$ 1.69	\$ 2,046,130.32
					\$ -

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096
Address:			Number of Units:	354
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
			R.S. Means Year 2022	Labor Type (Standard or Union): Residential/DBWR
<b>Quantity</b>				
	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>
	<b>Specialties</b>	Mirrors were observed in poor condition and need to be replaced.		<b>\$ 113,375.58</b>
354	100505101105	Specialties demolition, demolition, mirror, wall mounted	Ea.	\$ 16.38 \$ 5,798.52
354	102816200020	Medicine cabinets, with mirror, stainless steel frame, unlighted, 16" x 22"	Ea.	\$ 303.89 \$ 107,577.06
				\$ -
	<b>Special Equipment</b>			\$ -
		<b>NONE INCLUDED</b>		\$ -
				\$ -
	<b>Appliances</b>	The range hoods were observed in fair to poor condition and replacement is recommended. <i>Built-in and PHA-owned only are eligible</i>		<b>\$ 141,585.84</b>
354	113013194150	Range hood, residential appliances, vented, min, 2 speed, 30" wide, minimum	Ea.	\$ 399.96 \$ 141,585.84
				\$ -
	<b>Cabinets</b>	The six dwelling unit kitchen cabinets/tops and vanities/tops were observed to be in poor condition and near or at the end of the estimated useful life (EUL). The units were observed with broken /missing hardware, delaminating doors/drawers, rotted bottoms of cabinet bases and countertops that were observed damaged. Replacement of the cabinets and tops in the units is recommended. All cabinets and tops in the dwelling units will need to be removed during the plumbing pipe replacement.		<b>\$ 1,755,613.44</b>
2478	060505201000	Selective demolition, millwork and trim, wood base cabinets	L.F.	\$ 10.81 \$ 26,787.18
2,478	060505201020	Selective demolition, millwork and trim, wood wall cabinets	L.F.	\$ 10.81 \$ 26,787.18
2,478	123223109600	Custom cabinets, rule of thumb: kitchen cabinets, excl. counters & appliances, maximum	L.F.	\$ 581.88 \$ 1,441,898.64
2,478	123623132200	Countertops, built in place, plastic laminate, 25" wide	L.F.	\$ 104.98 \$ 260,140.44
				\$ -
	<b>Blinds, Shades &amp; Art</b>	<i>NOT ELIGIBLE PER PIH 2021-07</i>		\$ -
		<b>NONE INCLUDED</b>		\$ -
				\$ -
	<b>Carpets</b>			\$ -
		<b>NONE INCLUDED</b>		\$ -
				\$ -



Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
	<b>Special Construction</b>	AEI has added Mold abatement as a result of seeing additional units			<b>\$ 920,500.00</b>
354	Final Cleaning	Apartment punch-out, cleaning, prelease procedures, historical costs	Ea.	\$ 1,500.00	\$ 531,000.00
18	Special Construction	ADA 2% Audio/Visual Upgrades for Hearing Impaired, historical costs	Ea.	\$ 3,750.00	\$ 67,500.00
8	Special Construction	Section 504 of Rehabilitation Act of 1973 compliance- 5% ADA units, structural modifications	Ea.	\$ 35,000.00	\$ 280,000.00
14	Mold Abatement	AEI has taken pictures of Mold throughout numerous units, 60% assumed	Ea.	\$ 3,000.00	\$ 42,000.00
	<b>Fire Suppression</b>				<b>\$ 1,238,702.15</b>
1425	211313503730	Sprinkler system components, sprinkler heads, standard spray, pendent or upright, brass, 135 to 286 degrees F, 1/2" NPT, 7/16" orifice, (4.2 K-factor), excludes supply piping	Ea.	\$ 56.71	\$ 80,811.75
32840	221113440560	Pipe, steel, black, threaded, 1/2" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	L.F.	\$ 14.02	\$ 460,416.80
345	221113484030	Pipe, fittings & valves, elbow, 45 Deg. or 90 Deg., steel, grooved joint, 1/2" diameter, add 1 coupling (material only) per joint for installed price, incl joint coupling labor, excl joint coupling materia	Ea.	\$ 140.92	\$ 48,617.40
260	221113484700	Pipe, fittings & valves, tee, steel, grooved joint, 1/2" diameter, add 1 coupling (material only) per joint for installed price, incl joint coupling labor, excl joint coupling material	Ea.	\$ 153.02	\$ 39,785.20
125	221113484950	Pipe, fittings & valves, coupling, steel, standard, grooved joint, 1/2" diameter	Ea.	\$ 45.46	\$ 5,682.50
22	213113503200	Fire pumps, electric, 500 GPM, 50 psi, 27 HP, 1,770 RPM, 4" pump, including controller, fittings and relief valve	Ea.	\$ 27,426.75	\$ 603,388.50
	<b>Elevators</b>				<b>\$ -</b>
		<b>NONE INCLUDED</b>			<b>\$ -</b>
					<b>\$ -</b>

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096
Address:			Number of Units:	354
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
R.S. Means Year 2022			Labor Type (Standard or Union):	Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	<b>Plumbing &amp; Hot Water</b>	The plumbing lines on-site (copper supply and cast iron waste) were observed to be in poor condition with the site reporting multiple issues of leaks/backups/low water pressure in a majority of the inspected units. The cabinets below the sinks of kitchens and bathrooms in select units were observed with water damage to the cabinets. Replacement of the water and waste lines and all plumbing fixtures is recommended. Select water heaters were observed of various ages and some were not all functioning.			<b>\$ 7,793,925.80</b>
354	220505101140	Fixture, steel tub/shower, selective demolition	Ea.	\$ 133.60	\$ 47,294.40
354	220505101220	Fixture, counter top lavatory, disconnect and remove	Ea.	\$ 83.20	\$ 29,452.80
354	220505101320	Fixture, sink, double compartment, selective demolition	Ea.	\$ 95.20	\$ 33,700.80
354	220505101400	Fixture, water closet, floor mounted, selective demolition, includes 10' piping	Ea.	\$ 83.20	\$ 29,452.80
5,310	220505102000	Pipe, metal pipe, to 1-1/2" diam., selective demolition	L.F.	\$ 3.33	\$ 17,682.30
3,540	220505102050	Pipe, metal pipe, 2" to 3-1/2" diam., selective demolition	L.F.	\$ 4.44	\$ 15,717.60
3,540	220505102100	Pipe, metal pipe, 4" to 6" diam., selective demolition	L.F.	\$ 13.32	\$ 47,152.80
1,770	220505102150	Pipe, metal pipe, 8" to 14" diam., selective demolition	L.F.	\$ 22.40	\$ 39,648.00
8,850	220505102160	Pipe, plastic, with fittings, up thru 1-1/2" diameter, selective demolition	L.F.	\$ 2.66	\$ 23,541.00
5,310	220505102162	Pipe, plastic, with fittings, 2" thru 3" diameter, selective demolition	L.F.	\$ 3.33	\$ 17,682.30
3,540	220505102164	Pipe, plastic, with fittings, 4" thru 6" diameter, selective demolition	L.F.	\$ 6.00	\$ 21,240.00
1,770	220505102166	Pipe, plastic, with fittings, 8" thru 14" diameter, selective demolition	L.F.	\$ 8.00	\$ 14,160.00
354	220523100530	Valves, brass, gas cocks, threaded, 1/2"	Ea.	\$ 71.18	\$ 25,197.72
354	220523100540	Valves, brass, gas cocks, threaded, 3/4"	Ea.	\$ 79.79	\$ 28,245.66
354	220523100550	Valves, brass, gas cocks, threaded, 1"	Ea.	\$ 93.88	\$ 33,233.52
354	220523202900	Valves, bronze, gate, non-rising stem, soldered, 125 psi, 3/8"	Ea.	\$ 139.15	\$ 49,259.10
354	220523202920	Valves, bronze, gate, non-rising stem, soldered, 125 psi, 1/2"	Ea.	\$ 139.15	\$ 49,259.10
354	220523202940	Valves, bronze, gate, non-rising stem, soldered, 125 psi, 3/4"	Ea.	\$ 156.37	\$ 55,354.98
354	220523202950	Valves, bronze, gate, non-rising stem, soldered, 125 psi, 1"	Ea.	\$ 211.82	\$ 74,984.28
354	220523208814	Valves, bronze, water heater water & gas safety shut off, valve	Ea.	\$ 291.43	\$ 103,166.22
354	220523208818	Valves, bronze, water heater water & gas safety shut off, dam	Ea.	\$ 88.20	\$ 31,222.80
354	220523208822	Valves, bronze, water heater water & gas safety shut off, gas control wiring harness	Ea.	\$ 53.34	\$ 18,882.36
354	220576204020	Cleanout tee, plastic tee, ABS, 1-1/2" pipe size, type DWV, excludes plug	Ea.	\$ 79.26	\$ 28,058.04

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union): Residential/DBWR	
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
354	220576204030	Cleanout tee, plastic tee, ABS, 2" pipe size, type DWV, excludes plug	Ea.	\$ 92.62	\$ 32,787.48
354	220576204040	Cleanout tee, plastic tee, ABS, 3" pipe size, type DWV, excludes plug	Ea.	\$ 129.24	\$ 45,750.96
354	220576204050	Cleanout tee, plastic tee, ABS, 4" pipe size, type DWV, excludes plug	Ea.	\$ 231.67	\$ 82,011.18
354	220576204100	Cleanout tee, plastic plug, ABS, 1-1/2" pipe size, type DWV, excludes tee	Ea.	\$ 28.06	\$ 9,933.24
354	220576204110	Cleanout tee, plastic plug, ABS, 2" pipe size, type DWV, excludes tee	Ea.	\$ 29.56	\$ 10,464.24
354	220576204120	Cleanout tee, plastic plug, ABS, 3" pipe size, type DWV, excludes tee	Ea.	\$ 46.16	\$ 16,340.64
354	220576204130	Cleanout tee, plastic plug, ABS, 4" pipe size, type DWV, excludes tee	Ea.	\$ 62.43	\$ 22,100.22
4,248	220719107880	Insulation, pipe covering (price copper tube one size less than I.P.S.), rubber tubing flexible closed cell foam, 3/8" wall, 1/4" iron pipe size	L.F.	\$ 6.05	\$ 25,700.40
3,540	220719107910	Insulation, pipe covering (price copper tube one size less than I.P.S.), rubber tubing flexible closed cell foam, 3/8" wall, 1/2" iron pipe size	L.F.	\$ 6.48	\$ 22,939.20
3,540	220719107920	Insulation, pipe covering (price copper tube one size less than I.P.S.), rubber tubing flexible closed cell foam, 3/8" wall, 3/4" iron pipe size	L.F.	\$ 6.59	\$ 23,328.60
1,770	220719107930	Insulation, pipe covering (price copper tube one size less than I.P.S.), rubber tubing flexible closed cell foam, 3/8" wall, 1" iron pipe size	L.F.	\$ 6.99	\$ 12,372.30
3,540	221113232100	Pipe, copper, tubing, solder, 1/4" diameter, type L, includes coupling & clevis hanger assembly 10' OC	L.F.	\$ 11.55	\$ 40,887.00
3,540	221113232120	Pipe, copper, tubing, solder, 3/8" diameter, type L, includes coupling & clevis hanger assembly 10' OC	L.F.	\$ 13.02	\$ 46,090.80
3,540	221113232140	Pipe, copper, tubing, solder, 1/2" diameter, type L, includes coupling & clevis hanger assembly 10' OC	L.F.	\$ 14.08	\$ 49,843.20
3,540	221113232160	Pipe, copper, tubing, solder, 5/8" diameter, type L, includes coupling & clevis hanger assembly 10' OC	L.F.	\$ 16.25	\$ 57,525.00
7,080	221113232180	Pipe, copper, tubing, solder, 3/4" diameter, type L, includes coupling & clevis hanger assembly 10' OC	L.F.	\$ 17.29	\$ 122,413.20
5,310	221113232200	Pipe, copper, tubing, solder, 1" diameter, type L, includes coupling & clevis hanger assembly 10' OC	L.F.	\$ 20.84	\$ 110,660.40
1,770	221113440540	Pipe, steel, black, threaded, 1/4" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	L.F.	\$ 20.59	\$ 36,444.30
1,770	221113440550	Pipe, steel, black, threaded, 3/8" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	L.F.	\$ 23.93	\$ 42,356.10
3,540	221113440560	Pipe, steel, black, threaded, 1/2" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	L.F.	\$ 14.29	\$ 50,586.60
3,540	221113440570	Pipe, steel, black, threaded, 3/4" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	L.F.	\$ 15.44	\$ 54,657.60
1,770	221113440580	Pipe, steel, black, threaded, 1" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	L.F.	\$ 17.71	\$ 31,346.70
1,770	221113442040	Pipe, steel, black, welded, 1" diameter, schedule 40, Spec. A-53, includes yoke & roll hanger assembly, sized for covering, 10' OC	L.F.	\$ 19.69	\$ 34,851.30
8,850	221113741860	Pipe, plastic, PVC, 1/2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 20.74	\$ 183,549.00
7,080	221113741870	Pipe, plastic, PVC, 3/4" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 22.15	\$ 156,822.00



Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
5,310	221113741880	Pipe, plastic, PVC, 1" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 22.73	\$ 120,696.30
3,540	221113741890	Pipe, plastic, PVC, 1-1/4" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 25.86	\$ 91,544.40
1,770	221113741900	Pipe, plastic, PVC, 1-1/2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 30.25	\$ 53,542.50
1,770	221113741910	Pipe, plastic, PVC, 2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 35.13	\$ 62,180.10
1	221119424120	Backflow preventer, reduced pressure principle, corrosion resistant, automatic operation, ball valves, threaded, 3/4" pipe size, includes valves and four test cocks	Ea.	\$ 778.47	\$ 778.47
1	221119424140	Backflow preventer, reduced pressure principle, corrosion resistant, automatic operation, ball valves, threaded, 1" pipe size, includes valves and four test cocks	Ea.	\$ 832.41	\$ 832.41
175	221119540500	Water hammer arrester/shock absorber, copper, for 1 to 11 fixtures, 3/4" male IPS	Ea.	\$ 102.46	\$ 17,930.50
175	221119540600	Water hammer arrester/shock absorber, copper, for 12 to 32 fixtures, 1" male IPS	Ea.	\$ 161.88	\$ 28,329.00
1	221123103190	Pump, general utility, single stage, double suction, 75 H.P. to 2,500 GPM, includes motor	Ea.	\$ 43,924.40	\$ 43,924.40
1	221123103220	Pump, general utility, single stage, double suction, 100 H.P. to 3,000 GPM, includes motor	Ea.	\$ 54,589.60	\$ 54,589.60
1	221123103240	Pump, general utility, single stage, double suction, 150 H.P. to 4,000 GPM, includes motor	Ea.	\$ 57,428.20	\$ 57,428.20
3,540	221316202120	Pipe, cast iron soil, one hub, service weight, 2" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 41.89	\$ 148,290.60
3,540	221316202140	Pipe, cast iron soil, one hub, service weight, 3" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 49.40	\$ 174,876.00
2,832	221316202160	Pipe, cast iron soil, one hub, service weight, 4" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 60.40	\$ 171,052.80
1,416	221316202200	Pipe, cast iron soil, one hub, service weight, 6" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 90.95	\$ 128,785.20
708	221316202220	Pipe, cast iron soil, one hub, service weight, 8" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 147.74	\$ 104,599.92
18	221316502800	Drain, shower, with strainer, uniform diameter trap, bronze top, 2" and 3" pipe size	Ea.	\$ 808.87	\$ 14,559.66
18	224113131140	Water closet, tank type, vitreous china, floor mounted, close coupled, ADA, two piece, 1.28 gpf, includes seat, supply pipe with stop	Ea.	\$ 592.36	\$ 10,662.48
336	224113131100	Water closet, tank type, vitreous china, floor mounted, close coupled, two piece, includes seat, supply pipe with stop	Ea.	\$ 489.33	\$ 164,414.88
354	224113131980	Water closet, tank type, vitreous china, floor mounted, rough-in, supply, waste and vent, one piece	Ea.	\$ 884.16	\$ 312,992.64
354	224116133200	Lavatory, vanity top, vitreous china, white, single bowl, 22" x 13", includes trim	Ea.	\$ 557.20	\$ 197,248.80
354	224116133580	Lavatory, vanity top, rough-in, supply, waste and vent	Ea.	\$ 1,300.00	\$ 460,200.00
354	224119100220	Bath, tub, recessed porcelain enamel on cast iron, 72" x 36", includes trim	Ea.	\$ 4,713.80	\$ 1,668,685.20
354	224119109600	Bath, rough-in, supply, waste and vent for all above tubs	Ea.	\$ 1,360.15	\$ 481,493.10
354	224136109600	Laundry sink, rough-in supply, waste and vent for all laundry sinks	Ea.	\$ 1,244.26	\$ 440,468.04

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096
Address:			Number of Units:	354
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
		R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
354	224139100150	Faucets/fittings, bath, faucets, diverter spout combination, soldered	Ea.	\$ 196.62	\$ 69,603.48
354	224139100420	Faucets/fittings, bath, pressure balance mix valve with diverter, spout, shower head, arm and flange	Ea.	\$ 356.55	\$ 126,218.70
354	224139101000	Faucets/fittings, kitchen sink faucets, top mount, cast spout	Ea.	\$ 176.59	\$ 62,512.86
354	224139101100	Faucets/fittings, kitchen sink faucets, top mount, cast spout, for spray, add	Ea.	\$ 51.15	\$ 18,107.10
354	224139102000	Faucets/fittings, laundry faucets, shelf type, I.P.S. or copper unions	Ea.	\$ 136.61	\$ 48,359.94
354	224139104250	Faucets/fittings, shower pressure balancing mixing valve, satin nickel, with shower head, arm, flange and diverter tub spout	Ea.	\$ 857.82	\$ 303,668.28
					\$ -

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
	<b>Heat &amp; Ventilation</b>	The buildings feature gas-fired water heaters (for DHW) and connected to hot water furnaces for heating. Select components were observed in various conditions (some appear to be in disrepair/not functioning properly). Multiple tenants complained that the boilers were insufficient for heating the dwelling units. Replacement of the water heaters and furnaces are recommended.			<b>\$ 3,036,875.45</b>
354	230505100340	Boiler, gas and or oil or solid, up thru 150 MBH, selective demolition	Ea.	\$ 1,160.00	\$ 410,640.00
15	230505103000	HVAC, mechanical equipment, light items; unit is weight, not cooling, selective demolition	Ton	\$ 1,340.00	\$ 20,100.00
354	230593101100	Balancing, air, heating and ventilating unit, (Subcontractor's quote including material & labor)	Ea.	\$ 644.49	\$ 228,149.46
354	235223203000	Boiler, gas fired, natural or propane, cast iron, hot water, gross output, 80 MBH, includes standard controls and insulated jacket, packaged	Ea.	\$ 5,652.20	\$ 2,000,878.80
709	238233102228	Hydronic heating, convector, multifin, with cabinet, 2 pipe, 21" H x 48" L, excludes main supply pipe	Ea.	\$ 437.03	\$ 309,854.27
354	233423106680	Fans, residential, bath exhaust, grille, back draft damper, light combination, squirrel cage, 100 watt, 70 CFM	Ea.	\$ 189.98	\$ 67,252.92
					\$ -
	<b>Air Conditioning</b>				\$ -
				\$ -	\$ -
	<b>Electrical</b>	Apartment units' circuit breaker panels and electrical devices require modernization. Select electrical devices were observed to be original to the date of construction and therefore, replacement in conjunction with the panel replacement is recommended. Based on observations during the inspection, select fixtures were broken, nonoperational, missing. Replacement of lighting fixtures is recommended. The dwelling units feature bathroom exhaust fans that were reported in various operating conditions. Replacement of the fans and ducting is recommended.			<b>\$ 2,874,080.45</b>
17,000	260505102600	Electrical make-safe mechanical demolition	S.F.	\$ 1.00	\$ 17,000.00
354	260590101100	Service & panel, residential, w/10 branch breakers, 100 amp, incl 24' SE-AL cable, service eye, meter socket	Ea.	\$ 1,021.16	\$ 361,490.64
3,540	260590102120	Switch devices, residential, single pole, ivory, type MC cable, 20', 15 amp, incl box & cover plate	Ea.	\$ 69.07	\$ 244,507.80
1,416	260590102270	Switch devices, residential, single pole, #12/2, type MC cable, 20', 20 amp, incl box & cover plate	Ea.	\$ 84.85	\$ 120,147.60
354	260590102320	Switch devices, residential, single pole, rotary dimmer, type MC cable, 20', 600 W, incl box & cover plate	Ea.	\$ 112.88	\$ 39,959.52
4,248	260590104020	Receptacle devices, residential, duplex outlet, ivory, type MC cable, 20', 15 amp, incl box & cover plate	Ea.	\$ 76.54	\$ 325,141.92
1,416	260590104120	Receptacle devices, residential, duplex outlet, ivory, w/#12/2, type MC cable, 20', 20 amp, incl box & cover plate	Ea.	\$ 99.87	\$ 141,415.92
354	260590104580	Air conditioner outlet, residential, 30' of #12/2, 2 pole circuit breaker, type MC cable, 20 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 170.06	\$ 60,201.24
354	260590104680	Dryer outlet, residential, 30' of #10/3, 2 pole circuit breaker, type MC cable, 30 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 185.36	\$ 65,617.44



Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096
Address:			Number of Units:	354
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
			R.S. Means Year 2022	Labor Type (Standard or Union):
<b>Quantity</b>				
<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
354	260590104720 Range outlet, residential, 30' of #8/3, type MC cable, 50 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 288.81	\$ 102,238.74
354	260590104980 Door bell chime, residential, transformer, 2 buttons, custom model, 60' bellwire	Ea.	\$ 177.83	\$ 62,951.82
354	260590106100 Lighting outlets, residential, box 4" & wire (for fixture), type NM cable, 20'	Ea.	\$ 44.37	\$ 15,706.98
1,416	260590106220 Light fixtures, residential, canopy style, custom grade	Ea.	\$ 85.01	\$ 120,374.16
354	260590106320 Light fixtures, residential, kitchen fixture (fluorescent), custom grade	Ea.	\$ 294.75	\$ 104,341.50
708	260590106360 Light fixtures, residential, outdoor, wall mounted, custom grade	Ea.	\$ 173.14	\$ 122,583.12
168	260590106425 Light fixtures, residential, outdoor, motion sensing floodlights, 2 lamp, each, 150 W	Ea.	\$ 160.03	\$ 26,885.04
168	260590106450 Light fixtures, residential, outdoor, quartz-halogen, flood, 300 W	Ea.	\$ 83.45	\$ 14,019.60
1,416	260590106600 Light fixtures, residential, downlight, round, pre-wired, trim, 50 or 75 W, recessed	Ea.	\$ 78.67	\$ 111,396.72
708	260590106610 Light fixtures, residential, downlight, w/shower light trim, recessed	Ea.	\$ 111.65	\$ 79,048.20
708	260590106630 Light fixtures, residential, downlight, w/eye-ball trim, recessed	Ea.	\$ 57.84	\$ 40,950.72
709	284611218400 Smoke and carbon monoxide alarm battery operated photoelectric low profile	Ea.	\$ 141.95	\$ 100,642.55
354	260590108280 Bathroom vent fan, residential, hook-up, (use w/above hook-up), custom model, 50 CFM	Ea.	\$ 192.29	\$ 68,070.66
354	260590108320 Bathroom or kitchen vent fan, residential, low noise model, 110 CFM	Ea.	\$ 173.36	\$ 61,369.44
354	260590109070 Furnace/boiler, residential, hook-up, emergency switch & MC cable, 40'	Ea.	\$ 276.77	\$ 97,976.58
354	260590109130 Heating/air conditioning, residential, hook-up, #8/2 of NM cable, 40', incl 60 A disconnect switch, 3' sealtite, 40 A, 2 pole circuit breaker	Ea.	\$ 366.21	\$ 129,638.34
354	260590109520 Thermostat, residential, hook-up, using low voltage wire, heating only, 25' of #18-3	Ea.	\$ 37.30	\$ 13,204.20
160	260590104550 Replace AC Units, Air conditioner outlet, residential, 20 amp - 240 V receptacle		\$ 1,700.00	\$ 227,200.00
				\$ -
	<b>Subtotal (Structures)</b>			\$ <b>42,778,297.76</b>
			\$ -	\$ -
	<b>Accessory Structures</b>			\$ -
			\$ -	\$ -
			\$ -	\$ -
	<b>Total (Lines 33 and 34)</b>			\$ <b>42,778,297.76</b>

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
	<b>Earthwork</b>	Replacement of building footigs due to water and sewer supply lines replacement to the dwelling units within the 5' perimeter.			\$ <b>397,397.92</b>
840	310513100200	Soils for earthwork, common borrow, spread with 200 HP dozer, includes load at pit and haul, 2 miles round trip, excludes compaction	C.Y.	\$ 20.37	\$ 17,110.80
1050	310513100700	Soils for earthwork, screened loam borrow, spread with 200 HP dozer, includes load at pit and haul, 2 miles round trip, excludes compaction	C.Y.	\$ 40.90	\$ 42,945.00
630	310516100100	Aggregate for earthwork, bank run gravel, spread with 200 HP dozer, includes load at pit and haul, 2 miles round trip, excludes compaction	L.C.Y.	\$ 34.40	\$ 21,672.00
630	310516100900	Aggregate for earthwork, aggregate or sand, spread with 200 HP dozer, includes load at pit and haul, round trip, for 5 mile haul add	L.C.Y.	\$ 6.87	\$ 4,328.10
42	312213200100	Rough grading sites, 400 S.F. or less, hand labor	Ea.	\$ 790.35	\$ 33,194.70
42	312213200130	Rough grading sites, 1,100-3,000 S.F., skid steer & labor	Ea.	\$ 1,302.25	\$ 54,694.50
1400	312316130050	Excavating, trench or continuous footing, common earth, 3/8 C.Y. excavator, 1' to 4' deep, excludes sheeting or dewatering	B.C.Y.	\$ 10.26	\$ 14,364.00
1400	312316131400	Excavating, trench or continuous footing, common earth, by hand with pick and shovel, 2' to 6' deep, light soil, excludes sheeting or dewatering	B.C.Y.	\$ 65.14	\$ 91,196.00
2800	312316131900	Excavating, trench or continuous footing, common earth, for tamping backfilled trenches, 6" lift, vibrating plate, excludes sheeting or dewatering, add	E.C.Y.	\$ 9.58	\$ 26,824.00
1400	312323130015	Backfill, light soil, by hand, no compaction	L.C.Y.	\$ 37.36	\$ 52,304.00
248	312323160050	Fill by borrow and utility bedding, for pipe and conduit, crushed or screened bank run gravel, excludes compaction	L.C.Y.	\$ 30.64	\$ 7,598.72
7245	312514161000	Synthetic erosion control, silt fence, install and remove, 3' high	L.F.	\$ 3.30	\$ 23,908.50
1344	312514161250	Erosion control, straw bale, install and remove, 3' Long	L.F.	\$ 5.40	\$ 7,257.60
					\$ -
	<b>Site Utilities</b>	Replacement of water and sewer supply lines to the dwelling units within the 5' perimeter.			\$ <b>742,494.06</b>
3150	331413152020	Water supply distribution piping, ductile iron pipe, cement lined, mechanical joint, no fittings, 18' lengths, 4" diameter, class 50, excludes excavation or backfill	L.F.	\$ 84.39	\$ 265,828.50
126	331413158006	Water supply distribution piping, fitting, 90 degree bend or elbow, mechanical joint, ductile iron, cement lined, AWWA C110, 4" diameter, class 50 water piping	Ea.	\$ 374.74	\$ 47,217.24
126	331413158200	Water supply distribution piping, fitting, wye or tee, ductile iron, cement lined, mechanical joint, AWWA C110, 4" diameter, class 50 water piping	Ea.	\$ 858.68	\$ 108,193.68
126	331413158450	Water supply distribution piping, fitting, reducer, ductile iron, cement lined, mechanical joint, AWWA C110, 6" x 4" diameter, class 50 water piping	Ea.	\$ 454.06	\$ 57,211.56
126	331413158560	Water supply distribution piping, butterfly valves cast iron, with extension box, 4" diameter	Ea.	\$ 1,078.42	\$ 135,880.92
354	331413258500	Water supply distribution piping, fitting w/rubber gasket, polyvinyl chloride, repair coupling, 4" diameter, class 150, DR 18, excludes excavation or backfill	Ea.	\$ 51.44	\$ 18,209.76
3540	333111254010	Public sanitary utility sewerage piping, piping DWV PVC, schedule 40, 10' length, 6" diameter, excludes excavation or backfill	L.F.	\$ 31.06	\$ 109,952.40
					\$ -

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096
Address:			Number of Units:	354
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH
R.S. Means Year 2022			Labor Type (Standard or Union):	Residential/DBWR

Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
					\$ -
	<b>Landscaping</b>	Work outlined below is needed for access to perform replacement to site utility cast iron sanitary sewer and water piping that occurs within the five foot (5') perimeter outside the edge of the foundation. Other work noted is to restore disturbed areas.			<b>\$ 217,627.82</b>
126	329113260100	Planting beds preparation, backfill planting pit, on site topsoil, by hand	C.Y.	\$ 53.91	\$ 6,792.66
84	329113260200	Planting beds preparation, backfill planting pit, prepared planting mix, by hand	C.Y.	\$ 40.54	\$ 3,405.36
168	329113260300	Planting beds preparation, backfill planting pit, on site topsoil, skid steer loader	C.Y.	\$ 5.41	\$ 908.88
84	329113260400	Planting beds preparation, backfill planting pit, prepared planting mix, skid steer loader	C.Y.	\$ 4.48	\$ 376.32
252	329119130600	Topsoil placement and grading, loam or topsoil, 1 C.Y. for 600 S.F., remove and stockpile on site, top dress by hand	C.Y.	\$ 76.53	\$ 19,285.56
6300	329219130310	Seeding, mechanical seeding, fine grading and seeding, with equipment, includes lime, fertilizer & seed	S.Y.	\$ 3.84	\$ 24,192.00
113.4	329219130400	Seeding, mechanical apply fertilizer, 35 lb./ M.S.F., hand push spreader	M.S.F.	\$ 26.91	\$ 3,051.59
113.4	329219130600	Seeding, mechanical apply limestone, 50 lb./M.S.F., hand push spreader	M.S.F.	\$ 9.94	\$ 1,127.20
113.4	329219130800	Seeding, mechanical seeding grass seed, 4.5 lb./M.S.F., hand push spreader	M.S.F.	\$ 28.56	\$ 3,238.70
84	329313100012	Ground cover, plants, pachysandra, excludes preparation of beds	C	\$ 219.98	\$ 18,478.32
84	329313100200	Ground cover, plants, Vinca minor, 1 year, bare root, excludes preparation of beds	C	\$ 234.76	\$ 19,719.84
42	329333100100	Shrubs and trees, evergreen, in prepared beds, arborvitae pyramidal, B&B, 4' - 5', in prepared beds	Ea.	\$ 211.03	\$ 8,863.26
21	329333100300	Shrubs and trees, evergreen, in prepared beds, cedar, blue, B&B, 8' - 10', in prepared beds	Ea.	\$ 377.75	\$ 7,932.75
21	329333100550	Shrubs and trees, evergreen, in prepared beds, holly, Savannah, B&B, 8' - 10' H, in prepared beds	Ea.	\$ 434.18	\$ 9,117.78
42	329333100640	Shrubs and trees, evergreen, in prepared beds, juniper, skyrocket, B&B, 18" - 24", in prepared beds	Ea.	\$ 215.49	\$ 9,050.58
42	329333100840	Shrubs and trees, evergreen, in prepared beds, spruce, norway, B&B, 4' - 5', in prepared beds	Ea.	\$ 119.47	\$ 5,017.74
42	329333200400	Shrubs, boxwood, B&B, 15"-18", planted in prepared beds	Ea.	\$ 76.31	\$ 3,205.02
42	329333200600	Shrubs, holly, B&B, 15"-18", planted in prepared beds	Ea.	\$ 78.16	\$ 3,282.72
42	329333201100	Shrubs, rhododendron, B&B, 18"-24", planted in prepared beds	Ea.	\$ 90.80	\$ 3,813.60
42	329333202800	Shrubs, dogwood, B&B, 3' - 4', planted in prepared beds	Ea.	\$ 107.15	\$ 4,500.30
42	329333203600	Shrubs, lilac, B&B, 3' - 4', planted in prepared beds	Ea.	\$ 122.40	\$ 5,140.80
24	329343200200	Deciduous trees, beech, balled & burlapped (B&B), 5' - 6', in prepared beds	Ea.	\$ 304.90	\$ 7,317.60



Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union): Residential/DBWR	
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
12	329343200800	Deciduous trees, elm, balled & burlapped (B&B), 8'-10', in prepared beds	Ea.	\$ 572.72	\$ 6,872.64
12	329343201400	Deciduous trees, linden, balled & burlapped (B&B), 8' - 10', 1" caliper, in prepared beds	Ea.	\$ 250.24	\$ 3,002.88
24	329343201800	Deciduous trees, oak, balled & burlapped (B&B), 2-1/2"-3" caliper, in prepared beds	Ea.	\$ 768.24	\$ 18,437.76
24	329343202800	Deciduous trees, willow, balled & burlapped (B&B), 6' - 8', 1" caliper, in prepared beds	Ea.	\$ 250.24	\$ 6,005.76
66	329450101300	Tree guying, guy wire and wrap, 6" caliper, 6" anchors, includes arrowhead anchor, cable, turnbuckles and wrap	Ea.	\$ 126.38	\$ 8,341.08
48	329450101200	Tree guying, guy wire and wrap, 3" to 6" caliper, 4" anchors, includes arrowhead anchor, cable, turnbuckles and wrap	Ea.	\$ 101.56	\$ 4,874.88
24	329450101100	Tree guying, guy wire and wrap, less than 3" caliper, 3" anchors, includes arrowhead anchor, cable, turnbuckles and wrap	Ea.	\$ 94.76	\$ 2,274.24
					\$ -
		<b>Land Improvements Hard Cost Subtotal:</b>			<b>\$ 1,357,519.80</b>
		<b>Structure(s) and Land Improvements Hard Cost Subtotal</b>			<b>\$ 44,135,817.56</b>
		<b>Soft Costs and Fees</b>			
		Contingency	7.50%		\$ 3,310,186.32
		General Conditions	5.00%		\$ 2,206,790.88
		Builder's Profit & Overhead	10.00%		\$ 1,310,882.11
		Architectural Design Fees	5.50%		\$ 2,427,469.97
		Payment/Performance Bond Fee	0.00%		\$ -
		PHA Administration Fee	2.00%		\$ 882,716.35
		<b>Subtotal Soft Costs and Fees</b>	<b>30.00%</b>		<b>\$ 10,138,045.62</b>
		<b>TOTAL REHABILITATION / RETROFIT CONSTRUCTION COST BUDGET:</b>			<b>\$ 54,273,863.18</b>
		<b>HUD TOTAL DEVELOPMENT COST (TDC):</b>			<b>\$ 84,383,468.00</b>
		<b>TOTAL REHABILITATION ESTIMATE / TDC COST:</b>			<b>64.32%</b>

**Desoto Bass**  
**Section 3 Line 1**  
**Annual Plan**

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

**Attachments:**

- Annual Plan Approval 10/25/22
- Annual Plan Excerpts 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

[clevelandpublichousing@hud.gov](mailto:clevelandpublichousing@hud.gov)

October 25, 2022

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

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

Dear Ms. Heapy:

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

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

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

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



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

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

Sincerely,



Susan M. Zanghi  
Division Director  
Cleveland Office of Public Housing

# FY22 PHA ANNUAL PLAN

1301 Red Bluff	6	4
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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.

**Disposition Proceeds:** GDPM intends to use any proceeds realized from its property dispositions for development related activities, which may include, but is not limited to RAD, Choice Neighborhoods and public housing development.

**DEMOLITION ACTIVITIES:**

***Demolition of Wilkinson Hi-Rise (OH005000006):*** GDPM intends to evaluate and possibly submit an application to the U.S. Department of Housing and Urban Development’s Special Applications Center (SAC) requesting authorization to demolish the Wilkinson. The application may include a request to dispose of the underlying land. The Wilkinson is a hi-rise located at 126 West Fifth Street in the City of Dayton. The Wilkinson, contains 199 1-bedroom dwelling units and one 2-bedroom unit. Any proceeds realized will be used to support future RAD or other development opportunities.

The public housing development is obsolete as to physical condition, location, and other factors, making it unsuitable for housing purposes, and no reasonable program of modifications is cost-effective to return the Wilkinson to its useful life. GDPM will relocate any residents impacted by the demolition and will afford the residents the full protections for which they are entitled under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (“Uniform Act”). GDPM intends to submit the SAC application during the 5YR Plan period.

***Wilkinson Replacement:*** Although the final scope of work and cost will be determined at a later date, GDPM will request authorization from HUD to expend predevelopment funds for activities related to the replacement of the Wilkinson units. Per 905.612(a)(1), predevelopment expenses include costs of materials and services related to the preparation of a development proposal, as well as other soft costs, such as surveys, appraisals, and architectural/engineering. Additionally, GDPM may submit a development proposal to HUD in order to acquire or finance the property (ies) needed for the Wilkinson replacement.

***Demolition of Hilltop (OH005000007):*** GDPM intends to submit an application to the U.S. Department of Housing and Urban Development’s Special Applications Center (SAC) requesting authorization to demolish the Hilltop Development. The application may include a request to dispose of the underlying land. Hilltop is a family development located at 631 Groveland Avenue. It has 150 units. Hilltop was included as part of GDPM’s Choice Neighborhood Transformation Plan. As part of the Choice Planning application, Hilltop was determined to be obsolete. Additionally, the residents and community engaged in a two year planning process to confirm that demolition is the best option for the site. Demolition may occur in conjunction a RAD conversion. If so, GDPM will replace the units. If it the demolition is part of a Section 18 (including partial Section 18) application, GDPM may seek Tenant Protection Vouchers, ARF and DDTF where eligible. Any proceeds realized will be used to support future RAD or other development opportunities.

The public housing development is obsolete as to physical condition, location, and other factors, making it unsuitable for housing purposes, and no reasonable program of modifications is cost-effective to return the Hilltop to its useful life. GDPM will relocate any residents impacted by the demolition and will afford the residents the full protections for which they are entitled under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (“Uniform Act”).

***Demolition of Desoto Bass (OH005000007):*** GDPM intends to evaluate and possibly submit an application to the U.S. Department of Housing and Urban Development’s Special Applications Center (SAC) requesting authorization to demolish Desoto Bass. The application may include all or only a portion of the site. The application may include a request to dispose of the underlying land. Demolition may occur in conjunction a RAD conversion. If so, GDPM will replace the units. If it the demolition is part of a Section 18 (including partial Section 18) application, GDPM may seek Tenant Protection



Vouchers, ARF and DDTF where applicable. Any proceeds realized will be used to support future RAD or other development opportunities. GDPM will relocate any residents impacted by the demolition and will afford the residents the full protections for which they are entitled under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (“Uniform Act”).

***Demolition of Mount Crest (OH005000004):*** GDPM intends to evaluate and possibly submit an application to the U.S. Department of Housing and Urban Development’s Special Applications Center (SAC) requesting authorization to demolish Mount Crest. The application may include all or only a portion of the site. The application may include a request to dispose of the underlying land. Demolition may occur in conjunction a RAD conversion. If so, GDPM will replace the units. If it the demolition is part of a Section 18 (including partial Section 18) application, GDPM may seek Tenant Protection Vouchers ARF and DDTF where applicable. Any proceeds realized will be used to support future RAD or other development opportunities. GDPM will relocate any residents impacted by the demolition and will afford the residents the full protections for which they are entitled under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (“Uniform Act”).

***Demolition alternative for Redevelopment Plan:*** The attached development plan utilizes RAD as the primary development tool, as described above. If through analysis, Section 18 demolition is deemed a better alternative, GDPM may seek demolition for all or a portion of the developments listed in the redevelopment plan (Attachment #2).

**DESIGNATED HOUSING FOR ELDERLY AND/OR DISABLED FAMILIES:** In accordance with 24 CFR part 945 and HUD Notice PIH 2005-02, GDPM may designate the following public housing properties for occupancy by elderly families only:

- Wilmington, 958 Wilmington, Dayton; (OH005000004)
- Madrid, 221 Fox Grover, Centerville; (OH005000006)
- Park Manor, 220 Park Manor. (OH005000005)

If the properties are converted under RAD, GDPM may implement an elderly preference for admission in lieu of designation for the developments listed above.

**CONVERSION OF PUBLIC HOUSING (RAD):** GDPM received a Portfolio Award for participation of all of GDPM Public Housing units in the HUD Rental Assistance Demonstration (RAD) application. GDPM may choose to have up to its entire Asset Management portfolio convert to Project Based Rental Assistance (PBRA) or Project Based Vouchers (PBV) in accordance with all most current HUD RAD Program requirements, including, but not necessarily limited to the Consolidated and Further Continuing Appropriations Act, 2012, Pub. L. No. 112-55, approved November 18, 2011, and the Consolidated and Further Continuing Appropriations Act of 2015 (P.L. 113-235) approved December 6, 2014; Section 8 of the United States Housing Act, 42 U.S.C. 1437 et seq.; and the Department of Housing and Urban Development Act, 42 U.S.C. 3531 et seq. GDPM will evaluate each conversion to determine the best financial benefit for conversion under either PBRA or PBV. The redevelopment plan utilizing RAD as the primary tool is included in Attachment #2.

**Current RAD Development Plans Include:**

GDPM’s complete redevelopment plan is included in Attachment #2. The order of projects and progress may change from year to year based upon funding, analysis, etc. Specific project progress underway is as follows:

**CHAP 005000001 AMP 1 Hallmark Meridian:**

GDPM was successful in securing a 9% LIHTC award to assist with the substantial rehabilitation of the Hallmark Meridian. GDPM also intends to seek Historic Tax Credits. GDPM plans to submit its HUD RAD Financing Plan by May, 2021. In order to supplement the RAD rents, GDPM intends to request from HUD that the maximum percentage of the units be disposed of under Section 18 of the U.S. Housing Act. The disposition will enable GDPM to project-base units outside of RAD. GDPM also intends to utilize HUD’s di minimis disposition tool under RAD which allows an additional 5% of the units to be converted to the PBV program outside of RAD.

***Desoto Bass***  
***Section 3 Line 2***  
***Board Resolution***

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

**Attachments:**

- **Board Resolution**
  - Board Resolution Number: 7261
  - Board Resolution Date: 1/18/2023

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

**RESOLUTION NO. 7261**

**ADOPT A RESOLUTION AUTHORIZING THE  
SUBMISSION OF A SECTION 18 DEMOLITION APPLICATION  
FOR DESOTO BASS**

**BE IT RESOLVED** the Commissioners have authorized approval of the submission of a Section 18 Demolition Application for DeSoto Bass.

Commissioner Dershem moved authorization be granted; Commissioner Roberts seconded;

CEO Heapy explained process will be done in phases. Application process includes \$50M in work with 50 units at Daymont site replacing older units. Once replaced, demolition will begin. Looking at another tax credit project along Germantown Street for additional replacement units. Vision is 1-for-1 replacement with smaller homes and townhouses. Goal is to demolish 50 units in 2023. Phase 2 plan includes 45 to 50 new units on a different site. Consideration of name change will be submitted to tenants for discussion.

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

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





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**

**January 18, 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 December 21, 2022**  
**Minutes of Executive Session held December 21, 2022**

## **SECRETARY RECOMMENDATIONS:**

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

**#7258** Adopt a Resolution authorizing Bill List **#219** from December 1, 2022 through December 31, 2022 in the amount of **\$4,736,283.00**.

**#7259** Adopt a Resolution authorizing approval to write-off vacated Public Housing tenant accounts receivable being presented for the January 18, 2023 Board meeting in the amount of **\$10,986.71**.

**#7260** Adopt a Resolution authorizing approval to write-off vacated Dayton View Commons tenant accounts receivable being presented for the January 18, 2023 Board meeting in the amount of **\$100.00**.

**#7261** Adopt a Resolution authorizing the submission of a Section 18 Demolition Application for Desoto Bass.

**#7262** Adopt a Resolution authorizing the submission of a Section 18 Demolition Application for Wilkinson High Rise.

**GREATER DAYTON PREMIER MANAGEMENT**  
400 Wayne Avenue  
Dayton, Ohio 45410

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**TO:** Board of Commissioners  
**FROM:** Jennifer Heapy, Chief Executive Officer  
**DATE:** January 18, 2023  
**SUBJECT:** Desoto Bass Demolition Application

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Resolution authorizing the submission of a Section 18 Demolition Application for Desoto Bass.

**Background:**

HUD's Special Applications Center (SAC) reviews applications for demolition and disposition (Section 18 applications) in accordance with the requirements of 24 CFR part 970. According to SAC, a development is eligible for demolition if it is obsolete as to physical condition, location, or other factors, making it unsuitable for housing purposes; and no reasonable program of modifications is cost-effective to return it to useful life. In other words, the housing authority must demonstrate that a development is significantly distressed (e.g., critical structural issues, deficiencies in major systems, deterioration due to prolonged deferred maintenance) and it cannot be corrected in a cost-effective manner.

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

Accordingly, if a project's rehabilitation costs are between 57.14% (or 62.5% if elevator) and 90% of the Total Development Cost (replacement cost or TDC), the housing authority may either voluntarily pursue a demolition action for the project, or may rehabilitate the project with Capital Funds. If the rehabilitation costs are more than 90% of TDC, the housing authority is required to demolish or dispose of the development.

The Desoto Bass rehabilitation costs are equal to 59.42% of TDC.

**Desoto Bass:**

Desoto Bass was constructed in 1942 to meet the community's need for affordable housing. Today the property is obsolete with substantial physical issues that cannot be corrected in a cost-effective manner. The current amount needed to repair Desoto Bass is \$50,142,759.

GDPM procured AEI Engineering Firm to conduct a physical needs assessment whereby the engineer evaluated all major systems and infrastructure of the entire development and determined the amount of rehabilitation needed. The engineer identified \$50,142,759 worth of physical



rehabilitation needs. This represents 59.42% of the total replacement cost for the development. Therefore, it is not cost effective to rehabilitate the development. Instead, GDPM intends to demolish the buildings.

Overall structural condition and finishes of the units can be characterized as fair to poor and it has been deemed severely distressed by an independent third party. Cooling is not provided, the gas pipes are original to the development and the development does not meet accessibility requirements. The property has been maintained, but now needs updating. Most elements at this point have reached the end of, are close to, or are beyond their Effective Useful Life (EUL) (Appliances, flooring, windows, doors, roofing, MEP systems, etc.).

GDPM will relocate tenants to other public housing units, or will issue a relocation voucher and GDPM will be requesting that HUD provide 354 replacement housing tenant protection vouchers. GDPM will pay the costs associated with the relocation and will provide housing advisory services to all Desoto Bass tenants. GDPM has consulted with the tenants and will continue to do so.

Finalizing the demolition is contingent upon HUD approval and completion of a Part 58 Environmental Review.

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

On July 19, GDPM requested, via email to SAC, that it be permitted to submit the Desoto Bass demolition application prior to the Section 106 review being complete. Later the same day, GDPM's HUD Field Office Engineer informed GDPM that SAC would permit GDPM to submit the application prior to the Section 106 review being completed. However, approval would be contingent upon the Section 106 review being complete. All other aspects of the Part 58 are complete and I attached the signed Request for Release of Funds from the City of Dayton, Ohio. I also attached a copy of the communication and of the Request for Release of Funds.

**Background:**

In May **2022**, GDPM requested a Part 58 from its RE, the City of Dayton, Ohio. GDPM followed up several times. The City requested a PHASE I, PHASE II and lead and asbestos testing; all of which were completed several months ago.

In June 2023, the City of Dayton informed GDPM that the Part 58 was complete with the exception of the Section 106 review. Unfortunately, the City did not submit the request to the SHPO until June 2023. The SHPO typically takes up to 90 days to complete this review.

In May, 2023, GDPM was notified that it received a 9% tax credit reservation in the amount of \$10M for the first phase of redevelopment of Desoto Bass. This will involve the new construction of 44 units. However, the new construction is dependent on demolition of the first phase being completed. The final tax credit application is due in September, 2023. Because of the timing of the project and in order to prevent the return of its reservation of tax credits, GDPM is submitting the Part 58 without the Section 106 Review being completed.

As soon as the Section 106 Review is complete, GDPM will provide the information to the SAC reviewer.

**From:** [Cloud, Kendrick C](#)  
**To:** [Angela Stearns](#); [Kiya Patrick](#)  
**Subject:** RE: <External Message> DDA0012243 - Draft Demo Application  
**Date:** Wednesday, July 19, 2023 3:59:38 PM  
**Attachments:** [jimage002.png](#)

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Angela/Kiya,

“Slightly” good news...

The SAC informed me that they would allow the submission of the DDA without the completion of the 106 process. However, they wanted to make sure you understood that there will be no approval from the SAC without prior completion of the 106 process.

Please let me know if you have any questions or need further clarification.

***Kendrick C. Cloud***

Engineer, U.S. Department of Housing and Urban Development  
Cleveland Field Office, Public and Indian Housing  
1001 Lakeside, Suite 350  
Cleveland, OH 44114  
Phone: (216)357-7744  
Fax: (216)357-7916

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**From:** Angela Stearns <astearns@dmha.org>  
**Sent:** Wednesday, July 19, 2023 2:59 PM  
**To:** SACTA <SACTA@hud.gov>  
**Cc:** Kiya Patrick <kpatrick@dmha.org>; Cloud, Kendrick C <Kendrick.C.Cloud@hud.gov>  
**Subject:** <External Message> DDA0012243 - Draft Demo Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have concerns about the content of the email, please send it to [phishing@hud.gov](mailto:phishing@hud.gov) or click the Report Phishing Button on the Outlook ribbon or Phishing option within OWA.

Good Afternoon:

We have an issue concerning a Part 58 for this project. We spoke with our Field Office and discussed with them that we would reach out to SACTA.

DDA0012243 is a demolition application for our property Desoto Bass Courts. It's a 354 unit development and will be demolished in phases. The property is obsolete physically and due to location (21% vacancy rate and high crime). Additionally, we received a 9% tax credit award for the redevelopment of phase 1 of the site.

In May 2022, GDPM requested a Part 58 from its RE, the City of Dayton, Ohio. We followed up several times. They requested a PHASE I, PHASE II and lead and asbestos testing; all of which were completed several months ago.

We requested an update and the City of Dayton let us know that the Part 58 was complete with the exception of the Section 106 review. Unfortunately, the City did not submit the request to the SHPO until last month. Yesterday, we were informed that the preservation database has been down for three weeks. The SHPO typically takes up to 90 days to complete this review.

Since Desoto is Dayton's oldest public housing development, we do believe there is historical significance and we will be required to do some sort of mitigation.

**The Question:** May the City of Dayton complete the Part 58 and include in its mitigation measures a statement that GDPM will be required to perform any mitigation required from the SHPO? Thereafter, GDPM can submit its demo application and SAC can begin the review. Prior to approval, we will follow up with the Section 106 review and demonstrate to SAC that any required mitigation measures were completed.

**The Urgency:** In May, 2023, GDPM was notified that it received a 9% tax credit reservation in the amount of \$10M for the first phase of redevelopment of Desoto Bass. This will involve the new construction of 44 units. However, the new construction is dependent on demolition of the first phase being completed. Our final tax credit application is due next month and we are required to submit our project schedule. But, with the lack of ability to get a Part 58 completed, we do not know if we will be in a position to provide a schedule.

We submitted the original request back in May 2022 – a year prior to our tax credit award. We did this in order to get ahead of the project and in order to be able to timely submit a Section 18 application. But, it's been more than a year since our request and our project is now in danger of not moving forward.

With the exception of the Part 58, the Section 18 application is complete.

I apologize for all the information. But, I want to make sure everyone is aware of the urgency of our situation.

The City of Dayton is willing to complete the ER with a statement indicating that any Section 106 mitigation will be required. Is this acceptable to HUD?

Please let me know if there is any information I can provide to assist with your response. Thank you – Angela



ANGELA STEARNS

*Planning and Development*

*Senior Manager &*

*Development Counsel*

Greater Dayton Premier Management

937-910-7625 (w)

937-222-3990 (f)

[astearns@dmha.org](mailto:astearns@dmha.org)

[www.dmha.org](http://www.dmha.org)



Our current development-related contracting opportunities are available on our  
Construction Opportunities webpage located at  
<https://www.gdpm.org/development-construction/>

# Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

OMB No. 2506-0087  
(exp. 08/31/2023)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

## Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) Public Housing Capital Fund Program (CFP)	2. HUD/State Identification Number OH12P005501-22; DDA0012243	3. Recipient Identification Number (optional) OH005
4. OMB Catalog Number(s) CDFA 14.872	5. Name and address of responsible entity City of Dayton, Ohio 101 W. Third St, Dayton, Ohio 45402	
6. For information about this request, contact (name & phone number) Kiya Patrick- 937-910-7558 (PHA)	7. Name and address of recipient (if different than responsible entity) Greater Dayton Premier Management 400 Wayne Ave Dayton OH 45410	
8. HUD or State Agency and office unit to receive request HUD CLE PH Office -1001 Lakeside, Suite 350 Cleveland, OH 44114	7. Name and address of recipient (if different than responsible entity) Greater Dayton Premier Management 400 Wayne Ave Dayton OH 45410	

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) Desoto Bass Courts Demolition	10. Location (Street address, city, county, State) 1700 Germantown Street, Dayton, OH
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### 11. Program Activity/Project Description

This proposed project is a phased Section 18 demolition of Desoto Bass Courts. The project includes the phased demolition of Desoto Bass Courts. Situated on 45.52 acres, Desoto includes 354 public housing units across 43 residential buildings and four non-residential buildings. The preliminary demolition schedule includes six phases of demolition. GDPM expects the first two phases to occur within 365 days of demolition approval. DDA0012243

Participant numbers OH12P005501-20, OH12P005501-21, OH12P005501-22 in Public Housing Capital Fund.

**Part 2. Environmental Certification** (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did  did not  require the preparation and dissemination of an environmental impact statement.
5. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity

X

Title of Certifying Officer

City Manager

Date Signed

August 30, 2023

Address of Certifying Officer

101 West Third Street  
Dayton, OH 45401

**Part 3. To be completed when the Recipient is not the Responsible Entity**

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient

X

Title of Authorized Officer

Date signed

**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)



**Desoto Bass**  
**Section 3 Line 4 & 5**  
**Local Government Consultation**

**Section 3 Line 4 Local Government Consultation:** *Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)*

*The following items are attached:*

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



# Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

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June 30<sup>th</sup>, 2022

Jeffrey Mims  
Mayor  
City of Dayton  
101 W 3<sup>rd</sup> Street  
Dayton, Ohio 45401

**Subject: Request Letter of Support for Demolition of Desoto Bass**

Dear Mayor Mims:

I am writing to share with the City of Dayton GDPM's upcoming development plans for Desoto Bass located within the City of Dayton. The property address for this site is 811 Oldfield Ave Dayton, Ohio 45417. The property consists of 335 units in 45 buildings. There are (90) one bedroom units, (185) two bedroom units, (67) three bedroom units, and (12) four bedroom units. All of the units are townhouse units.

Desoto Bass was constructed between the years 1942-1953 to meet the community's need for affordable housing and it is the oldest development in GDPM's inventory. Today the property is obsolete with substantial physical issues that cannot be corrected in a cost-effective manner. In the last 20 years, the buildings and apartments have not undergone a comprehensive modernization. A 2019 Physical Needs Assessment reports that immediate modernization needs of the site will cost \$57 million. The long term capital needs for the next 20 years is a total of \$17 million. 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.

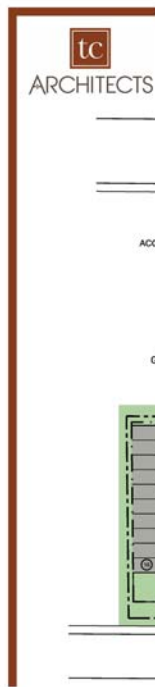
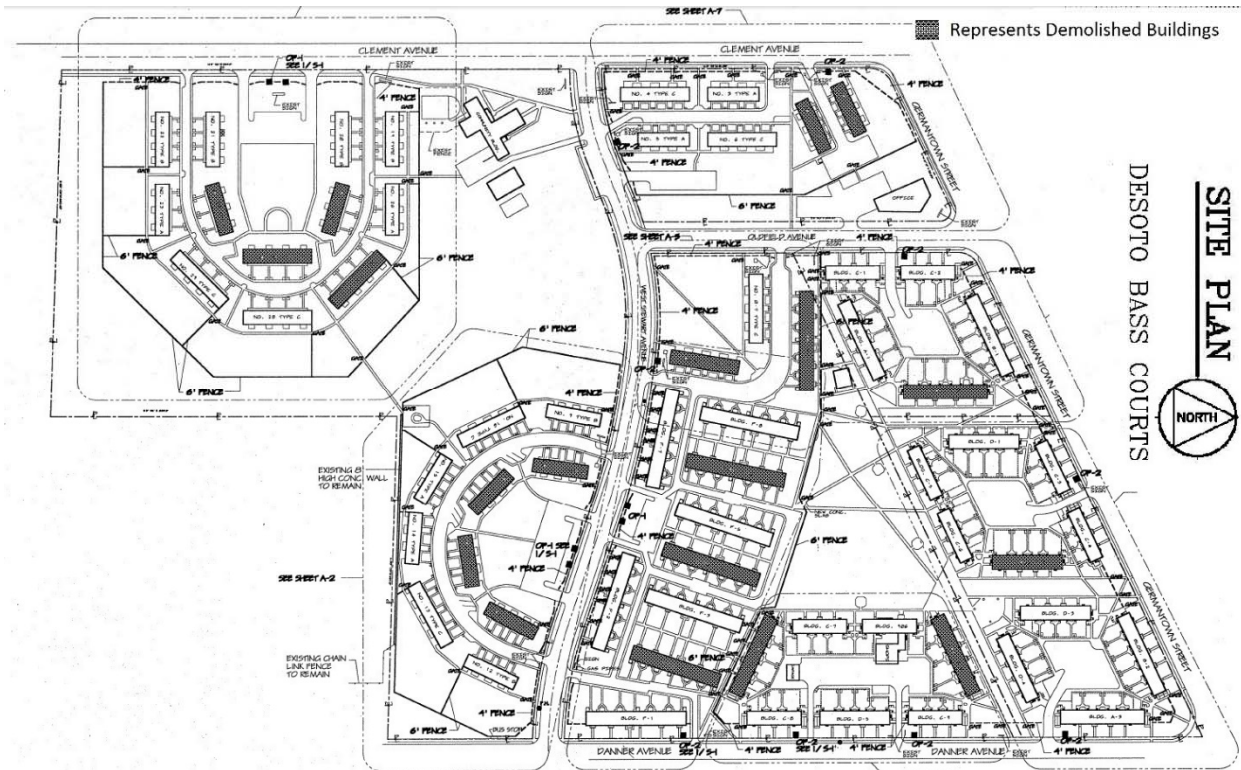
For replacement housing, GDPM will be acquiring or building new units or issuing Sect. 8 Housing Choice Vouchers. In 2022, GDPM was awarded a 9% tax credit award for Germantown Crossing which will replace 50 of the Desoto Bass units. I attached a site map of Desoto Bass for your convenience, and a site plan for Germantown Crossing.

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

Sincerely,

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

Jennifer N. Heapy  
CEO



**Germantown Crossing - Dayton, Ohio**

**A02 SITE PLAN**

February 7, 2022



**SITE AREA: 1.69 ACRES**

ONE BEDROOM	13
TWO BEDROOM	26
THREE BEDROOM	11
<b>TOTAL UNITS</b>	<b>50</b>

**ZONING INFORMATION**

T: TRANSITIONAL DISTRICT

**BUILDING SETBACKS**

FRONT: 10'-0"  
REAR: 10'-0"  
SIDE: 10'-0"

**MAX BUILDING HEIGHT: 40'-0"**

**GREENSPACE**

REQUIRED: 30% MIN = 22,157 SF  
PROVIDED: 31,606 SF

**PARKING**

REQUIRED: 80 SPACES  
PROVIDED: 82 SPACES  
(8 HANDICAP)

**OVERALL ACRES: 1.69 ACRES**

**TYPICAL PARKING SPACE SIZE: 9'-0" x 18'-0"**

**TYPICAL DRIVE ISLE SIZE: 24'-0"**



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





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

Subject: *Demolition of GDPM Properties due to Obsolesce*

Dear Ms. Heapy,

The City of Dayton reviewed your request for a letter of support for GDPM's demolition of the following public housing properties:

- Desoto Bass

It is my understanding that this property is a part of the public housing program. It is my understanding that GDPM is demolishing this property due to obsolesce and to due the fact that this property no longer contribute to GDPM's mission. Residents will be relocated to another Public Housing Property or given Project based Voucher or a Housing Choice Voucher.

The City of Dayton supports GDPM's demolition plans for this property. If you have any questions or need additional information, please contact my Senior Policy Aide, Darius Beckham at [darius.beckham@daytonohio.gov](mailto:darius.beckham@daytonohio.gov) or 937-333-3656.

Sincerely,

Mayor Jeffrey J. Mims

**Desoto Bass**

**Section 4 Line 11**

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

**Section 4 Line 11: Existing Unit Distribution:**

Existing Unit Distribution	General Occupancy	UFAS Sensory	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0-Bedroom	0			
1-Bedroom	81	5	4	90
2-Bedroom	184		1	185
3-Bedroom	67			67
4+-Bedroom	12			12
Total	344	5	5	354

*Description of distribution of UFAS accessible units: 5 sight/sound units located at:*

- 916 Wilberforce
- 1003 Danner
- 1720 Germantown
- 1724 Germantown
- 1711 Stewart

*Desoto Bass*  
**Section 5 Line 4**  
**Acreage**

**Section 5 Line 4: Total Acreage Proposed for Removal (if applicable)** (45.52 acres)

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

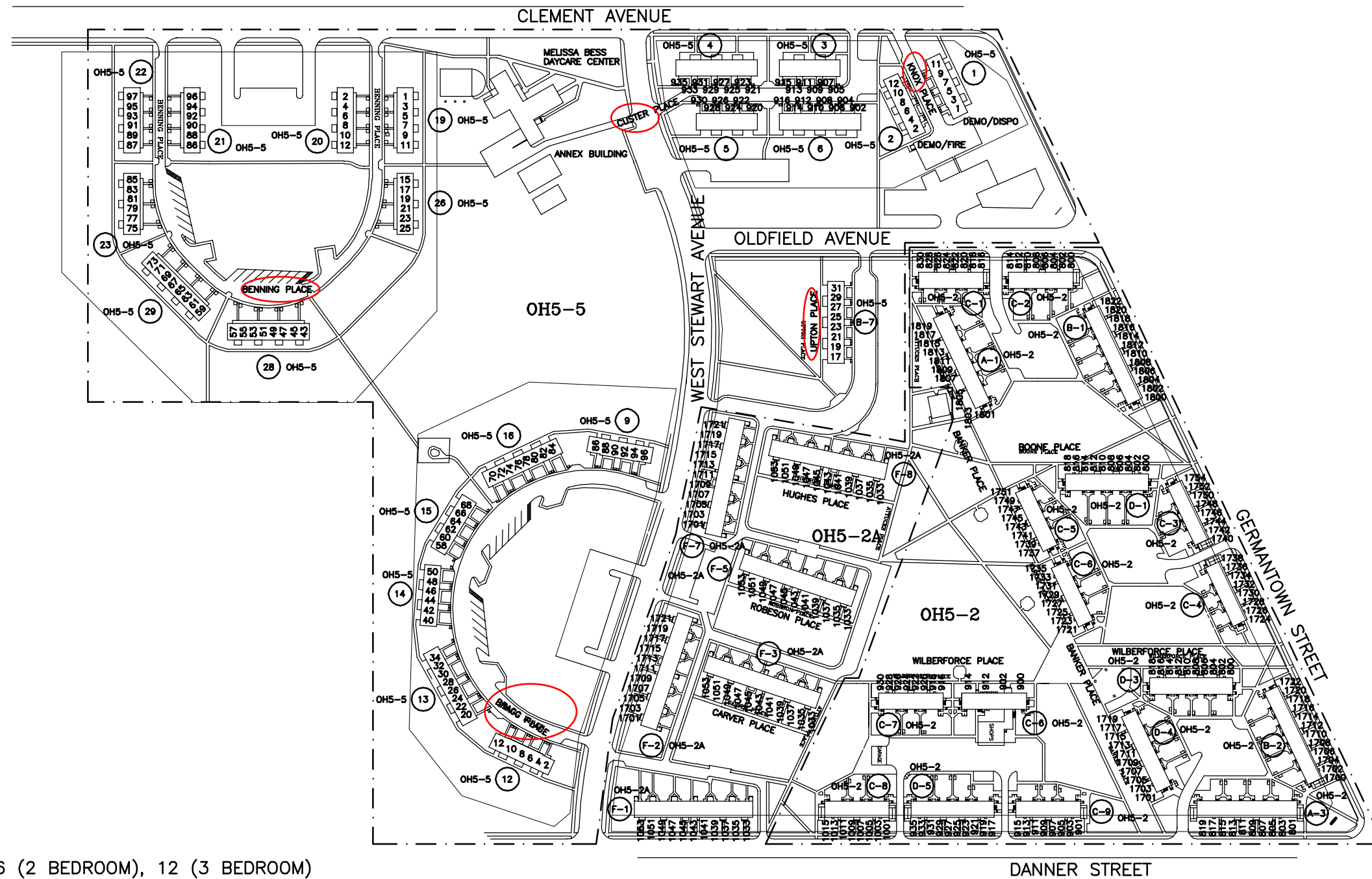
*(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)*

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

**Attachments:**

- **Site Map**
- **DOT 1953**
- **DOT 2009**





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

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

OH5-5  
 20-BUILDINGS  
~~132~~-UNITS (FAMILY) ~~16~~-(1 BEDROOM), 85 (2 BEDROOM), 31 (3 BEDROOM)  
**128 UNITS**                    **12 (1 BEDROOM), 85 (2 BEDROOM), 31 (3 BEDROOM)**  
 TOTAL:  
 44-BUILDINGS (INCLUDING 1 SENIOR CITIZENS BUILDING)  
 358-UNITS (FAMILY)



# DESOTO BASS COURTS

45.52 ACRES	33.35 ACRES
1,987,000 SQ. FT.	1,455,600 SQ. FT.
(AREA SOUTH OF W. STEWART INCLUDED)	(AREA SOUTH OF W. STEWART NOT INCLUDED)

DMHA Desoto Bass Courts OH5-2/2A/5  
 Dayton, Ohio  
 811 Oldfield Avenue

DATE  
3-24-05

DRAWN BY

CHECKED BY

SHEET  
M-4500

12506

DECLARATION OF TRUST

RECORDED  
GENERAL OFFICE  
MAY 11 1967  
DAHHA

WHEREAS, Dayton Metropolitan Housing Authority  
(herein called the "Local Authority"), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the State of Ohio, and the United States of America (herein called the "Government") pursuant to the United States Housing Act of 1937 (42 U. S. C. 1401, *et seq.*) and the Department of Housing and Urban Development Act (5 U. S. C. 624) entered into a certain contract dated as of December 31, 1953 (herein called the "Annual Contributions Contract") providing for a loan and for annual contributions to be made by the Government to assist the Local Authority in financing [a] low-rent housing project [s]; and

WHEREAS, as of the date of the execution of this Declaration of Trust the Annual Contributions Contract covers certain low-rent housing in the City of Dayton, County of Montgomery, State of Ohio which will provide approximately 200 dwellings; and which low-rent housing will be known as [Project No. OH 5-5] [Project No. \_\_\_\_\_ with approximately \_\_\_\_\_ dwellings, Project No. \_\_\_\_\_ with approximately \_\_\_\_\_ dwellings, and Project No. \_\_\_\_\_ with approximately \_\_\_\_\_ dwellings]; and

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

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

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

TO WIT:

OH 5-5 DeSoto Bass Courts  
Project No. \_\_\_\_\_

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

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

The right to require the Local Authority to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, leasing, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the Local Authority may (1), to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public rights-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, 42 U. S. C. 1401, *et seq.* or (2), with the approval of the Government, release any Project which has not then been financed by an issue or issues of Bonds from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to the Government pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of the Government (1) upon any conveyance or transfer made by the Local Authority of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public rights-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the Local Authority of any Project which has not then been financed by an issue or issues of Bonds shall be effective to release such property from the trust hereby created.

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

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

IN WITNESS WHEREOF, the Local Authority by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this 20th day of June, 1988.

Dayton Metropolitan Housing Authority

By Charles H. Hall  
Vice-Chairman  
Charles H. Hall

(SEAL)  
ATTEST:

Roland Matthews  
Secretary  
Roland Matthews

RECORDED  
INDEXED  
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MONTGOMERY COUNTY, OHIO  
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Located in the City of Dayton, County of Montgomery, State of Ohio, and being parts of lots 15,497, 28,455, and 47,720 of the revised and consecutive numbers of lots on the Plat of said City of Dayton, Ohio and being a tract of land described as follows: beginning at the east end of the south line of Bolander Avenue (Parcel A) as conveyed to the City of Dayton by deed recorded in Book 886, Page 300, in the Deed Records of Montgomery County, Ohio said point of beginning being in the west line of Danner Avenue; thence with the west line of said Danner Avenue, South three degrees thirty minutes (3 degrees 30') East for two hundred seventy-five and 75/100 (275.75) feet to a point in the south line of said Lot 28,455, said south line being the north line of Lot 28,454 of the revised and consecutive numbers of lots on the Plat of said City of Dayton; thence with the south line of said Lot 28,455 and the north line of said Lot 28,454 and its extension, said extension being the north line of Trieschman Avenue, South eighty-eight degrees eight minutes (88 degrees 08') West for six hundred thirty-seven and 45/100 (637.45) feet to the east line of said Lot 47,720 and the north end of the west line of Trieschman Avenue (25 feet wide); thence with the east line of said Lot 47,720 and the west line of said Trieschman Avenue, South three degrees twenty-five minutes (3 degrees 25') East for six hundred fifty-nine and 10/100 (659.10) feet to the southeast corner of said Lot 47,720 and the north line of Weaver Street; thence with the south line of said Lot 47,720 and the north line of said Weaver Street, South eighty-eight degrees fourteen minutes ten seconds (88 degrees 14' 10") West for six hundred sixty and 59/100 (660.59) feet to the southwest corner of said Lot 47,720, said southwest corner being the intersection of the north line of said Weaver Street with the east line of Clement Avenue (25 feet wide); thence with the west line of said Lot 47,720 and the east line of said Clement Avenue, North three degrees thirty-four minutes ten seconds (3 degrees 34' 10") West for nine hundred sixty-eight and 91/100 (968.91) feet to the west end of the south line of said Bolander Avenue; thence with the south line of said Bolander Avenue on a tangent bearing North eighty-six degrees twenty-five minutes fifty seconds (86 degrees 25' 50") East for five and 14/100 (5.14) feet; thence still with said south line in an easterly direction on a curve to the left with a radius of five hundred and 00/100 (500.00) feet for one hundred ninety-nine and 45/100 (199.45) feet, said curve at its point of beginning being tangent to last-mentioned course; thence still with said south line on a tangent bearing North sixty-three degrees thirty-four minutes thirty seconds (63 degrees 34' 30") East for fifty-three and 59/100 (53.59) feet; thence still with said south line in an easterly direction on a curve to the right with a radius of five hundred eighty and 00/100 (580.00) feet for three hundred two and 26/100 (302.26) feet; thence still with said south line in an easterly direction on a curve to the right with a radius of fifteen hundred and 00/100 (1500.00) feet for two hundred eighty-seven and 10/100 (287.10) feet; thence still with said south line on a tangent bearing South seventy-five degrees thirty-six minutes (75 degrees 36') East for two hundred forty and 00/100 (240.00) feet; thence still with said south line in an easterly direction on a curve to the left with a radius of eight hundred and 00/100 (800.00) feet for two-hundred forty-nine and 93/100 (249.93) feet; thence still with said south line on a tangent bearing North eighty-six degrees thirty minutes (86 degrees 30') East for no and 78/100 (0.78) feet to the point of beginning containing twenty and 745/100 (20.745) acres more or less. Curve distances are measured on the arc, subject, however, to all legal highways and easements of record.





**Declaration of Trust**  
(Public Housing Modernization Grant Projects)

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

Whereas, (1, see instructions) 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 of the (2) 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 with the effective date as of (mm/dd/yyyy) (3) 12/11/2007, (herein called the Annual Contributions Contract) and a certain Modernization Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) N/A, (herein called the Modernization Grant Amendment) providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing project(s); and

Whereas, as of the date of the execution of this Declaration of Trust, the Modernization Grant Amendment and the Annual Contributions Contract cover certain individual lower income housing projects located in: (5) Montgomery County, Ohio which will provide approximately (6) 912 dwelling units; and which lower income housing projects are known as Modernization Project No. (7) OH10P00550108 and individual projects as follows:  
Project No. (8) See Schedule A with approximately \_\_\_\_\_ dwelling units,  
Project No. (8) Attached Hereto and with approximately \_\_\_\_\_ dwelling units, and  
Project No. (8) Made A Part Hereof with approximately \_\_\_\_\_ dwelling units; and

Whereas, the 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 Modernization Grant Amendment and Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes stated, the following described real property situated in: (9)

Montgomery County, Ohio

To Wit: (Insert legal description for each individual project.) (10)  
See Schedule "B" Attached Hereto

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 Modernization Grant Amendment and the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1) to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public 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, or (2) with the approval of HUD, release any 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 any Project to HUD pursuant to the Annual Contributions Contract.

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 any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public 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 any Project shall be effective to release such property from the trust hereby created.

The individual projects covered by the Modernization Grant Amendment shall be subject to this Declaration of Trust for a period of twenty years beginning on the date of the Modernization Grant Amendment. Each individual project shall also be subject to this Declaration of Trust for a period of twenty years after the date of the most recent Modernization Grant Amendment applicable to that project. Upon expiration of the period during which the PHA is obligated to operate the individual projects in accordance with the Annual Contributions Contract, 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 (mm/dd/yyyy) \_\_\_\_\_.

(Seal)

(1, see instructions)

Dayton Metropolitan Housing Authority

By \_\_\_\_\_ Chairperson

Attest \_\_\_\_\_ Secretary

Date (mm/dd/yyyy) 12/12/09

ref. Handbook 7485.1

form HUD-52190-B (3/90)

WILLIS E. BLACKSHEAR RECORDER  
12/15/09 13:19:05  
MONTGOMERY COUNTY

## Declaration of Trust

## Schedule A

(Grant Projects)

Project Number OH10P00550108

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AMP No.	<u>OH005000008</u>	with approximately	<u>396</u>	dwelling units,
AMP No.	<u>OH005000007</u>	with approximately	<u>226</u>	dwelling units,
AMP No.	<u>OH005000006</u>	with approximately	<u>100</u>	dwelling units,
AMP No.	<u>OH005000002</u>	with approximately	<u>30</u>	dwelling units,
AMP No.	<u>OH005000002</u>	with approximately	<u>40</u>	dwelling units,
AMP No.	<u>OH005000005</u>	with approximately	<u>25</u>	dwelling units,
AMP No.	<u>OH005000002</u>	with approximately	<u>35</u>	dwelling units,
AMP No.	<u>OH005000005</u>	with approximately	<u>20</u>	dwelling units,
AMP No.	<u>OH005000005</u>	with approximately	<u>30</u>	dwelling units,
AMP No.	<u>OH005000005</u>	with approximately	<u>10</u>	dwelling units

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Project No. OH10P00550108  
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**OH005-01 – PARKSIDE HOMES – 396 UNITS**

Situated in the City of Dayton, County of Montgomery, State of Ohio, being a part of Fractional Sections 5 and II, Town I, Range 7 M.R.S. all of lots 28497 and 42404 and parts of lots 28498, 42405 and 42412 of the revised and consecutive numbers of lots on the Plat of the City of Dayton, Ohio being more particularly described as follows:

Beginning at the southeast corner of Lot No. 42404, said corner being the point of intersection of the west line of Ten Eick Plat, as recorded in Plat Book "H", page 27, of the Plat Records of Montgomery County, Ohio and the center line of Ewing Street; thence north 84 degrees 30' west along the south line of said lot no. 42404, being along the extension westwardly of the center line of Ewing Street, for a distance of 643.0 feet to a point in the east line of E.P. Hall's Subdivision as recorded in P1 at Book "E", page 9, of the P1 at Records of Montgomery County, Ohio; thence north 5 degrees 30' east along the east line of said E.P. Hall's Subdivision, for a distance of 25.0 feet to the northeast corner of said E.P. Hall's Subdivision; thence north 84 degrees 30' west along the north line of E.P. Hall's Subdivision, being also along the north line of Ewing Street, for a distance of 1521.70 feet to a point in the east line of a tract of land conveyed to the Miami Conservancy District by deed and recorded in Deed Book 381, page 577, of the Deed Records of said County; thence north 31 degrees 43' west along the said east line of the Miami Conservancy District property, for a distance of 698.72 feet to a point; thence north 27 degrees 39' 30" west along the said east line of the Miami Conservancy, District property, for a distance of 225.12 feet to a corner; thence north 62 degrees 20' 30" east, for a distance of 594.71 feet to a point of curve; thence along a 4 degrees 59' 48" curve to the right, having a radius of 1147.02 feet, for a distance of 492.31 feet (measured on the arc) to a point of tangency; thence north 86 degrees 56' east for a distance of 672.81 feet to a point of curve; thence along a 3 degrees 52' 57" curve to the left, having a radius of 1476.00 feet for a distance of 397.58 feet (measured on the arc) to a point of tangency; north 71 degrees 30' east, for a distance of 265.87 feet to a point in the southwest line of Keowee Street, said Keowee Street being 60 feet in width; thence south 33 degrees 26' 30" east along the southwest line of Keowee Street, for a distance of 740.0 feet to a corner, said corner being the northwest corner of lot 30601 of the revised and consecutive numbers of lots on the plat of the City of Dayton, Ohio; thence south 5 degrees 21' 30" west along the west line of said lot 30601 and west line of the Miami Land and Title Company's Subdivision as recorded in Plat Book "G", page 37, of the Plat Records of said County, and also along the west line of the Ten Eick Plat as recorded in Plat Book M, page 27, of the plat records of said County, for a distance of 1013.22 feet to the place of beginning, containing 72,508 acres; subject to any and all existing streets, alleys and public roads and easements of record; now designated as lots numbered 62797, 62798, 62799, and 62800 on the revised plat of the City of Dayton, Excepting there from the following described lands: A tract of land located in the City of Dayton, County of Montgomery, State of Ohio, and being a part of Lot 62798 of the revised and consecutive numbers of lots on the Plat of said City of Dayton, and said part of Lot 62798 being more particularly described as follows: beginning at the northwest corner of said Lot 62798, said corner being the intersection of the east line of North Bend Blvd. and the south line



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of Helena Street, thence with the north line of said Lot 62798 and the south line of Helena Street, North sixty-two degrees twenty minutes thirty seconds (62 degrees 20' 30") East for four hundred ninety-five and 35/100 (495.35) feet; thence continuing with the north line of said Lot 62798 and the south line of Helena Street on a curve to the right with a radius of eleven hundred seven and 02/100 (1107.02) feet for four hundred two and 22/100 (402.22) feet, the curve at its point of beginning being tangent to last mentioned course; thence South three degrees four minutes (3 degrees 04 ) East for three hundred seventy-seven and 55/100 (377.55) feet; thence South fifty degrees fifty-three minutes thirty seconds (50 degrees 53' 30") East for thirteen hundred forty-two and 61/100 (1342.61) feet; thence South five degrees thirty minutes (5 degrees 30') West for one hundred and 00/100 (100.00) feet to a point in the south line of said Lot 62798; thence with the south line of said Lot 62798, North eighty-four degrees thirty minutes (84 degrees 30') West for thirteen hundred seventy-six and 82/100 (1376.82) feet to the southwest corner of said Lot 62798 and the east line of said North Bend Blvd; thence with the west line of said Lot 62798 and the east line of said North Bend Blvd., North thirty-two degrees forty-three minutes thirty seconds (32 degrees 43' 30") West for two hundred twenty-six and 39/100 (226.39) feet; thence continuing with the west line of said Lot 62798 and the east line of said North Bend Blvd., North thirty-one degrees nine minutes thirty seconds (31 degrees 09' 30") West for five hundred forty-four and 74/100 (544.74) feet; thence continuing with the west line of said Lot 62798 and the east line of said North Bend Blvd., North twenty-seven degrees fifty-one minutes thirty seconds (27 degrees 51' 30") West for two hundred ten and 73/100 (210.73) feet to the point of beginning containing twenty-six and 918/1000 (26.918) acres more or less, subject, however, to easements of record. Curve distance is measured on the arc.

**OH005-02 – DESOTO BASS COURT – 226 UNITS**

Located in the City of Dayton, County of Montgomery, State of Ohio, and being all of lots numbered Fifteen Thousand four Hundred Ninety-five (15495), Fifteen Thousand four Hundred Ninety-Six (15496), Twenty-eight Thousand Four Hundred Fifty-seven (28457), forty-seven Thousand Seven Hundred Twenty-one (47721) and parts of lots numbered Fifteen Thousand four Hundred Ninety-seven (15497), Twenty-eight Thousand Four Hundred Fifty-five (28455) and forty-seven Thousand Seven Hundred Twenty (47720), of the revised and consecutive numbers of lots on the plat of said City of Dayton, Ohio; said lots and parts of lots being more particularly described as follows:

Beginning at the intersection of the South line of Germantown Street and the West line of Danner Avenue; thence with said West line which is twenty-five (25) feet from the center line of Danner Avenue South three degrees thirty minutes (3° 30') East for One Thousand two Hundred Seventy-Three and Eighty-three hundredths (1273.83) feet to a point thirty (30) feet southwardly from the intersection of the west line of Danner Avenue and the Westward extension of the center line off Bolander Avenue; thence in a westerly direction on a curve to the right with a radius of Eight Hundred (800) feet for two Hundred Forty-nine and Ninety-three hundredths @ (249.93) feet, the tangent to said curve at point of beginning bearing South Eighty-six degrees Thirty minutes (86° 30')

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west; thence on a tangent bearing North Seventy-five degrees Thirty-six minutes (75° 36') West for two Hundred Forty (240) feet; thence on a curve to the left with a radius of Fifteen Hundred (1500) feet for Two Hundred Eighty-seven and Ten Hundredths (287.10) feet; thence on a curve to the left with a radius of Five Hundred Eighty (580) feet for Three Hundred Two and Twenty-six Hundredths (302.26) feet; thence on a tangent bearing South Sixty-three degrees Thirty-four minutes, Thirty seconds (63° 34' 30") West for Fifty-nine and Nineteen Hundredths (59.19) feet; thence on a curve to the right with a radius of Five Hundred (500) feet for One Hundred Ninety-nine and Nineteen hundredths (199.19) feet to a point Thirty (30) feet South of Eastward extension of the center line of Glenway Avenue and Twenty-five (25) feet Eastwardly from the West line of Clement Avenue; thence parallel with and Twenty-five (25) feet Eastwardly from the West line of Clement Avenue North Three degrees Thirty-six minutes (3° 36') West for Five Hundred Eighty-nine and Fifty hundredths (589.50) feet to the South line of Germantown Street at a point Twenty-seven and Sixty-three Hundredths (27.63) feet eastwardly from the northeast corner of lot Thirty-seven Thousand Six Hundred Twenty-six (37626) of the revised and consecutive numbers of lots on the plat of the City of Dayton, Ohio; thence with the South line of Germantown Street which is thirty (30) feet from the center line of Germantown Street, North Sixty-one degrees Twelve minutes (61° 12') East One Thousand Four Hundred thirty-seven and Thirty-three hundredths (1437.33) feet to the point of beginning, containing Twenty-five and 894/1000 (25.894) acres more or less. Curve distances are measured on the arc; Subject to any outstanding rights relating to the existence of a sanitary sewer easement and any and all existing streets, alley and public roads.

Exempting therefrom the following described land:

Located in the City of Dayton, County of Montgomery, State of Ohio, and being parts of Lots 28,456, 47,720, and 47,721 of the revised and consecutive numbers of lots on the plat of said City of Dayton, Ohio, and being a tract of land described as follows: beginning at a point in the north line of Bolander Avenue (Parcel A) as conveyed to the City of Dayton by deed recorded in Book 886, Page 300, in the Deed Records of Montgomery County, Ohio, said point of beginning being the south end of the east line of Parcel B (Oldfield Avenue) as recorded in Book 886, Page 300; thence with the east line of said Parcel B, North three degrees thirty minutes (3° 30') West for two hundred thirty-seven and 59/100 (237.59) feet; thence North eighty-six degrees thirty minutes (86° 30') East for two hundred eighty-three and 25/100 (283.25) feet; thence South seven degrees fifty-six minutes (7° 56') West for two hundred forty-seven and 50/100 (247.50) feet to a point in the north line of said Bolander Avenue; thence with the north line of said Bolander Avenue in a westerly direction on a curve to the left with a radius of fifteen hundred sixty and 00/100 (1560.00) feet for fifty-eight and 13/100 (58.13) feet; said curve at its point of beginning bearing North eighty-four degrees twenty-five minutes fifty-one seconds (84° 25' 51") West; thence still with the north line of said Bolander Avenue in a westerly direction on a curve to the left with a radius of six hundred forty and 00/100 (640.00) feet for one hundred seventy-seven and 29/100 (177.29) feet to the point of beginning containing one and 328/1000 (1.328) acres more or less. Curve

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distances are measured on the arc, subject, however, to all legal highways and easements or record.

Located in the City of Dayton, County of Montgomery, State of Ohio, and being parts Lots 28,457, 47,720, and 47,721 of the revised and consecutive numbers of lots on the plat of said City of Dayton, Ohio, and being a tract of land described as follows: beginning at a point in the north line of Bolander Avenue (Parcel A) as conveyed to the City of Dayton by deed recorded in Book 886, page 300, in the Deed Records of Montgomery County, Ohio said point of beginning being the south end of the east line of Parcel C (Clement Avenue) as recorded in said Book 886, Page 300; thence with the east line of said Parcel C, North three degrees thirty-six minutes (3° 36') West for five hundred twelve and 26/100 (512.26) feet; thence still with the east line of said Parcel C in a northeasterly direction on a curve to the right with a radius of forty-five and 00/100 (45.00) feet for fifty and 89/100 (50.89) feet to a point in the south line of Germantown Street (60 feet wide), said curve at its point of beginning being tangent to last-mentioned course; thence with the south line of said Germantown Street, North sixty-one degrees twelve minutes (61° 12') East for two hundred sixty-one and 93/100 (261.93) feet to the northwest corner of Parcel B (Oldfield Avenue) as recorded in said Book 886, Page 300; thence with the west line of said Parcel B, in a southeasterly direction on a curve to the right with a radius of twenty and 00/100 (20.00) feet for forty and 25/100 (40.25) feet, said curve at its point of beginning being tangent to last-mentioned course, thence still with the west line of said Parcel B, South three degrees thirty minutes (3° 30') East for five hundred sixty-one and 36/100 (561.30) feet to a point in the north line of said Bolander Avenue; thence with the north line of said Bolander Avenue in a westerly direction of a curve to the left with a radius of six hundred forty and 00/100 (640.00) feet for ninety-four and 94/100 (94.94) feet, said curve at its point of beginning bearing South seventy-two degrees four minutes twenty-eight seconds (72° 04' 28") West; thence still with said north line on a tangent bearing South sixty-three degrees and 59/100 (53.59) feet; thence still with said north line on a curve to the right with a radius of four hundred forty and 00/100 (440.00) feet for one hundred fifty-five and 65/100 (155.65) feet to the point of beginning, said curve at its point of beginning being tangent to last-mentioned course, containing three and 817/1000 (3.817) acres more or less. Curve distances are measured on the arc, subject, however, to all legal highways and easements of record.

**OH005-40 – MADRID ESTATES – 100 UNITS**

And being lot Numbered Five (5) Olde Drummerstown Plat, Section Three, as recorded in Plat Book 82, Page 64 of the Plat Records of Montgomery County, Ohio.

**OH005-47 – WINSTON WOODS – 30 UNITS**

Located in Section 35, Town 5, Range 5 East, Randolph Township, Montgomery County, State of Ohio, described as follows: Beginning at an iron pin marking the southwest corner of said Section 35 said corner being the centerline intersection of Westbrook Road

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and Taywood Road; thence with the west line of said Section 35 and the centerline of said Taywood road north 0° 35' 00" west for 244.83 feet to a railroad spike marking the northwest corner of a tract of land conveyed to Irvin D. Feller and Diane A. Feller in Microfiche #74-382C03 of the deed records of Montgomery County, Ohio said corner also being the true pint of beginning of this description; thence with the west line of said Section 35 and the centerline of said Taywood Road north 0° 35' 00" west for 377.17 feet to an iron pipe, said iron pipe being on the west line of said Section 35 and the centerline of Taywood Road, said iron pipe also being the southwest corner of a tract of land conveyed to Donald S. Rich in Microfiche #77-511E06 of the deed records of Montgomery County, Ohio; thence with the south line of said Rich tract north 89° 08' 43" east for 349.97 feet to an iron pipe marking the southeast corner of said Rich tract, said corner also being a point on the west line of a tract of land conveyed to Gerald S. Office, et al in Deed Book 1831, Page 745 of the deed records of Montgomery County, Ohio; thence with the west line of said office tract south 0° 34' 56" east for 377.27 feet to a point on the west line of said Office tract, said point also being the northeast corner of said Feller tract; thence with the north line of said Feller tract south 89° 09' 40" west for 349.96 feet to the true point of beginning.

Contains 3.031 acres be it the same more or less.

**OH005-48 – RIVERSIDE ESTATES – 40 UNITS**

Located in Section 9, town 2, Range 6 E, Harrison Township, County of Montgomery, State of Ohio, and being a tract of land described as follows:

Beginning at a pint in the south line of said Section 9, said point being North eighty-nine degrees fifty-eight minutes thirty-five seconds (89° 58' 35") West and three hundred six and 70/100 (306.70) feet from the intersection of the south line of said Section 9, with the west line of relocated Riverside Drive; thence with the south line of said Section 9, North eighty-nine degrees fifty-eight minutes thirty-five seconds (89° 58' 35") West for two hundred forty-two and 00/100 (242.00) feet to the southeast corner of Riverside Manor Subdivision, as recorded in book 106 page 80 in the Plat Records of Montgomery County, Ohio; thence with the east line of said Riverside Manor Subdivision, North two degrees fifty minutes forty seconds (02° 50' 40") West for five hundred twenty-one and 00/100 (521.00) feet to a point in the south line of Kingtree Drive; thence with the south line of said Kingtree Drive, North eighty-four degrees twelve minutes ten seconds (84° 12' 10") East for one hundred seventy-one and 40/100 (171.40) feet; thence continuing with the south line of said Kingtree Drive in an easterly direction on a curve to the left, with a radius of eight hundred thirty and 00/100 (123.00) feet, the chord to said curve bearing North seventy-nine degrees fifty-seven minutes ten seconds (79° 57' 10") East for one hundred twenty-three and 02/100 (123.02) feet; thence continuing with the south line of said Kingtree Drive, North seventy-five degrees forty-two minutes ten seconds (75° 42' 10") East for one hundred forty-seven and 04/100 (147.04) feet; thence in a southeasterly direction on a curve to the right, with a radius of thirty-five and 00/100 (35.00) feet for fifty-three and 18/100 (53.18) feet, the chord to said curve bearing South



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sixty degrees forty-six minutes three seconds (60° 46' 03") East for forty-eight and 21/100 (48.21) feet to a point in the west line of relocated Riverside Drive; thence with the west line of said relocated Riverside Drive, in a southerly direction on a curve to the right, with a radius of one thousand three hundred ninety-one and 40/100 (1,391.40) feet for one hundred fifty-two and 05/100 (152.05) feet, the chord to said curve bearing South fourteen degrees six minutes twenty-five seconds (14° 06' 25") East for one hundred fifty-one and 97/100 (151.97) feet; thence continuing with the west line of said relocated Riverside Drive in a southerly direction on a curve to the right, with a radius of one thousand eight hundred sixty-eight and 86/100 (1,868.86) feet for ninety-seven and 85/100 (97.85) feet, chord to said curve bearing South nine degrees twenty-eight minutes thirty-five seconds (9° 28' 35") East for ninety-seven and 84/100 (97.84) feet; thence continuing with the west line of said relocated Riverside Drive, South seven degrees fifty-eight minutes thirty-five seconds (7° 58' 35") West for two hundred seventy-seven and 85/100 (277.85) feet; thence South zero degrees one minute twenty-five seconds (00° 01' 25") West for two hundred eleven and 00/100 (211.00) feet to the point of beginning, containing 5.222 acres more or less, according to a survey of said premises by A. Bodenstein, Registered Surveyor, State of Ohio No. 4235, dated April 11, 1983. Curve distances are measured on the arc.

**OH005-52 – BELLEFONTAINE RIDGE – 25 UNITS**

Situate in Section 21, town 2, Range 8 MRs, City of Huber Heights, Montgomery County, Ohio, and being part of Tract No. 3 of Jacob Huber Plat recorded in Plat Book "M", Page 70, and being also part of land conveyed to Oberer Development Co. and recorded in MF 87-0665-C11, and being more particularly described as follows:

Beginning at an iron pin in the centerline of Bellefontaine Road, said iron pin being the southeast corner of Wayne Apartments, Section 3, as recorded in Plat Book 83, Page 16, and the northeast corner of said Tract No. 3 and of a 0.297 acre tract conveyed to the City of Humber Heights for roadway purposes and recorded in MF

Thence North 85 degrees 30 minutes 06 seconds West along the south line of said Wayne Apartments plat and the north line of said City tract a distance of 56.54 feet to the true point of beginning.

Thence South 41 degrees 45 minutes 19 seconds West along the wet line of said City tract, said west line being also the west right-of-way line of Bellefontaine Road, a distance of 287.66 feet to an iron pin in the south line of said Tract No. 3 and said Oberer Tract, said south line being also the north line of Tract No. 2 in said Jacob Huber Plat.

Thence North 85 degrees 30 minutes 06 seconds West along said south line a distance of 575.96 feet to an iron pin at the southeast corner of a 0.421 acre tract described in Deed Book 2396, Page 198.

Thence North 4 degrees 30 minutes 00 seconds East along the east line of said 0.421 acre

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tract a distance of 78.43 feet to the northeast corner of said 0.421 acre tract.

Thence North 85 degrees 30 minutes 06 seconds West along the north line of said 0.421 acre tract a distance of 15.00 feet to the east right-of-way line of Brandt Pike, said right-of-way line being also the east line of a 0.037 acre tract conveyed to the City of Huber Heights and recorded in MF 88-066-A03.

Thence North 4 degrees 0 minutes 00 seconds east along said right-of-way line a distance of 40.00 feet to the south line of a 0.539 acre tract described in Deed Book 2332, Page 548.

Thence South 85 degrees 30 minutes 06 seconds east along said south line a distance of 195.00 feet.

Thence North 4 degrees 30 minutes 00 seconds East along the east line of said 0.539 acre tract a distance of 110.53 feet to the north line of said Tract No. 3 and aid Oberer tract.

Thence South 85 degrees 30 minutes 06 seconds east along said north line a distance of 750.10 feet to the point of beginning.

Containing 3.664 acres; subject, however, to all legal highways, easements and restrictions of record.

All deed and plat references are to Montgomery County Records.

Prior deed reference MF 87-0665-C11

The above description was prepared from a new survey by Bevan Fetters, Reg. Sur. #4343 on May 24, 1988.

#### OH005-53 - WOLF CREEK HOMES - 35 UNITS

Situated in Section 34, Town 5, Range 5E, Randolph Township, Montgomery County, Ohio and being Lot Numbered One of a Plat known and recorded as Wolf Creek Homes Section One in Plat Book 157, Page 50 of the Plat Records of Montgomery County, Ohio and being more particularly described as follows:

Beginning at the southwest corner of said Section 34, said corner being the intersection of the centerlines of Westbrook Road and Union Road; thence with the south line of said Section 34 and the centerline of Westbrook Road North 88 degrees 20 minutes 00 seconds East for 1,644.28 feet to a point on the south line of Section 34 and the centerline of Westbrook Road said point also being the southwest corner of said Wolf Creek Homes Section One;

Thence with the west line of said Wolf Creek Homes Section One North 3 degrees 36

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minutes 45 seconds East for 45.41 feet to the southwest corner of Lot Number 1 of said Wolf Creek homes Section One and said corner also being the true point of beginning for this description;

Thence continuing with the west line of said Wolf Creek Homes Section One North 3 degrees 36 minutes 45 seconds East for 570.86 feet to the northwest corner of said Lot Number 1;

Thence with the north line of said Wolf Creek Homes Section One South 81 degrees 07 minutes 40 seconds East for 350.00 feet to the northeast corner of said Lot Number 1, said corner also being the northwest corner of a tract of land conveyed to Everett and Patricia Williams as recorded in Microfiche No. 93-0294A01 of the Deed Records of Montgomery County, Ohio;

Thence with the common line between said Wolf Creek Homes Section One and said Williams tract South 3 degrees 36 minutes 45 seconds West for 506.57 feet to a point on the west line of said Williams tract, said point also being the southeast corner of Lot Number 1 and a pint on the north right-of-way line of said Westbrook Road;

Thence with the north right-of-way line of said Westbrook Road South 88 degrees 20' 00" West for 350.00 feet to the true point of beginning for this description.

Contains 4.011 acres be it the same, more or less, subject, however, to all legal highways, easements and restrictions of record.

**OH005-56 – TELFORD & HILGEFORD – 20 UNITS**

**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: Form HUD 52190-A(3/90) Ref. Handbook 7417.1 Page 1 of 4 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).

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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;



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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 MRs., 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 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. # 98836D08, a point in the south right-of-way of Hilgeford Drive (60' RIW) 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.

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OH005-57 – HOPELAND HOMES PHASE I – 30 UNITS

1301 RED BLUFF

Situated in the City of West Carrollton, County of Montgomery and State of Ohio and being Lot Numbered Four Thousand Ninety Nine (4099) of the Consecutive Numbers of Lots on the Revised Plat of the said City of West Carrollton, Ohio.

2018 SHROYER ROAD

Situated in the City of Oakwood, County of Montgomery, State of Ohio and being Lots Numbered 2078 and 2079, of the revised and consecutive numbers of Lots of the Plat of the said City of Oakwood, including those parts of Lots Numbered 12 and 13, on the Oakwood View Plat recorded in Plat Book P, Page 1, which were annexed to the City Of Oakwood as recorded in Plat Book 104, Page 54 of the plat records of Montgomery County, Ohio.

149 IMPERIAL COURT

Situated in the City of Vandalia, County of Montgomery, State of Ohio and being Lot Numbered Seven (7) of Imperial Subdivision No. 1 as recorded in Plat Book 80, Page 36 of the Plat Records of Montgomery, Ohio.

5531-5537 FISHER DRIVE

Situated in the City of Huber Heights, County of Montgomery, State of Ohio and being Lot Numbered Forty-Two (42) of Wayne Meadows as recorded in Plat Book 93, Page 60 of the Plat Records of Montgomery County, Ohio.

4511-4517 WAYNE MEADOWS

Situated in the City of Huber Heights, County of Montgomery and State of Ohio and being Lot Numbered Twenty-Seven (27) of Wayne Meadows as recorded in Plat Book 93, Page 60 of the Plat Records of Montgomery County, Ohio.

4519-4525 WAYNE MEADOWS

Situated in the City of Huber Heights, County of Montgomery, State of Ohio and being Lot Numbered Twenty-Eight (28) of Wayne Meadows as recorded in Plat Book 93, Page 60, of the Plat Records of Montgomery County, Ohio.

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5541-5547 MISTY LANE

Situated in the City of Huber Heights, County of Montgomery, State of Ohio and being Lot Numbered Eighteen (18), Huber Heights Apartments, Section 2 as the same is recorded in Plat Book 67, Page 73, of the Plat Records of Montgomery County, Ohio.

OH005-59 – HOPELAND HOMES PHASE II – 10 UNITS

5527-5533 MISTY LANE

Situated in the City of Huber Heights, County of Montgomery, State of Ohio and being Lot Numbered Seventeen (17), Huber Heights Apartments, Section 2 as the same is recorded in Plat Book 67, Page 73 of the Plat Records of Montgomery County, Ohio.

137 IMPERIAL COURT

Situated in the City of Vandalia, County of Montgomery, State of Ohio and being Lot Numbered Eight (8) of Imperial Subdivision No. 1 as recorded in Plat Book 80, Page 36 of the Plat Records of Montgomery, Ohio.

**Desoto Demolition**  
**Section 6 Line 2**  
**Demographics**

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

Please refer to the following table:

Category	Number of Residents
Persons with Disabilities	103
Hispanic	14
Non-Hispanic	268
Black African American	257
White	25
American Indian	0
Asian	0
Native Hawaiian/Pacific Islander	0



Unit Code	HOH Address 1	HOH Disability	HOH Ethnicity	HOH Citizenship	Elderly/Disabled Family	Black African American	American Indian Alaska	Asian	Native Hawaiian/Other Pacific
502122	1805 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	No	No	No	No
502160	1721 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	No	No	No	No
502252	1045 ROBESON PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	No	No	No	No
505387	32 BRAGG PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	No	No	No	No
502007	920 WILBERFORCE PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502010	926 WILBERFORCE PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502012	928 WILBERFORCE PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502025	1011 DANNER AVENUE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502027	1007 DANNER AVENUE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502028	1005 DANNER AVENUE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502029	1001 DANNER AVENUE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502033	931 DANNER AVENUE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502039	917 DANNER AVENUE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502048	903 DANNER AVENUE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502049	819 DANNER AVENUE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502057	801 DANNER AVENUE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502059	1702 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502060	1700 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502065	1712 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502068	1718 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502071	1724 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502072	1728 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502073	1730 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502079	1742 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502080	1740 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502082	1746 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502086	1752 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No

502088	1800 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502090	1806 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502093	1812 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502094	1814 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502096	1818 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502097	1822 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502098	1820 GERMANTOWN STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502105	814 OLDFIELD PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502106	812 OLDFIELD PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502112	826 OLDFIELD PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502114	828 OLDFIELD PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502120	1809 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502123	1803 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502137	814 BOONE PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502138	812 BOONE PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502142	804 BOONE PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502144	800 BOONE PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502151	1737 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502153	1735 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502154	1733 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502155	1731 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502158	1725 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502159	1723 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502171	800 WILBERFORCE PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502174	806 WILBERFORCE PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502177	812 WILBERFORCE PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502185	1709 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502187	1713 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502189	1717 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502190	1719 BANKER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502229	1043 CARVER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502232	1049 CARVER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502246	1033 ROBESON PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502268	1031 HUGHES PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502278	1051 HUGHES PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502299	1619 W STEWART STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No

502301	1701 W STEWART STREET	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505318	915 CUSTER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505321	925 CUSTER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505322	927 CUSTER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505323	929 CUSTER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505326	935 CUSTER PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505357	86 BRAGG PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505360	92 BRAGG PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505362	96 BRAGG PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505376	4 BRAGG PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505377	6 BRAGG PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505380	12 BRAGG PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505389	40 BRAGG PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505401	70 BRAGG PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505406	80 BRAGG PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505407	82 BRAGG PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505408	84 BRAGG PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505430	8 BENNING PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505433	86 BENNING PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505434	88 BENNING PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505439	87 BENNING PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505441	91 BENNING PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505443	95 BENNING PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505466	21 BENNING PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505477	43 BENNING PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505479	47 BENNING PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505481	51 BENNING PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505491	71 BENNING PLACE	Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505492	73 BENNING PLACE	Disabled	NonHispanic	Pending Verification	Yes	Yes	No	No	No
502181	1703 BANKER PLACE	Disabled	Hispanic	Eligible Citizen	Yes	No	No	No	No
502024	1013 DANNER AVENUE	Disabled	Hispanic	Eligible Citizen	Yes	Yes	No	No	No
502038	921 DANNER AVENUE	Disabled	Hispanic	Eligible Citizen	Yes	Yes	No	No	No
502041	915 DANNER AVENUE	Disabled	Hispanic	Eligible Citizen	Yes	Yes	No	No	No
502084	1750 GERMANTOWN STREET	Disabled	Hispanic	Eligible Citizen	Yes	Yes	No	No	No
502250	1041 ROBESON PLACE	Disabled	Hispanic	Eligible Citizen	Yes	Yes	No	No	No
502032	933 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	No	No	No	No

502035	927 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	No	No	No	No
502103	808 OLDFIELD PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	No	No	No	No
502108	816 OLDFIELD PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	No	No	No	No
502124	1801 BANKER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	No	No	No	No
502206	1043 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	No	No	No	No
502306	1711 W STEWART STREET	Non Disabled	NonHispanic	Eligible Citizen	No	No	No	No	No
505316	911 CUSTER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	No	No	No	No
505343	21 UPTON PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	No	No	No	No
505385	28 BRAGG PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	No	No	No	No
505423	5 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	No	No	No	No
505436	92 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	No	No	No	No
505442	93 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	No	No	No	No
505490	69 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	No	No	No	No
502005	916 WILBERFORCE PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502008	922 WILBERFORCE PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502011	930 WILBERFORCE PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502023	1015 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502026	1009 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502030	1003 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502034	929 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502036	925 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502040	919 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502042	913 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502044	909 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502045	907 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502046	905 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502047	901 DANNER AVE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502050	817 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502052	813 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502058	803 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502061	1704 GERMANTOWN STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502062	1706 GERMANTOWN STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502063	1708 GERMANTOWN STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502064	1710 GERMANTOWN STREET	Non Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502067	1716 GERMANTOWN STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502070	1726 GERMANTOWN STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No



502076	1738 GERMANTOWN STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502081	1744 GERMANTOWN STREET	Non Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502083	1748 GERMANTOWN STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502085	1754 GERMANTOWN STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502087	1802 GERMANTOWN STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502089	1804 GERMANTOWN STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502091	1808 GERMANTOWN STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502092	1810 GERMANTOWN STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502095	1816 GERMANTOWN STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502099	802 OLDFIELD PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502101	804 OLDFIELD PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502102	806 OLDFIELD PLACE	Non Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502104	810 OLDFIELD PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502107	818 OLDFIELD PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502109	820 OLDFIELD PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502110	822 OLDFIELD PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502111	824 OLDFIELD PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502113	830 OLDFIELD PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502115	1819 BANKER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502116	1817 BANKER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502117	1815 BANKER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502118	1813 BANKER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502119	1811 BANKER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502121	1807 BANKER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502135	818 BOONE PLACE	Non Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502136	816 BOONE PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502140	808 BOONE PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502143	802 BOONE PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502146	1749 BANKER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502147	1747 BANKER PLACE	Non Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502149	1743 BANKER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502150	1741 BANKER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502152	1739 BANKER PLACE	Non Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502156	1729 BANKER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502173	804 WILBERFORCE PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502176	810 WILBERFORCE PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No

502178	814 WILBERFORCE PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502179	818 WILBERFORCE PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502184	1707 BANKER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502188	1715 BANKER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502201	1033 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502202	1035 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502204	1039 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
502208	1047 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502211	1053 DANNER AVENUE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502223	1031 CARVER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502226	1037 CARVER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502227	1039 CARVER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502228	1041 CARVER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502233	1051 CARVER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502245	1031 ROBESON PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502248	1037 ROBESON PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502251	1043 ROBESON PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502253	1047 ROBESON PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502267	1721 W STEWART STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502269	1033 HUGHES PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502271	1037 HUGHES PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502273	1041 HUGHES PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502274	1043 HUGHES PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502276	1047 HUGHES PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502277	1049 HUGHES PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502290	1601 W STEWART STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502293	1607 W STEWART STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502295	1611 W STEWART STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502296	1613 W STEWART STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502297	1615 W STEWART STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502300	1621 W STEWART STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502303	1705 W STEWART STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502304	1707 W STEWART STREET	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
502305	1709 W STEWART STREET	Non Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505313	905 CUSTER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505314	907 CUSTER PLACE	Non Disabled	NonHispanic	Pending Verification	No	Yes	No	No	No

505315	909 CUSTER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505317	913 CUSTER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505319	921 CUSTER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505324	931 CUSTER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505325	933 CUSTER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505327	902 CUSTER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505328	904 CUSTER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505330	908 CUSTER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505331	910 CUSTER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505332	912 CUSTER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505335	920 CUSTER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505336	922 CUSTER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505337	924 CUSTER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505339	928 CUSTER PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505341	17 UPTON PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505342	19 UPTON PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505344	23 UPTON PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505345	25 UPTON PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505346	27 UPTON PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505347	29 UPTON PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505348	31 UPTON PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505358	88 BRAGG PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505359	90 BRAGG PLACE	Non Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505361	94 BRAGG PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505375	2 BRAGG PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505378	8 BRAGG PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505379	10 BRAGG PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505381	20 BRAGG PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505390	42 BRAGG PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505391	44 BRAGG PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505392	46 BRAGG PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505395	58 BRAGG PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505399	66 BRAGG PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505403	74 BRAGG PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505404	76 BRAGG PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505405	78 BRAGG PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No

505421	1 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	Yes	Yes	No	No	No
505422	3 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505424	7 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505425	9 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505426	11 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505428	4 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505431	10 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505432	12 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505435	90 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505437	94 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505438	96 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505440	89 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505446	77 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505449	83 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505450	85 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505463	15 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505464	17 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505467	23 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505468	25 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505478	45 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505483	55 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505484	57 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505486	61 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505487	63 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505489	67 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505492	73 BENNING PLACE	Non Disabled	NonHispanic	Eligible Citizen	No	Yes	No	No	No
505482	53 BENNING PLACE	Non Disabled	Hispanic	Eligible Citizen	No	No	No	No	No
502009	924 WILBERFORCE PLACE	Non Disabled	Hispanic	Eligible Citizen	No	Yes	No	No	No
502309	1717 W STEWART STREET	Non Disabled	Hispanic	Eligible Citizen	No	Yes	No	No	No



**Desoto Demolition  
Section 6 Line 3  
Advisory Services**

**Section 6 Line 3: Counseling and Advisory Services**

GDPM has a full-time relocation specialist and a robust relocation policies and procedures. As part of the GDPM relocation resident inclusion process, at least one in-person interview is required between staff and each head of household. This requirement will also be followed with Desoto Bass residents through the Section 18 dispo/demo process. These interviews are intended to record any special requests, needs and preferences that each family may have related to moving such as utility deposit concerns and packing and unpacking needs (GDPM currently plans to hire, use and schedule their own moving company to move displaced tenants). Additionally, tenants that express needs which the housing authority cannot assist with directly shall be referred to a community resource. Lastly, GDPM representatives will assist residents with utilizing our Housing Choice Voucher housing database on our website on an as needed basis. Questionnaires were distributed and respondents tallied for staff to get a better idea of what challenges residents might face in attempting to utilize Section 8 vouchers. Most concerns center around previous Section 8 recipients having difficulty with successfully obtaining housing before their voucher expires.

**Desoto Demolition**  
**Section 6 Line 4**  
**Estimated Costs**

**Section 6 Line 4: Estimated Costs:**

Service	Price
Average cost of moving 1 unit including packing	\$3,000
Advisory Services per household	\$100
Other including reimbursements for utility transfers	\$100
Per Unit Estimated Total	\$3,200
<b>276 Unit Total</b>	<b>\$888,720</b>

## **Desoto**

### **Section 6 Line 6:**

#### **DMHA Plan to provide comparable Relocation Housing**

GDPM intends to demolish the site in phases. The first phase includes the relocation of 55 households to Germantown Crossing. Germantown Crossing will be a newly constructed 55 unit development within the immediate vicinity of Desoto Bass. If tenants do not wish to relocate to the newly constructed development, GDPM may also offer public housing resources or housing choice vouchers. Currently, GDPM has 85 vacant public housing units. A list of the vacant units is attached hereto.

For future phases, GDPM will relocate tenants to newly constructed units onsite, issues HCVS and/or offer GDPM owned comparable rental housing.

	<b>Bldg Num</b>	<b>Bldg Ent</b>	<b>Unit No</b>	<b>Unit Status</b>
1	02J	11	502078	Vacant
2	02K	9	502050	Vacant
3	02L	1	502182	Vacant
4	02L	6	502186	Vacant
5	02N	10	502031	Vacant
6	02V	8	502117	Vacant
7	05E	3	505329	Vacant
8	05E	8	505334	Vacant
9	05I	3	505465	Vacant
10	05L	1	505485	Vacant
11	05M	6	505450	Vacant
12	05N	6	505444	Vacant
13	05Y	3	505377	Vacant
14	2AB	9	502276	Vacant
15	2AH	5	502205	Vacant
16	2AJ	10	502310	Vacant
17	28E	1	528900	Vacant
18	28F	2	528901	Vacant
19	28U	1	528922	Vacant
20	32F	1	532232	Vacant
21	35A	2	535961	Vacant
22	35F	1	535980	Vacant
23	56E1	4	556004	Vacant
24	57A1	3	557003	Vacant
25	57D1	1	557301	Vacant
26	57D1	1	557304	Vacant
27	59A1	1	559002	Vacant
28	59A1	1	559003	Vacant
29	59A1	1	559004	Vacant
30	66A	1	566001	Vacant
31	72A	1	572022	Vacant
32	72A	1	572102	Vacant
33	72A	1	572109	Vacant
34	72A	1	572149	Vacant
35	72F	1	572196	Vacant
36	87B	1	587470	Vacant
37	87B	3	587472	Vacant
38	87B	4	587473	Vacant
39	15F	2	515509	Vacant
40	15Q	1	515531	Vacant
41	17A	1	517721	Vacant
42	17A	1	517755	Vacant
43	21H	5	521610	Vacant
44	21Q	2	521649	Vacant
45	21R	6	521639	Vacant
46	86A	3	586725	Vacant



47	94A	1	594422	Vacant
48	94C	1	594441	Vacant
49	94C	1	594450	Vacant
50	14A	1	514047	Vacant
51	14A	1	514048	Vacant
52	14A	1	514057	Vacant
53	14A	1	514069	Vacant
54	14A	1	514072	Vacant
55	14A	1	514073	Vacant
56	14A	1	514090	Vacant
57	14A	1	514103	Vacant
58	14A	1	514117	Vacant
59	14A	1	514128	Vacant
60	48A	4	548645	Vacant
61	48E	2	548635	Vacant
62	53A	6	553010	Vacant
63	53C	1	553024	Vacant
64	53E	5	553054	Vacant
65	53E	6	553056	Vacant
66	90A	1	590334	Vacant
67	90B	2	590337	Vacant
68	90C	3	590342	Vacant
69	90G	4	590356	Vacant
70	90H	3	590330	Vacant
71	91A	2	591361	Vacant
72	91A	4	591363	Vacant
73	91C	12	591387	Vacant
74	91D	1	591388	Vacant
75	16A	1	516062	Vacant
76	26A	1	526803	Vacant
77	97A	6	597706	Vacant

**8 additional units**

15Q 515531 Vacant 3 bdrm  
17A 517721 Vacant 1 bdrm  
21H 521610 Vacant 2 bdrm  
21Q 521649 Vacant 2 bdrm  
86A 586725 Vacant 2 bdrm  
94A 594418 Vacant 1 bdrm  
94A 594422 Vacant 1 bdrm  
94C 594441 Vacant 1 bdrm

**Desoto Demolition  
Section 6 Line 7  
TPV Request**

*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 demolition application for vacant units that have been occupied by a HUD-assisted family in the past 24 months. Whether a TPV is a replacement or relocation TPV depends on whether the HUD-assisted housing is permanently lost. Here, all 354 Desoto Bass units will be permanently lost as a result of the demolition. Twenty-three (23) Desoto units have been vacant for a period that exceeds twenty-four (24) months. Thus, GDPM will request 331 replacement TPVs. GDPM intends to use part of the allotment of TPVs for the Renew Miami Chapel Phase I as project based vouchers.

GDPM oversees a Housing Choice Voucher Program that administers more than 4,000 Housing Choice Vouchers and is able to seamlessly absorb 354 vouchers. GDPM will first offer the TPVs to the Desoto families. The TPVs will be in the form of a Housing Choice Voucher or Project Based Voucher. GDPM intends to apply for the TPVs within 60 days of SAC approval of the demolition application.

**Desoto Demolition**  
**Section 7 Line 1**  
**Resident Consultation**

**Section 7 Line 1: Summary Narrative:**

Since 2016, GDPM engaged the Desoto residents on several occasions to discuss the future of Desoto Bass in regards to Choice Neighborhoods, RAD and Desoto site planning. Demolition was part of each discussion. GDPM's initial resident engagement concerning demolition was in 2016 as part of GDPM's Choice Planning. More than sixty –five residents attended (sign-in sheet attached). At least four meetings were held at DeSoto Bass and six meetings were held at GDPM's nearby public housing site, Hilltop. As an incentive for residents to engage, GDPM offered each resident that attended a \$20 gift card.

During the Choice Planning, GDPM engaged a third party consultant to assist with the resident consultation and the consultant drafted a resident characteristic report (attached). GDPM attempted to survey each resident to gauge the level of interest the resident would have in site planning. The Desoto residents overwhelmingly responded (attached).

On September 21, 2017, more than 100 attendees, including residents, participated in a Choice Neighborhood Visioning Event which discussed, among other items, the housing plan, which includes demolition.

On February 8, 2018 GDPM held another resident meeting. During the meeting, the outcome of the resident surveys was discussed along with the housing plan and the residents were asked to continually participate (notice attached).

In May of 2018, GDPM held a community cook-out and invited all the Desoto Bass residents along with residents of Hilltop, a nearby public housing development. 165 residents attended the community cookout. GDPM shared its Housing Plan with the residents which includes demolition (attached).

In December 2021, GDPM sent a follow-up letter to the DeSoto residents to let them know that site-planning was continuing and that it could involve demolition (attached). Additionally, GDPM requested resident feedback. In response, GDPM received two written comments (attached).

In March 2022, GDPM held two virtual resident meetings and invited all Desoto residents to join (invite attached). The meetings were pre-RAD application meetings in which it discussed demolition and the possibility of transferring the assistance to a development known as Germantown Crossing. GDPM informed the residents that whether we proceed under RAD or a different program, demolition is part of the plan. GDPM received an allocation of 9% low income housing tax credits and expects to begin construction on Germantown Crossing in 2023. GDPM summarized the resident comments and responses that occurred during the meeting (attached).

Any comments received regarding demolition were favorable.



## ATTACHMENT: Timeline

- **Resident Meeting.** What was discussed:
  - The need to demolish. Plans to apply for TPVs for relocation. Common questions related to demolition and relocation. The timeline being multiple years.
  - When: May 2018
- **Metro-Wide Resident council certification:** *(See Section 7 Line 4: Consultation with Resident Advisory Board)*
  - When: Aug. 2018
- **Newsletters:** (ongoing)
  - When: Aug. 2020
- **Questionnaires:** In order to get a better idea of resident challenges that might prove an impediment to obtaining housing (TPVs or Public Housing) as well as to provide an update to residents GDPM sent out questionnaires. Ultimately, the questionnaires helped staff understand that many previous residents who had utilized Section 8 vouchers had difficulty in finding housing as well as connect residents with partners that might help them individually through the Jobs Plus program. This will continue with advisory services if approved.
  - When:
    - September of 2020
  - What was discussed:
    - Plans to demolish still and eventually utilize TPVs for relocation.
- **Resident letters requesting an update and our responses:** *See Section 7 Line 5: written comments from residents or resident groups during consultation.*
  - When:
    - March of 2021
- **April 2021 Resident Mtg.:** Discussed were delays in applying as well as reiterating the capital needs of the project. Also discussed was a prospective timeline. Prior to this meeting, a small group meeting was had with Wilkinson representatives that had submitted the letter requesting an update and our response.
  - When: April 19<sup>th</sup> 2020

# Choice Neighborhood Update

Have you heard about Choice Neighborhoods? On June 28, 2016 Greater Dayton Premier Management received a \$1.5 M HUD Choice Planning and Action Grant. The purpose of the grant is to create a plan to revitalize neighborhoods which includes planning for improvements to existing public housing.



## What's happening?

**Community Organizing:** CityWide's community organizers are working in the neighborhood to meet with residents and learn about your issues and concerns. Over 190 people have participated in organized meetings with many more to come. If you would like to meet with a member of our community organizing team directly, please contact:

Amy Clanton – 853-2537 or [AClanton@citywidedev.com](mailto:AClanton@citywidedev.com)  
Dev Bailey – 853-2557 or [EBailey@citywidedev.com](mailto:EBailey@citywidedev.com)

## Your Neighborhood - Your Choice

One of the requirements of the Choice program is that we conduct a household assessment. Through a partnership with the University of Dayton's Center for Economic and Business Research a household survey will be conducted with residents of DeSoto Bass and Hilltop Homes. Only head of household may complete, must be a resident of Desoto Bass. ID required, \$20 will be given to each participant for completing the survey. The Choice survey will be launched November 10<sup>th</sup> at locations throughout the community. Below are times, dates & locations of where to make your voice heard.



DATE	TIME	LOCATION
<b>DESOTO BASS</b>		
Thursday, November 10	Noon – 4 PM	Community Room
Monday, November 14	5 PM – 7 PM	Community Room
Wednesday, November 16	Noon – 4 PM	Community Room
Friday, November 18	5 PM – 7 PM	Community Room
<b>HILLTOP HOMES</b>		
Saturday, November 12	Noon – 4 PM	Trinity (3211 Lakeview)
Monday, November 14	3 PM – 4:30 PM	MVCD (631 Groveland)
Tuesday, November 15	5 PM – 7 PM	Little Rock Baptist (649 Groveland)
Wednesday, November 16	3 PM – 4:30 PM	MVCD (631 Groveland)
Wednesday, November 16	5 PM – 7 PM	Little Rock Baptist (649 Groveland)

**If you want to fill your survey out at your home, contact Amy Clanton or Dev Bailey to have a copy delivered to you.**

# Choice Neighborhood Update

## Do You Need Community Service Hours...Contact:

**The Food Bank** – 56 Armor Place, Dayton, OH 45417 – The Food Bank is an amazing facility that dispenses food to pantries all over the Montgomery, Greene and Preble county areas. They have a wide variety of activities in which volunteers can undertake, as well as mobile distributions which can use volunteers on site and a new garden program at their location to grow fresh vegetables for their clients. Duration of activities variable. Contact the amazing Lizz Kelly Mahar at [lkelly@thefoodbankdayton.org](mailto:lkelly@thefoodbankdayton.org).

## Last Chance—Community Survey

### Your Neighborhood—Your Choice

Get a \$20 Visa Gift Card for your participation

(just in time for the holidays!)

Date: Wednesday, Dec 7, 2016

Time: 3:00 PM—4:30PM

Location: **MVCD (631 Groveland)**

Date: Thursday, Dec. 8, 2016

Time: 4:30 PM—7:00 PM

Location: **Desoto Bass Community Room**



*Want to participate but can't attend on this date? Please call Amy Clanton at 853-2537 and have a survey delivered to you. If you have already completed a survey, THANK YOU! Only one per household*

This newsletter was published by CityWide, who has been charged with community organizing and engaging public involvement.

If you have any questions about the grant or are looking for ways to become more involved, please contact:

Amy Clanton - 853-2537



## Family Self-Sufficiency News

FSS will host a Holiday Gathering for residents of DeSoto Bass and Hilltop at the DeSoto Bass community room on Dec. 22<sup>nd</sup> at 2pm.

FSS Orientations are held the 1<sup>st</sup> Tuesday and 3<sup>rd</sup> Thursday of every month at the main office 400 Wayne Ave. Call 937-910-5423 for more info and to RSVP.

Next FSS Orientations will be Dec 6<sup>th</sup> 10am and Dec 15<sup>th</sup> 2:30pm



ENHANCING NEIGHBORHOODS  
STRENGTHENING COMMUNITIES  
CHANGING LIVES

# Choice Neighborhood Update

January 2017

## Join Us! CHOICE NEIGHBORHOOD PUBLIC MEETING

After several dates at various locations, the surveys are complete and now it's your opportunity to come out and get the results. Dr. Richard Stock from the University of Dayton will be on hand to discuss the opinions given by YOU the residents. As each category is discussed and prioritized, you will have the opportunity to sign up to work on committees focusing on that specific issue. This will give you the chance to work on a solution to the problem(s) that are having the greatest impact on you and your family. Plan on joining us to get involved in creating positive change, building relationships with outside resources and learning the processes needed to move forward.



**Town Hall Meeting**  
**February 8th 6:00 p.m.**  
**Wogaman School, 920 McArthur Ave**

**\*\* Transportation will be provided. Hilltop Office  
Pick-up: 5:15 PM. Desoto Bass Office: 5:30 PM**

## EITC—EARNED INCOME TAX CREDIT



The EITC is a refundable tax credit for low-to moderate –income working individuals and couples, particularly those with children. You may qualify. If you need tax help please reach out to your two neighborhood agencies. IRS-trained volunteers are available to help EITC eligible workers fill out their tax forms for free! Sites are open from January 17th through April 17th.

**The Job Center**  
**1133 Edwin C. Moses Blvd., 45417**  
**937-913-2000**

**The Wesley Community Center**  
**3730 Delphos Avenue, 45417**  
**937-263-3556**

## VOLUNTEER OPORTUNITY WITH THE DAYTON DREAMERS



This is a group of youth ages 4-11 who are coached in both basketball and life lessons by Daishawn Riley and his tireless coaches; Coach Tay, Coach Nate, Coach Brandon and Coach Scott who have a genuine care and concern for the kids and their families.

The program started out with just a basketball league, lasting for a very short season, but the parents wanted the interaction between the coaches and their kids to continue. The coaches agreed they wanted to play a larger role in the lives of the kids by “keeping their eyes on and arms around them year round and thanks to a partnership with The Dayton Boys and Girls Club were able to add a year round tutoring/mentoring program.

There are currently 57 kids in the tutoring/mentoring program and during their basketball season there are well over 100 kids running up and down the court playing ball! Because of the numbers of youth, there is always room for volunteers who wouldn't mind sharing a little time in coaching and teaching/mentoring these youth. If you are interested please contact Daishawn at 937-541-3108 to get started!





CHOICE NEIGHBORHOOD DAYTON

# Choice Neighborhood Update

September/October 2017

## CHOICE VISIONING RESULTS

On September 21, more than 100 people attended the Choice Neighborhood Visioning Event held at the Boys and Girls Club and provided feedback on what they want to see happen in their community. Participants visited six different stations and answered questions that included: where they would like to see community art; what a great neighborhood school looks like; what streets and locations in their neighborhood are commonly used; and what new housing should look like.

At one station, residents were asked what they would want the rest of the city to know about West Dayton, DeSoto Bass, and Hilltop Homes. The majority of residents who responded were focused on the sense of community that they experience, saying that, "great people live in these neighborhoods," and that "it's home!"

A complete summary of the Choice Visioning Party will be posted on our website by Oct 31.

[www.choiceneighborhooddayton.com](http://www.choiceneighborhooddayton.com)







When asked what makes a good community, common responses included respect, after school programs, and no littering. Most people agreed that it's important for community members to build strong relationships with each other.



### What makes a great neighborhood school?

Here are some of the most popular answers from residents.

-  Art, music, and dance
-  After school programs
-  Parent involvement
-  Community participation

# Choice Neighborhoods Community Meeting

**WHAT:** In June, Greater Dayton Premier Management (GDPM) and the City of Dayton were awarded a \$1.5 M Choice Neighborhoods grant from the Department of Housing and Urban Development (HUD). The purpose of the grant is to revitalize neighborhoods through the creation of a transformation plan.

The entire community will be involved in developing the plan. With our partner CityWide, community organizers will engage residents, local leaders, schools, business owners, churches, and nonprofits to identify assets, strengths, and challenges in the neighborhood in order to best identify strategies for positive transformation. Come to the Community Meeting to meet representatives from HUD and learn more about the Choice Neighborhoods program.

**WHEN:** Wednesday, September 7 – 6:00 7:30 p.m.

**Wogaman School** 920 McArthur Avenue

**TRANSPORTATION:** A shuttle will be provided for DeSoto and Hilltop residents. The shuttle will begin at 5:30 PM and will pick residents up at both office buildings- DeSoto Bass (811 Oldfield Pl Dayton OH) and Hilltop (631 Groveland Avenue). The shuttle will take residents to Wogaman School from 5:30-6:00 PM. The shuttle will return residents from the Potter's House to Hilltop at the end of the meeting.

**QUESTIONS:** Rhonda Lee, Site Manager, 222-2419

Can't come to the meeting but want to learn more? Contact Amy Clanton, Community Organizer for CityWide at 853-2537, or contact [ChoiceNeighborhoods@gdpm.org](mailto:ChoiceNeighborhoods@gdpm.org).



RESIDENT MEETING-CHOICE NEIGHBORHOOD- SIGN IN SHEET  
 August 2, 2016  
 2:00 PM

NAME	SIGNATURE	ADDRESS	E-MAIL
Janet W.	Janet W. Sullivan	905 Custer Pl	none
Debra Harris	Debra Harris	3030 McCabe Ave	None
Andrew Kolstad	Andrew Kolstad	807 Danner Pl	→
Amber White	Amber White	3812 McCabe Ave	Mayce1213@yahoo.com
Verah Bozeman	Verah Bozeman	1517 Home	Verahbozeman@yahoo.com
Matthews Colles	Matthews Colles	1615 5 <sup>th</sup> St SE	None
Nikal Tangue	Nikal Tangue	544. Racine St	None
Charles Blahy	Charles Blahy	17521 GERMANTOWN	None
Lickie McQueen	Lickie McQueen	1804 GERMANTOWN ST	None
Sherry Pollock	Sherry Pollock	1045 Robeson Pl.	None
Tim Pollock	Tim Pollock	1045 Robeson Pl.	None
Robert Brown	Robert Brown	858 Downing Pl.	85812362@yahoo.com
Jangela Brown	Jangela Brown	924 Custer	
Jodie S. Sledge	Jodie S. Sledge	1230 Pennmanway St	None
Tabitha Barrett	Tabitha Barrett	7 bennys place	None
Nicola Strickland	Nicola Strickland	3007 Wexford Pl.	Stricklandn4@gmail

RESIDENT MEETING-CHOICE NEIGHBORHOOD- SIGN IN SHEET  
 August 2, 2016  
 2:00 PM

NAME	SIGNATURE	ADDRESS	E-MAIL
Smale + Shes Watson		920 Colburne Pl	
Jennie Bruce		3908 Westford Place	
Joyce Landrotte	Joyce Landrotte	916 Colburne Pl	
M. W. Cross	M. W. Cross	511 Grandland Ave	
on come first (Knox)		1740 Rembrandt Ave	
Aguaqua Grants	Aguaqua Grants	1819 Barker Place	aguaquagrants@gmail.com
Chauntae Hill	Chauntae Hill	83 Benning Pl	
Blonde Pope	Blonde Pope	53 Benning Pl	
Twindalpa Patten	Twindalpa Patten	75 Benning Pl	twindalpapatten79@gmail.com
Rosa McLean	Rosa McLean	1744 Gramston St,	
Kay A. Hines	Kay A. Hines	829 Duster Pl.	
Melvin D	Melvin D	1015 Durber Pl	
John Evans	John Evans	347 Dearborn	
Barbara Brangan	Barbara Brangan		
Ann S. Roll		City of Dayton	
Erin Fetter		City of Dayton	



RESIDENT MEETING-CHOICE NEIGHBORHOOD- SIGN IN SHEET  
 August 2, 2016  
 2:00 PM

NAME	SIGNATURE	ADDRESS	E-MAIL
Fuchung Leung	Fuchung Leung	1723 BAWKE	
Teresa Young	Teresa Young	920 Custer Place	
Wendy Beckman	Wendy Beckman	935 CUSTER PLACES	
Rosanna Miller	Rosanna Miller	3017 WEXFORD PK	
Nae Webb	Nae Webb	1211 WERNER AVE	
Clarice Jones	Clarice Jones	1007 WERNER AVE	
Dorcas Mabel	Dorcas Mabel	2930 McCRACKEN	
Linda Spawson	Linda Spawson	2905 WEXFORD PL.	
Ronda N. Jackson	Ronda N. Jackson	9 BENNING PL.	Ronda.N.Jackson@gmail.com
Anita Wynn	Anita Wynn		
Dorothy	Dorothy	2811 McCABE AVE	
Brenda Easter	Brenda Easter	2104 MCCABE AVE.	

RESIDENT MEETING-CHOICE NEIGHBORHOOD-SIGN IN SHEET  
 August 2, 2016  
 2:00 PM

NAME	SIGNATURE	ADDRESS	E-MAIL
Tosha Thomas	Tosha Thomas	601 Greveland Ave.	
Deborah Klein	Deborah Klein	90 Sweetfern Bl Besse 92026	
Baird Barrett	Baird Barrett	915 N. Washington St P1	
Kristina Abbott	Kristina Abbott	806 Hillfield Place	
Patricia Cochran	Patricia Cochran	477 Benning	Lynncochran45@gmail
Mariah Aldridge	Mariah Aldridge	63 Benning	mariahaldridge@gmail
Ronald Fischer	Ronald Fischer	86 Benning P1	
Jerry Henderson	Jerry Henderson	2907 Wexford	4h9389@gmail.com
Michelle	Michelle Boyd	1936 Germantown St	
Michelle Holden	Michelle Holden	4 Bragg Place	
Kinda Henderson	Kinda Henderson	1043 Camer Place	
Frieda Gray	Frieda Gray	826 Oldfield	
Fannie M. Dilworth	Fannie M. Dilworth	1724 Germantown St.	
Janet White	Janet A. White	CVDE	janwhite@citywrite.com
Leticia Walker	Leticia Walker	95 Benning Pl	
Shirley Jones	Shirley Jones	1919 Baker P1	

RESIDENT MEETING-CHOICE NEIGHBORHOOD- SIGN IN SHEET  
 August 2, 2016  
 2:00 PM

NAME	SIGNATURE	ADDRESS	E-MAIL
LORETT SMITH	<i>Loretta Smith</i>	525 GARDE W/D AVE	<i>LCSmith</i>
Shelonda Smith	<i>Shelonda Smith</i>	17 DENNING PL	
Seane McCreath	<i>Seane McCreath</i>	741 BRADFORD PL	931-5071
Precious Brenda	<i>Precious Brenda</i>	1826 BERNARDTOWN ST	PrePre@aol.com
Kooldham	<i>Kooldham</i>	1711 W STEWART ST	
Lvry Brooks	<i>Lvry Brooks</i>	1201 BAUKER PL	<del>lvryb20</del> @gmail.com
Beatrice	<i>Beatrice</i>	2811 McCabe Ave	alivensburn@gmail.com
Alphett Tays	<i>Alphett Tays</i>	917 DANNER AVE	
LETITIA KNOX	<i>LETITIA KNOX</i>	1739 BANKER PLACE	939-607-8103



# Resident Meeting

**WHAT:** Greater Dayton Premier Management (GDPM) staff will host a meeting for DeSoto Bass and Hilltop residents to discuss the HUD Choice Planning Grant award and what it means for residents.

**WHEN:** Tuesday, August 2, 2016, 2:00 PM

**WHERE:** The Potters House-Dayton International Ministries, 2050 Germantown St, Dayton, OH

**TRANSPORTATION:** A shuttle will be provided for Hilltop residents to and from the Potters House. The shuttle will pick residents up at Hilltop Office building, **631 Groveland Avenue** and will take residents to the Potters House from 1:30-2:00 PM. The shuttle will return residents from the Potter's House to Hilltop at the end of the meeting from approximately 3:00-3:30 PM.

**QUESTIONS:** Karla Knox, Asset Manager, 222-4228



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DAYTON CHOICE NEIGHBORHOOD PLANNING PROCESS

- Yes, I would like to be involved. Please contact me using the information below to set up a time to talk.
- I don't want to attend a meeting but would like to be included in any written updates about the project. Please add me to the mailing list.

Name: KETITIA KNOX

Address: 1739 BANKER PLACE

Phone: 937-607-0106

- I would like to receive text updates.
- Do not text me

Email: \_\_\_\_\_

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DAYTON CHOICE NEIGHBORHOOD PLANNING PROCESS

- Yes, I would like to be involved. Please contact me using the information below to set up a time to talk.
- I don't want to attend a meeting but would like to be included in any written updates about the project. Please add me to the mailing list.

Name: Lashawn Sewain

Address: 29105 Weyford Pl

Phone: 937-838-5822

- I would like to receive text updates.
- Do not text me

Email: Sewainlur@yahoo.com

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DAYTON CHOICE NEIGHBORHOOD PLANNING PROCESS

Yes, I would like to be involved. Please contact me using the information below to set up a time to talk.

I don't want to attend a meeting but would like to be included in any written updates about the project. Please add me to the mailing list.

Name: Towisha Thomas

Address: 621 Grae land Ave.

Phone: (937) 251-5541

I would like to receive text updates.

Do not text me

Email: \_\_\_\_\_

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DAYTON CHOICE NEIGHBORHOOD PLANNING PROCESS

- Yes, I would like to be involved. Please contact me using the information below to set up a time to talk.
- I don't want to attend a meeting but would like to be included in any written updates about the project. Please add me to the mailing list.

Name: Terri Riley

Address: 1730 Germantown St.

Phone: 937 227-3177

- I would like to receive text updates.
- Do not text me

Email: \_\_\_\_\_



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DAYTON CHOICE NEIGHBORHOOD PLANNING PROCESS

- Yes, I would like to be involved. Please contact me using the information below to set up a time to talk.
- I don't want to attend a meeting but would like to be included in any written updates about the project. Please add me to the mailing list.

Name: DAMIYANO NIEBARIKO

Address: 2811 McCABE AVENUE

Phone: 937-305-8147 +937-279-4423

- I would like to receive text updates.  
 Do not text me

Email: dniebariko@yahoo.com

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DAYTON CHOICE NEIGHBORHOOD PLANNING PROCESS

Yes, I would like to be involved. Please contact me using the information below to set up a time to talk.

I don't want to attend a meeting but would like to be included in any written updates about the project. Please add me to the mailing list.

Name: Nell L Cross

Address: 511 Groveland Ave

Phone: 937 216-6108

I would like to receive text updates.

Do not text me

Email: \_\_\_\_\_

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DAYTON CHOICE NEIGHBORHOOD PLANNING PROCESS

Yes, I would like to be involved. Please contact me using the information below to set up a time to talk.

I don't want to attend a meeting but would like to be included in any written updates about the project. Please add me to the mailing list.

Name: Twindalyn M. Payton

Address: 75 Benning Place

Phone: 937-931-3714

I would like to receive text updates.

Do not text me

Email: twindalynpayton79@gmail.com

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DAYTON CHOICE NEIGHBORHOOD PLANNING PROCESS

- Yes, I would like to be involved. Please contact me using the information below to set up a time to talk.
- I don't want to attend a meeting but would like to be included in any written updates about the project. Please add me to the mailing list.

Name: Fannie M. Dilworth

Address: 1724 German Town St

Phone: 937/222-7495

- I would like to receive text updates.
- Do not text me

Email: \_\_\_\_\_



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DAYTON CHOICE NEIGHBORHOOD PLANNING PROCESS

Yes, I would like to be involved. Please contact me using the information below to set up a time to talk.

I don't want to attend a meeting but would like to be included in any written updates about the project. Please add me to the mailing list.

Name: Barbara Ross

Address: 918 Wilbreyface Pl

Phone: 937-830-8321 or 266-1085

I would like to receive text updates.

Do not text me

Email: no

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DAYTON CHOICE NEIGHBORHOOD PLANNING PROCESS

- Yes, I would like to be involved. Please contact me using the information below to set up a time to talk.
- I don't want to attend a meeting but would like to be included in any written updates about the project. Please add me to the mailing list.

Name: Ms. Loretta Smith

Address: 525 Shoreland ave.

Phone: (937) 203-9527

- I would like to receive text updates.
- Do not text me

Email: Don't have one

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DAYTON CHOICE NEIGHBORHOOD PLANNING PROCESS

- Yes, I would like to be involved. Please contact me using the information below to set up a time to talk.
- I don't want to attend a meeting but would like to be included in any written updates about the project. Please add me to the mailing list.

Name: Glenda Pope

Address: 53 Benning

Phone: (937) 241-9089

- I would like to receive text updates.
- Do not text me

Email: glendaPope18gp@gmail.com

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DAYTON CHOICE NEIGHBORHOOD PLANNING PROCESS

- Yes, I would like to be involved. Please contact me using the information below to set up a time to talk.
- I don't want to attend a meeting but would like to be included in any written updates about the project. Please add me to the mailing list.

Name: Willa Strickland

Address: 3007 Wexford Pl.

Phone: 513-623-1487

- I would like to receive text updates.
- Do not text me

Email: Stricklandw4@gmail.com



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DAYTON CHOICE NEIGHBORHOOD PLANNING PROCESS

Yes, I would like to be involved. Please contact me using the information below to set up a time to talk.

I don't want to attend a meeting but would like to be included in any written updates about the project. Please add me to the mailing list.

Name: Patricia Cochran

Address: 47 Benning Pl

Phone: (937) 580-5063

I would like to receive text updates.  
 Do not text me

Email: Lynn Cochran45@gmail.com

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DAYTON CHOICE NEIGHBORHOOD PLANNING PROCESS

- Yes, I would like to be involved. Please contact me using the information below to set up a time to talk.
- I don't want to attend a meeting but would like to be included in any written updates about the project. Please add me to the mailing list.

Name: Chalinta'E Hill

Address: 83 Benning Pl Dayton, Ohio 45417

Phone: 937-251-8464

- I would like to receive text updates.
- Do not text me

Email: hillchauntae@gmail.com

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DAYTON CHOICE NEIGHBORHOOD PLANNING PROCESS

- Yes, I would like to be involved. Please contact me using the information below to set up a time to talk.
- I don't want to attend a meeting but would like to be included in any written updates about the project. Please add me to the mailing list.

Name: Andrea Felton JR

Address: 807 Patton Ave

Phone: (937) 622-3521

- I would like to receive text updates.
- Do not text me

Email: \_\_\_\_\_

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DAYTON CHOICE NEIGHBORHOOD PLANNING PROCESS

Yes, I would like to be involved. Please contact me using the information below to set up a time to talk.

I don't want to attend a meeting but would like to be included in any written updates about the project. Please add me to the mailing list.

Name: John Evans

Address: 547 Dearborn

Phone: 937-329-2595

I would like to receive text updates.

Do not text me

Email: \_\_\_\_\_



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DAYTON CHOICE NEIGHBORHOOD PLANNING PROCESS

- Yes, I would like to be involved. Please contact me using the information below to set up a time to talk.
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# **Choice Neighborhood Grant Resident Household Survey Report**

**Richard Stock, PhD.  
Director, Business Research Group  
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## EXECUTIVE SUMMARY

**Introduction:** This reports summarizes the results of a survey that was done with residents of Greater Dayton Premier Management's DeSoto Bass and Hilltop residential complexes in November and December, 2016. Residents were invited through a variety of means to fill out the surveys. In all, 179 of 441 heads of households, (40.6%) filled out a survey. Survey respondents were fairly representative of household heads in the residential complexes with respect to site and age. Desoto Bass household heads represent 71% of the census of occupied units, they were 74% of the sample. With respect to age, household heads, 18 to 30 were slightly under represented in the sample relative to the census, (21% vs 29%) while those 51 to 65 were slightly over represented in the sample, (27% vs. 22%).

### GENERAL

**Basic Household Information:** A majority of respondents, (62%), had lived three years or less at their residential complex, (62%). Those 18 to 45 were far more likely to have been in residence a year or less, (48%), than those 46 and over, (14%). Just under half of households, (48%) have only 1 person in the household. This was age related as only 18% of those 46 had at least 2 people in the household while 72% of those 18 to 45 had at least 2 people. Overall, just under half of respondents, (48%), had children. Approximately half of the households with children, (47%), had just 1 child.

### BANKING AND COMPUTERS

**Banking Access:** Only 38% indicated they used a checking account and only 20% said they used a savings account, there is a little overlap between these two groups.

**Computer and Internet Access at Home:** Only a quarter of the respondents, (26%), had a computer at home. Slightly less than a fifth of residents have reliable access to the internet on a home computer.

**Computer and Internet Access Elsewhere:** The two primary methods for accessing a computer or the internet for respondents who did not have them at home are the library, (65%), and Cellphone/ Data Plan, (36%).

**Interest in Internet Access at Home and Potential Uses:** Seven of every ten respondents, (71%), who do not currently have Internet access at home would like to have such access. Respondents showed a deep understanding of the variety of things they could accomplish using the internet. Just under two thirds of respondents, (64%), noted they could use it to type a resume or do research on the internet. About half of respondents indicated they would use it to practice computer skills, e-mail and for school or homework.

### EMPLOYMENT

**Nature of Employment:** Just a quarter of respondents, (24%), were employed. Just under half of those that were employed, (46%), were employed full time. The great majority of respondents who had work indicated they only had 1 job, (85%). Another 8% indicated they held 2 jobs while 7% did not respond. About 4 in 10 of those employed are employed in the food industry, (42%) with only a few residents in any other industrial grouping

**Not Employed:** Reasons for not working were closely tied to age. Among those 46 and up, *Disability*, (55%), and *Health issues*, (22%) were most prominent while for those 18 to 45, *Disability*, (23%) *children at home*, (26%), and *No access to childcare*, (21%) all had equal billing.

**Jobs of Interest:** Residents had interest in a variety of different jobs across industrial categories. While there was substantial interest in food industry jobs, (45%), about a third of residents were also interested in Hospitality, (38%), Retail/Sales, (32%), Health/ Medical, (32%) and Manufacturing, (31%).

**Barriers to Employment:** *Lack of transportation* far exceeded all other barriers to employment from residents' view point with 7 of 10, (69%), indicating it was a barrier. In a virtual tie as barriers, respondents had *Criminal Record*, (35%), *Education*, (35%), *Lack of Childcare*, (33%), *Lack of job experience/skills*, (32%) and *Health Problems*, (30%). Note that only a quarter of respondents listed *worries about loss of benefits* as a barrier.

**Services needed to assist residents who want to work:** *Transportation* is at the top of the list with two thirds of respondents, (67%), indicating it was a service needed to assist all residents who want to work become employed. *Job skills training*, (55%) and *24 hour childcare*, (51%) were checked by more than half of respondents. *After-school childcare* was mentioned by almost half of those 18 to 45, (46%).

**College and Vocational Training Attendance and Interest:** Only 6% of respondents reported attending College or Vocational Training. Half of those not currently attending college or a vocational training program were interested in attending, (49%). More than two thirds, **69%**, indicated that past student loans or financial aid issues were a barrier to attending college/ vocational training.

**Skill development training that would most benefit the adult(s) in household:** *Computer skills* were checked more often, (54%), than any other skill. Significant minorities of respondents were also interested in a wide variety of other skill development trainings including *Budgeting/ Finance*, (41%), *Cooking*, (40%), *Relationship skills*, (33%), *Small business training*, (33%) and *Leadership training*, (25%).

## CHILDREN

**Early Child Programming:** A significant minority of households with children, (30%), had children in an early childhood education program. Using an appropriate weight for the sample, this suggest 62 children are in early childhood education programs but that the number is slightly higher at Hilltop despite its smaller size. About three quarters, 76%, of 3 and 4 year old children are in an early childhood education center.

**School Attendance:** School choices within each age group varied widely and were over a relatively wide geographic area. Almost all 3 to 4 year olds, 83%, were attending preschool center. Those in elementary school were evenly divided in attendance between Dayton Public Schools, (50%), and Charter Schools, (50%). In the 13 to 7 year age range, 72% were going to Dayton Public Schools.

**Education Details:** About 7 in 10 respondents, (71%), were "very" or "somewhat happy" with the quality of their children's school. Just over a quarter of respondents with children, (26%), indicated their children received special education services at school.

**Attendance and Discipline Issues:** An estimated 25% of the DeSoto Bass youngest children have attendance rates below 95% and more than 50% of Hilltop youngest children do. Attendance rates between 95% and 90% are defined as "at Risk" while attendance rates below 90% are associated with "Chronic Absence" issues that impact achievement. A relatively small percentage of respondents with children, (11%), worried about their children dropping out of school. Just under a third of respondents with children, (29%), indicated their children had gotten in trouble at school within the last year.

**Child Participation in and Interest in Activities:** Church and Sports/Recreational Activities each captured approximately a fifth of families with children. Tutoring, the DM Library, Potter's House and Boys and Girls Club were also mentioned by at least 8 to 12 families. Respondents with children were interested in a variety of enrichment activities for their children with recreation/ sports topping the wish list, (74%) along with Art/Music/Dancing Singing, (59%). Roughly half of the respondents would also like to see Social Activities, Academic tutoring, Youth leadership and Drug Prevention. A significant minority were interested in Job skill training, (46%) and mentoring, (43%).

**Childcare Issues:** Just under a third of respondents with children said they currently need childcare, (32%). Exactly a third, (33%), said they currently have it. Cross-tabulating the need for childcare by current use of childcare, 46% of those

currently without childcare say they need it. More than 7 in 10 respondents with children, (71%), would use childcare if it was offered on-site.

## HEALTH

**Overall Health:** Almost half, (45%), of respondents rated their health in the fair to poor category. This is more than twice as high as the 18% in Montgomery County overall rating their health fair to poor, (Table 38).<sup>1</sup> More than two thirds of those 46 and up, (66%), rated their health in the fair to poor categories while 34% of those 18 to 45 did so. Almost all respondents with children rated their children's health as excellent, (69%), or good, (29%).

**Health Insurance:** Almost all respondents had coverage for themselves, (91%), and for their children, (95%).

**Assessment of Access to Affordable Quality Care:** Almost all respondents felt they had quality affordable coverage for themselves, (85%), and for their children, (87%). The great majority of respondents have access to dental care for themselves, (90%), and almost all, (98%), have access to dental care for their children.

**Presence of Medical Conditions:** Sample size is too small to draw conclusions on true incidence of medical conditions. What is of great concern is the relatively low treatment rate indicated for particular medical conditions. Only half of those that reported child asthma indicated they were under treatment; and only 2 of the 6 reported cases of child mental health (depression) were under treatment. Treatment rates indicate that despite very high rates of health insurance and access to quality affordable health care, relatively serious medical conditions are going untreated. The only treatment rate that exceeds 50% is for heart disease, (62%).

**Pregnancy:** There were 9 reported pregnancies. Of those 9 pregnancies only one was known to be receiving pregnancy care. In 5 cases, it was indicated they were not and in 3 cases it was not known.

**Healthy Activities and Health Habits:** Only 14% of adults were getting 5 or more servings of fruits and vegetables on a typical day and only 23% of children, (Table 49). Just under half of adults, (48%) and three quarters of children, (74%) get 60 or more minutes of physical activity in a typical day. Just 17% of respondents indicated they participated in any organized exercise or fitness activity. A gym in the neighborhood or on site was attractive to half of respondents, (49% and 48%) as an aid to exercise. A walking or running path also attracted almost half of the respondents, (48%).

More than half of respondents reported a smoker in the household, (57%), (Table 52). Smokers in households with children present were substantially less likely to smoke at home, (36% vs. 62%). Half of the households reporting children with asthma conditions had a smoker in the household and in three cases, the smoker smoked in the home.

**Park Options Interests:** Respondents were excited by a variety of features but those that dominated interest included *a walking running path, Swimming Pool, a Picnic/ barbeque area, a Playground and a Water Spray area.*

## FOOD SHOPPING AND FOOD SECURITY ISSUES

**Food Shopping:** Kroger's, followed by Aldi's and Walmart as a distant second and third was the most usual food shopping destination. 96% and 50% and 47% respectively. Those who did use their own car as the primary way to get there were slightly more likely to use more local groceries than those who did use their own car; Food City, (39% vs. 21%) and Danner Market, (25% vs. 15%). *Friends or Family Car or Bus* were the primary ways to food shop, (46% each). Only 22% used their *own car* as the primary way to get to the grocery. Note that more than a quarter, (29%) *walked* as a primary way to get to the grocery.

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<sup>1</sup> Montgomery County Community Health Assessment, 2014, p18 Greater Dayton Public Health



**Food Habits:** The great majority of respondents, (86%), indicated either that they did not eat fast food at all in a typical week, (38%), or eat it only 1 or 2 times, (48%). A significant majority of respondents make dinner at home at least 5 nights a week, (62%).

**Food Insecurity:** Two thirds of respondents, (65%) reported there are times when there isn't enough food in the household to eat. The issue was greater for those 18 to 45 than those 46 and over, (71% vs. 58%). The issue was of equal importance for families with children and those without, (64% and 67%). For three quarters of respondents, (74%), the fundamental driver for *not enough to eat* was *not enough money for food*. A distant second explanation was too hard to get to the store, (33%). Those acknowledging that there were times when there isn't enough food in the house to eat were less likely to have their own car, (19% vs. 32%), and more likely to walk, (33% vs. 26%) or ride the bus, (58% vs. 47%).

The importance of transportation in food insecurity is reinforced when respondents were asked later in the survey if transportation is a barrier when trying to get to work, school, grocery shopping, etc.; 61% of those who indicated there were times when there isn't enough food to eat said transportation was a barrier while only 29% of those without food security indicated it was a barrier.

**Community Garden Interest:** Three quarters of respondents, (76%) indicated they would be interested in having a community garden on-site with over half, (51%), indicating they were "very interested". Those suffering from food insecurity were slightly more likely than those not suffering to indicate they were "very interested", (55% vs. 42%). The vast majority of those *very or somewhat interested* in the community garden indicated they would help maintain it, (86%).

**Nutrition/Cooking Interest:** The vast majority of respondents indicated they were interested in *learning more about nutrition, cooking, and/or food preparation*, (80%). Almost half, (46%), were "very" interested. Those that sometimes did not have food in the house, those 18 to 45 years old and those with children at home were all more likely to indicate they were "very interested".

## TRANSPORTATION

**Usual Transport Mode:** The most common transport modes for respondents were *Bus*, (56%), and a *Friends or Family Car*, (43%). *Walking* and *own car* were a distant 3<sup>rd</sup> and 4<sup>th</sup>, (31% and 23%).

**Transportation as barrier and solutions:** More than half of the respondents, (53%), indicated transportation was a barrier. A substantial minority said help with bus fares would be useful, (37%). Almost as many, (30%), suggested that getting their own car, or assistance with car repair, or assistance with gas money would be useful. Finally, several articulated that having transportation options that started right from the site would be helpful.

**Bus Transportation:** Just under a quarter of respondents, (24%) ride the bus at least 5 days in an average week and more than half, (55%), ride at least once a week, Table 71. However, only a small minority of respondents, (13%), had a bus pass, (Table 72). Most astonishing, **only a third** of those who ride the bus 5 to 7 days in an average week have a bus pass,

## SAFETY AND SECURITY

**How Safe:** A significant minority of respondents, (44%), feel *somewhat or very unsafe* in the neighborhood during the day and a substantial majority, (70%) feel *somewhat or very unsafe* after dark, (Tables 73 and 74). Of particular concern, significant majorities of respondents 18 to 45, (58%), and those with children, (61%), feel *very unsafe* in the neighborhood after dark.

**Suggested Safety Solutions:** Two themes dominated the 138 verbatim responses to the question. First, more than a third, (36%), suggested that better enforcement, (more police, more patrols), would make them feel safer. Second and relatedly, they talked about the need for "better security", (17%). There were some specific mentions of more

lighting, (7%), and cameras, (4%). A third theme was an appeal for a community response to “stop the shooting” and deal with the gun violence, (14%).

*Are there parks you can walk to in the neighborhood?*

**Park Safety:** Most respondents felt there were parks they could walk to, (83%). Of those who said there was a park they could walk to, slightly more said they felt safe than not safe, (43% vs. 33%).

**Safety Concerns:** *Drug dealing* tops the list of neighborhood safety concerns, (71%) with *Drug use* in second place, (59%), (Table 77, next page). These are followed by a long list of concerns that half or close to half of respondents listed as top safety concerns. These include *Traffic*, (51%), *Theft*, (50%), *Juvenile Delinquency*, (47%), *Gang Activity*, (44%) and *Domestic Violence*, (40%).

**Crime Prevention Suggestions:** There is substantial agreement on the top two crime prevention activities that have been/ could be successful. Two thirds of respondents, (67%), indicated that *better security systems* were needed and just under two thirds, (62%), indicated that *more visible police patrols* were required. Just about half of residents thought that a *Crime watch program*, (52%), *better relations with the police*, (50%) and *better street lighting*, (50%), could be successful crime prevention activities. **There were no significant differences by age** in what respondents saw as potentially successful crime prevention activities.

**Willingness to participate in a neighborhood watch program:** Two thirds of respondents, (67%) indicated they would be willing to participate in a neighborhood watch program. There is no significant variation by age, presence of children or site.

**Trust and confidence in the Dayton Police Department:** Only half of the residents, (53%), could muster *some or a lot of trust* in the Dayton Police Department. Those 18 to 45 were more likely than those 46 and up to indicate they had *no trust*, (18% vs. 8%).

**How could the Dayton Police Department improve services in neighborhood:** *Working with Youth* topped respondents' choices for how the police could improve services in the neighborhood, (49%). In second and third place respectively were an increase in *police presence*, (41%), and *crime prevention advice*, (39%). About a third of residents were attracted to *Community policing*, (33%) and *Increased enforcement*, (31%).

**Likelihood of Crime Reporting:** Just under half of the respondents, (48%), indicated they would be *very likely* to report a crime and a fifth, (21%) indicated they would be *somewhat* or *very unlikely*. The great majority of respondents, (84%) knew who to call to report a crime so ignorance of who to call is not the driver of their reluctance.

## NEIGHBORHOOD INPUT AND FEEDBACK

**Current Neighborhood Involvement:** Just 13% of respondents acknowledged involvement in formal neighborhood activities. Most remarkably, of the 85 respondents who chose to explain why they were not involved in *the neighborhood association, resident council, or any civic group*, only a few pleaded work or child commitments. The great majority said they were either unaware that any existed or simply didn't know.

**Use of Neighborhood Social Services:** Only a small percent of respondents utilized neighborhood social services, (14%). Five respondents mentioned Catholic Social Services and five mentioned a food pantry or the food truck. A quarter of respondents, (26%), indicated there were *current neighborhood services or organizations* important to them. Of the 34 respondents who provided a response of what was important, 10 mentioned something to do with food, (either the food pantry or truck or a free breakfast).

**Neighborhood Strengths:** *Public transportation* and *Affordability* were the two strengths that a substantial number of respondents could agree on. Just over half of the respondents, (51%), saw public transportation as a neighborhood strength. Slightly less than half of respondents, (43%) felt affordability was a neighborhood strength.

**Neighborhood Needs:** A large majority of respondents, (69%), would like to see a *grocery* in the neighborhood. A *laundromat* and *restaurants* were also noted by more than half, (56% and 51%). Beyond those three, clothing stores, child care, retail, a farmers market, and beauty salons/barber shops all were businesses that at least a third of respondents wanted to see.

**Services of Most Benefit:** The top 4 services respondents thought they would benefit from were *transportation*, (52%), *Youth programs*, (46%), *GED/Adult education*, (42%) and *Job skills training/employment assistance*, (42%), (See Table 90, next page). There was also substantial interest in *physical fitness for adults* across demographics, (39%). *Childcare*, (45%) and *Arts/Music/Dance*, (42%), was seen as of benefit by 45% of respondents with children and *computer classes* were of particular interest to those 46 and up, (42%).

**Neighborhood Dislikes:** *Crime/ Violence in the streets*, (78%), dominates neighborhood dislikes for respondents. A second cluster of 4 issues, *Crime/Violence in the homes*, (41%), *Poor street lighting/street layout*, (40%), *Unemployment*, (39%), and *Not enough recreational facilities*, (38%), bear some relationship to the first either directly or indirect as a potential cause.

**Satisfaction with and Plans with Respect to DeSoto Bass and Hilltop:** Respondents are almost evenly split in their overall satisfaction with 55% *very* or *somewhat satisfied* and 45% *somewhat* or *very dissatisfied*. There are profound differences by age of household head. While 74% of those 46 and up are satisfied only 44% of those 18 to 45 are.

While 40% of respondents plan to live in the complexes as long as they can, 44% see themselves as being in the complex only a year, (26%), or less, (18%). Those 46 and up and those without children were far more likely than those 18 to 45 and those with children to indicate they planned to stay as long as they could, (61% vs. 27% and 49% vs. 30%, respectively).

**Services residents would like access on site:** Respondents mentioned a variety of services but there were 6 prominent themes. They included the need for more police patrols and security, a computer lab, jobs and job training, a gym on site, childcare and afterschool activities.

**Social Capital Baseline:** About half of respondents said their neighbors were *likely* or *very likely* to help check on an elderly neighbor, (54%), or help with watching a child in an emergency, (50%). Slightly fewer felt neighbors would assist with a household repair, (41%).

**Knowledge of and Interest IN HUD Choice Neighborhood Planning Process:** Only a third of respondents, (34%), indicated they had heard of the *Choice Neighborhood planning process*

Just under half of respondents, (46%), were interested in staying at a revitalized DeSoto Bass/ Hilltop, Interest was greater among those 46 and up relative to 18 to 45 year olds and greater among those without children than those with children, (59% vs. 38% and 57% vs. 35% respectively). Those 18 to 45 and those with children expressed greater interest in relocating out of the neighborhood, (40% vs. 26% and 45% vs. 24%).

**GDPM Family Self Sufficiency program knowledge and Homeownership Interest:** Just 41% of respondents had heard of the FSS program. More than two thirds of respondents, (70%), were *very interested* in own their own home.

**What would make life in your neighborhood better?** Of the 146 responses, more than a third, (36%) called for “make it safer” through more security, more police patrolling, better lighting, etc. An additional 14% specifically mentioned “stop the violence” and talked about getting rid of the guns. A subset of respondents, (16%), spoke of things that could be labeled community building through events, activities and greater communication generally.

**Interest in training for leadership development or civic engagement:** A third of respondents, (33%) were interested in training for leadership development or civic engagement.

## DISABILITY ISSUES

**Disability Incidence:** A quarter of respondents, (24%) indicated someone in their family had a disability. As one would expect, respondents 46 and up were much more likely to report a disability on the family than those 18 to 45, (42% vs. 12%). The dominant disabilities respondents, (among those indicating a disability in the family), noted were Adult Physical Disabilities, (86%), Adult Emotional Disabilities, (37%), Adult Learning Disabilities, (24%), and Adult Vision Related Disabilities, (23%). The most common child disability noted was speech related, (8.4%)

**Disability Impact and Assistance Required:** Two thirds of those reporting a disability in the family, (67%) noted it did keep them from participating *fully in work, school, housework, or other activities*. **But** in only 20% of the 38 cases where a disability was reported is outside assistance received. In just over a fifth of the cases, (22%), respondents reported not being able to get help when someone needed it.

**Current services:** Transportation services, (45%), and Social worker home visits, (33%), were the most frequently reported services received. More than a third, (39%), of those with a disability in the family reported receiving no services.

**Services that would help:** About half of respondents, (49%), with a disability in the family indicated transportation services would be helpful. Substantially fewer felt the need for any of the other services suggested.

**Need for housing to accommodate disabled residents:** More than half of those with a disability in the family, (57%), felt housing to accommodate disabled was needed in the neighborhood

**Enough supports in neighborhood to assist disabled residents?** More than half of those with a disability in the family, (60%), felt there were not enough supports to assist disabled residents in the neighborhood.

**Most important issues affecting disabled persons:** Transportation, (59%), and Mobility Issues, (43%), topped the list of important issues. However, there were a whole range of other concerns that were important to somewhere between a third and a quarter of those dealing with a disability in the family, (see Table 105).

## SENIOR ISSUES (Questions asked only of those with someone over 60 in their family)

**Senior Incidence:** Only 14% of respondents indicated there was someone over 60 in their family

**Current senior services and issues:** Transportation services were being received by just over a third, (36%), of seniors. Only 1 or 2 were receiving most of the other services. Note that more than half of the seniors, (55%), were receiving no services. Just 20%, of those with senior in home, indicated that there had been a time in the last 6 months when a senior in their household required services but was unable to get them. Seventy percent of the seniors, (14) are independent with respect to mobility, 4 require some assistance and 2 were dependent on others.

**Potential Services Needed:** Transportation services were at the top of the list, (38%). Note that 50% of the seniors did not require any other services.

**Need for housing to accommodate senior residents:** Just over half of those with seniors in their household, (59%), thought housing to accommodate the needs of seniors was needed in the neighborhood.

**Enough supports in neighborhood to assist senior residents?** About half of those with seniors in their households, (54%), felt not enough supports were in the neighborhood to assist senior residents.

**Important Senior Issues:** Several issues were of importance to a substantial percent of seniors. Crime/ Personal Safety, (50%), Living independently, (50%) and Transportation, (41%) were all important but health care/prescription costs and health concerns also mattered.



## CHOICE NEIGHBORHOOD GRANT RESIDENT HOUSEHOLD SURVEY REPORT

### I. Introduction

This reports summarizes the results of a survey that was done with residents of Greater Dayton Premier Management's DeSoto Bass and Hilltop residential complexes in November and December, 2016. Residents were invited through a variety of means to fill out the surveys. In all, 179 of 441 heads of households, (40.6%), filled out a survey. Residents were invited to a central location to receive assistance if they wanted it or they could take the survey home. The written introduction to the survey is provided in Appendix One.

Survey respondents were fairly representative of household heads in the residential complexes with respect to site and age. While Desoto household heads represent 71% of the census of occupied units, they were 74% of the sample. With respect to age, household heads, 18 to 30 were slightly under represented in the sample relative to the census, (21% vs 29%), while those 51 to 65 were slightly over represented in the sample, (27% vs. 22%). To compensate for this in the results, surveys have been weighted so as to reflect the census age of household distribution.<sup>2</sup>

	Survey	Census		Survey	Census
Site			Age of Household Head		
Desoto	74%	71%	18 to 30	21%	29%
Hilltop	26%	29%	31 to 40	28%	25%
Total	100%	100%	41 to 50	19%	19%
Sample	179	441	51 to 65	27%	22%
			65 and up	5%	5%
			Total	100%	100%
			Sample Size	176	441

<sup>2</sup> While sample counts are shown as whole numbers in the tables, the weighting results in fractional totals that can cause reported percents to be slightly off what would be expected.

## II. Detailed Results

### A. Basic Household Information

*How long have you lived at DeSoto Bass / Hilltop?*

A majority of respondents had lived three years or less at DeSoto Bass, (57%), or Hilltop, (75%). Those 18 to 45 were far more likely to have been in residence a year or less, (48%), than those 46 and over, (14%). Of those 46 and over, 41% had been there 11 years or longer.

	Length of Stay					Total	Sample Size
	A year or less	2 to 3 years	4 to 10 years	11 or more years			
Site							
Desoto	29%	28%	24%	20%	100%	124	
Hilltop	51%	24%	15%	9%	100%	49	
Age Group							
18 to 45	48%	32%	18%	3%	100%	108	
46 and up	14%	18%	26%	41%	100%	62	
Total	35%	27%	21%	17%	100%	170	

*How many people live in your household?*

Number	Site		Age Group		Total
	Desoto	Hilltop	18 to 45	46 and up	
1	55%	31%	28%	82%	48%
2	22%	27%	33%	9%	24%
3	10%	10%	13%	6%	10%
4	7%	16%	13%	3%	9%
5 or more	6%	17%	14%	0%	9%
Total	100%	100%	100%	100%	100%
Sample Size	123	48	106	62	168

Desoto Bass respondents were more likely than Hilltop respondents to have only 1 person in their household, (55% vs. 31%). Not surprising, the great majority of those 46 and up in age, (82%), only had 1 person in their household while 72% of those 18 to 45 had at least 2 people in their household and a substantial minority, (40%), had 3 or more.

*What is the primary language spoken in your household?* All survey respondents indicated English was the primary language spoken at home.

## B. Information on Children

*For each of the children in your household (if any) please enter the following information.*

Overall, just under half of respondents, (48%), had children, (Table 4). In Desoto Bass 45% of survey respondents indicated they had children, while 57% of respondents in Hilltop indicated they did. Approximately half of the households with children, (47%), had just 1 child

	Site		Site		Age Group		Total	Total
	Desoto Bass	Hilltop	Desoto Bass	Hilltop	18 to 45	46 and up		
Percent with Children	45%	57%	As Percent of those with Children		67%	17%	48%	Percent of those with Children
Number of Children	as % of households				as % of households			
0	55%	43%			33%	83%	52%	
1	24%	18%	54%	31%	31%	10%	23%	47%
2	9%	7%	19%	12%	10%	6%	8%	17%
3	7%	14%	15%	25%	12%	1%	8%	17%
4	3%	14%	6%	24%	9%	0%	6%	12%
5	1%	2%	3%	3%	2%	0%	2%	3%
6	1%	3%	2%	5%	3%	0%	2%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%
Sample Size	129	50	58	28	110	66	176	85

*What are the children's ages? Where do they go for school or preschool\childcare?*

Of the 171 children identified, 36, (21%), were age 0 to 2, 24, (14%), were 3 to 4 year olds, 64, (37%), were 5 to 12 years old and 47, (27%), were 13 to 17 year olds, (Table 5, see next page).

School choices within each age group varied widely and were over a relatively wide geographic area. Almost all 3 to 4 year olds, 83%, were attending preschool center. Those in elementary school were evenly divided in attendance between Dayton Public Schools, (50%), and Charter Schools, (50%). In the 13 to 17 year age range, 72% were going to Dayton Public Schools.

*Main Reason for Choosing that School?*

Parents generally either stated something positive about the school, (42%), or mentioned its convenience to home, work or a relative, (35%). In a few cases, (5%), children had expressed a desire for that school.

<b>Table 5: School Destinations for Children by Age Group</b>			
<b>0 to 2 year olds</b>		<b>3 to 4 year olds</b>	
<b>No Day Care</b>	<b>23</b>	<b>No Childcare Center</b>	<b>4</b>
Jubilee	2	Rosa Parks	7
Da'Lynn Nicholson	1	MVCDC Hilltop	5
Debbies Darling Daycare	1	MVCDC	2
Early Learning Tree	1	Growing Seeds	1
Growing Seeds Child Care	1	Edison	1
Jai R Nicholson	1	Louise Troy	1
Kinder Care	1	MVCDC Kings Hwy	1
learning early prep	1	MVCDC Dixie	1
MVCDC - Hilltop	1	WOW	1
My Father's House	1	<b>Total</b>	<b>24</b>
Rosa Parks	1		
Your Children First	1		
<b>Total</b>	<b>36</b>		
<b>5 to 12 Year Olds</b>		<b>13 to 17 Year Olds</b>	
<b>Dayton Public</b>	<b>32</b>	<b>Dayton Public</b>	<b>34</b>
Belmont H.S.	3	Belmont H.S.	7
Charity Adams	1	Dunbar H.S.	10
Edison	7	Meadowdale H.S.	2
Louise Troy	6	Ponitz H.S.	2
River's Edge	1	Stivers	1
Rosa Parks	3	Thurgood Marshall H.S.	5
Valerie	6	E. J. Brown	4
Westwood	3	Longfellow	2
Wogaman	2	Wogaman	1
<b>Charter/Other</b>	<b>32</b>	<b>Charter/ Other</b>	<b>13</b>
City Day	9	Horizon	3
Dayton Leadership Academy	6	ECOT	2
Horizon	2	DECA Middle	1
Imagine	3	Other Schools	7
Pathways of Discover	3	<b>Total</b>	<b>47</b>
Steam Academy	2		
Deca Middle	1		
Other Schools	6		
<b>Total</b>	<b>64</b>		

### C. Banking Access

*What form of banking do you primarily use? (Check one)*

A substantial minority of respondents were unbanked in the sense that only 38% indicated they used a checking account and only 20% said they used a savings account, there is a little overlap in this group. Among the others, 16% indicated they did not use any type of banking, 13% indicated they used a check cashing service, 7% had a family member cash their check and 6% used a prepaid debit card. Those 46 and over were slightly more likely than those younger to access traditional banking services or check cashing services although the differences are not statistically significant.

Banking Method	Site		Age Group		Total
	DeSoto Bass	Hilltop	18 to 45	46 and up	
Checking account at a bank	35%	44%	36%	41%	38%
Savings account at a bank	20%	19%	18%	26%	20%
Check cashing service	17%	4%	11%	16%	13%
A friend/family member cashes checks for me	9%	2%	9%	4%	7%
Prepaid Debit Card	3%	13%	7%	4%	6%
Other	9%	12%	12%	6%	10%
None	16%	18%	16%	18%	16%
Total	109%	113%	109%	114%	111%
Sample Size	93	41	89	43	132

Those who had their own car were more likely to access a traditional checking account than those who got around by any other combination of methods, (46% vs. 35%). Those whose usual transportation method was something other than their own car were more likely to indicate they had no banking method, (19% vs. 8%).

Banking Method	How do you usually get around?						
	Own Car	All Other Methods	or Family Car	Walk	Bus	Bike	Taxi
Checking account at a bank	46%	35%	33%	30%	41%	36%	12%
Savings account at a bank	22%	19%	20%	19%	19%	14%	22%
Check cashing service	7%	15%	19%	11%	13%	0%	0%
A friend/family member cashes checks for me	6%	7%	8%	5%	3%	0%	0%
Prepaid Debit Card	18%	2%	3%	3%	1%	0%	0%
Other	11%	9%	5%	15%	12%	36%	18%
None	8%	19%	14%	28%	20%	29%	48%
Total	119%	107%	102%	110%	108%	114%	100%
Sample Size	35	99	54	34	68	6	8



## D. Computer and Internet Use

### 1. Computer and Internet Access at Home

Do you have at least one computer in your household? \_\_\_ Yes \_\_\_ No

Only a quarter of the respondents, (26%), had a computer at home. There was no significant difference by age. Hilltop respondents were slightly more likely to indicate a computer at home than DeSoto Bass respondents.

Have at least one computer?	Site		Age Group		
	Desoto	Hilltop	18 to 45	46 and up	Total
Yes	23%	32%	27%	24%	26%
No	77%	68%	73%	76%	74%
Total	100%	100%	100%	100%	100%
Sample Size	122	48	104	63	168

If you have a computer, do you have access to the internet on your computer? \_\_\_ Yes \_\_\_ No

About three quarters of the small group with a computer at home, (74%), had access to the internet on their computer. Note that this percent was higher for those 18 to 45 than for those 46 and over, (80% vs. 58%).

Access to Internet	Site		Age Group		
	Desoto	Hilltop	18 to 45	46 and up	Total
Yes	77%	67%	80%	58%	74%
No	23%	33%	20%	42%	26%
Total	100%	100%	100%	100%	100%
Sample Size	26	15	28	12	41

**In summary:** Slightly less than a fifth of residents, (74% x 26% = 20%), have reliable access to the internet on a home computer

## 2. Computer and Internet Access Elsewhere

*If you do not have a computer and/or internet access at home, where do you go to use a computer or access the internet? (Check all that apply)*

The two primary methods for accessing a computer or the internet for respondents who did not have them at home are the library, (65%), and Cellphone/ Data Plan, (36%). Note a substantial differential by age. Those 18 to 45 were more likely to access using both the library and cellphone/data plans than those 46 and over, (70% vs. 55% and 46% vs. 18%). Further, 24% of those 46 and over but only 2% of those 18 to 45 indicated they did not access the internet.

Table 9: If you do not have a computer and/or internet access at home, where do you go to use a computer or access the internet? \*

Where access computer / internet	Site		Age Group		
	Desoto	Hilltop	18 to 45	46 and up	Total
Library	64%	63%	70%	55%	65%
Cellphone/Data Plan	32%	45%	46%	18%	36%
Job Center	11%	8%	11%	8%	10%
Church	4%	5%	5%	5%	5%
Community Center	4%	0%	3%	2%	3%
School	1%	0%	1%	0%	1%
Other	6%	12%	9%	7%	8%
Do not access the internet.	11%	9%	2%	24%	10%
Total	134%	141%	147%	119%	137%
Sample Size	100	43	89	51	140

\* Percentages sum to more than 100% because multiple responses were allowed

### 3. Interest in Internet Access at Home and Potential Uses

Would you like (or need) internet access at home? \_\_\_ Yes \_\_\_ No

Seven of every ten respondents, (71%), who do not currently have Internet access at home would like to have such access. The desire is slightly greater among those 18 to 45 than those 46 and up, (76% vs. 62%), and at Hilltop relative to DeSoto Bass, (83% vs. 66%).

Table 10: Would you like (or need) internet access at home?

like (or need) internet access at home?	Site		Age Group		
	Desoto	Hilltop	18 to 45	46 and up	Total
Yes	66%	83%	76%	62%	71%
No	34%	17%	24%	38%	29%
Total	100%	100%	100%	100%	100%
Sample Size	110	43	96	56	151

If you had access to a computer or the internet, which of the following ways might you use it?  
(Check all that apply)

Respondents showed a deep understanding of the variety of things they could accomplish using the internet and multiple check marks were the rule. Just under two thirds of respondents, (64%), noted they could use it to type a resume or do research on the internet. About half of respondents indicated they would use it to practice computer skills, e-mail and for school or homework.

Respondents 18 to 45 were more likely to check a multitude of uses than those 46 and over with the greatest differentials inked to “schoolwork/homework” and “to access information about my child’s school record, (59% vs. 24% and 43% vs. 11%).

Table 11: If you had access to a computer or the internet, which of the following ways might you use it? \*

Use Computer/ Internet For	Site		Age Group		
	Desoto	Hilltop	18 to 45	46 and up	Total
To type resume or other materials for a job	58%	78%	75%	42%	64%
To search the internet or do research	63%	64%	68%	56%	64%
To practice computer skills	52%	53%	48%	58%	52%
To send and receive email	49%	55%	56%	38%	50%
For school work or homework	41%	62%	59%	24%	47%
For entertainment and/or to play games	39%	45%	42%	40%	41%
To access information about my child's school record	27%	45%	43%	11%	32%
For other reasons	13%	9%	10%	15%	12%
Do not access the internet.	10%	8%	2%	23%	9%
Total	353%	418%	402%	307%	370%
Sample Size	116	46	106	54	160

\* Percentages sum to more than 100% because multiple responses were allowed

## E. Employment Section

### 1. Nature of Employment

Are you currently employed? \_\_ Yes \_\_ No (If No, Skip to Question 15)

Are you employed full time or part time? \_\_ Full time \_\_ Part time # hours/week? \_\_

Just a quarter of respondents, (24%), were employed. Employment was greater among 18 to 45 year olds than those 46 and up, (32% vs. 11%), and greater for Hilltop residents than for DeSoto Bass residents, (33% vs. 20%). Just under half of those that were employed, (46%), were employed full time

Are you currently employed?	Site		Age Group		
	Desoto	Hilltop	18 to 45	46 and up	Total
Yes	20%	33%	32%	11%	24%
No	80%	67%	68%	89%	76%
Total	100%	100%	100%	100%	100%
Sample Size	123	48	105	63	168
Are you employed full time or part time? *					
Employed Full-Time	38%	57%	50%	25%	46%
Employed Part-Time	62%	43%	50%	75%	54%
Total	100%	100%	100%	100%	100%
Sample Size	27	18	38	7	45
* Asked of those employed					

How many jobs do you currently hold? The great majority of respondents who had work indicated they only had 1 job, (85%). Another 8% indicated they held 2 jobs while 7% did not respond.

Table 13: How would you describe your primary current employment?

How would you describe your primary current employment?	Age Group		
	18 to 45	46 and up	Total
Food Industry	46%	23%	42%
Manufacturing	17%	11%	16%
Retail/Sales	10%	0%	8%
Health/Medical	6%	14%	7%
Computer/Technology	4%	0%	4%
Construction	0%	14%	3%
Maintenance	0%	14%	3%
Administrative	0%	12%	2%
Education	0%	11%	2%
Other	17%	0%	14%
Total	100%	100%	100%
Sample Size	32	7	39

*How would you describe your primary current employment? (Check one)*

About 4 in 10 of those employed are employed in the food industry, (42%), with only a few residents in any other industrial grouping

**2. Not Employed**

*If not employed, what is the primary reason you are not currently working? (Check one)*

Reasons were closely tied to age. Among those 46 and up, *Disability*, (55%), and *Health issues*, (22%), were most prominent while for those 18 to 45, *Disability*, (23%), *children at home*, (26%), and *No access to childcare*, (21%), all had equal billing.

Table 14: What is the Primary Reason Not Employed, by Site and Age Group \*

Primary Reason Not Employed	Site		Age Group		
	Desoto	Hilltop	18 to 45	46 and up	Total
Disability	39%	28%	23%	55%	36%
Children at home	13%	33%	26%	2%	17%
Cannot find a suitable job	17%	4%	14%	14%	14%
No access to childcare	8%	32%	21%	0%	13%
Health issues	10%	20%	6%	22%	13%
Between jobs	12%	4%	9%	10%	9%
Worried about loss of benefits	6%	10%	9%	4%	7%
Lay off	7%	0%	9%	0%	5%
Elderly at home	3%	4%	0%	6%	2%
Retired	3%	0%	0%	6%	2%
In school	1%	0%	1%	0%	1%
Other	14%	18%	21%	8%	16%
Total	133%	153%	139%	130%	135%
Sample Size	86	25	64	44	109
* Asked only of those not					



**Table 15: Knowledge of Family Self Sufficiency Program and the Earned Income Disregard**

	Site		Age Group		
	Desoto	Hilltop	18 to 45	46 and up	Total
Have you heard about GDPM's Family Self Sufficiency program that could help you become employed?					
Yes	62%	62%	63%	58%	61%
No	38%	38%	37%	42%	39%
Total	100%	100%	100%	100%	100%
Sample Size	91	31	67	52	119
Do you understand how the EID (Earned Income Disregard) works?					
Yes	32%	26%	31%	30%	31%
No	68%	74%	69%	70%	69%
Total	100%	100%	100%	100%	100%
Sample Size	96	30	69	55	124

\* Asked only of those not employed

*Have you heard about GDPM's Family Self Sufficiency program that could help you become employed? Do you understand how the EID (Earned Income Disregard) works?*

While a substantial majority of respondents not employed, (61%), had heard of the Family Self Sufficiency program less than a third understood the Earned Income Disregard, (31%).

*What types of jobs are you interested in? (Check all that apply)*

Residents had interest in a variety of different jobs across industrial categories. While there was substantial interest in food industry jobs, (45%), about a third of residents were also interested in Hospitality, (38%), Retail/Sales, (32%), Health/Medical, (32%), and Manufacturing, (31%).

**Table 16: What type of job are you interested in? by Site and Age Group**

Jobs of Interest	Site		Age Group		
	Desoto	Hilltop	18 to 45	46 and up	Total
Food Industry	48%	38%	49%	37%	45%
Hospitality	32%	50%	47%	15%	38%
Retail/Sales	28%	42%	40%	14%	32%
Health/Medical	28%	42%	37%	21%	32%
Manufacturing	26%	43%	39%	14%	31%
Childcare	18%	36%	26%	17%	24%
Maintenance	19%	24%	22%	20%	21%
Transportation	15%	23%	20%	11%	18%
Self Employed	19%	9%	17%	14%	16%
Education	11%	24%	16%	13%	15%
Construction	13%	16%	15%	13%	14%
Administrative	10%	16%	13%	8%	12%
Computer/Technology	8%	12%	9%	11%	10%
Personal Services	8%	6%	11%	0%	8%
Other	15%	12%	12%	19%	14%
Total	298%	393%	373%	228%	329%
Sample Size	111	43	105	46	151

*What are the barriers to employment for residents in your neighborhood? (Choose top three)*

*Lack of transportation* far exceeded all other barriers to employment from residents' view point with 7 of 10, (69%), indicating it was a barrier. In a virtual tie as barriers, respondents had *Criminal Record*, (35%), *Education*, (35%), *Lack of Childcare*, (33%), *Lack of job experience/skills*, (32%), and *Health Problems*, (30%). Note that only a quarter of respondents listed *worries about loss of benefits* as a barrier.

There are some differences by age in the importance particular barriers. *Criminal record*, *Education* and *Lack of Childcare* were all more important to 18 to 45 year olds than to those 46 and up, (38% vs. 29%, 38% vs. 28% and 41% vs. 19% respectively). *Health problems* were a greater concern for those 46 and over than for those 18 to 45, (38% vs. 26%).

Employment Barriers in Neighborhood	Site		Age Group		
	Desoto	Hilltop	18 to 45	46 and up	Total
Lack of transportation	66%	73%	67%	71%	69%
Criminal record	33%	40%	38%	29%	35%
Education	31%	43%	38%	28%	35%
Lack of child care	31%	38%	41%	19%	33%
Lack of job experience or skills	27%	48%	34%	30%	32%
Health problems	32%	27%	26%	38%	30%
Worries about loss of benefits	25%	29%	25%	29%	26%
Lack of job opportunities	23%	30%	26%	22%	25%
Location	20%	26%	19%	25%	21%
Caring for a family member who is sick or disabled	7%	11%	8%	9%	8%
Racial Discrimination	6%	4%	4%	8%	5%
Language Issues	4%	4%	4%	4%	4%
Other	12%	8%	13%	8%	11%
Total	319%	381%	345%	319%	335%
Sample Size	124	44	107	57	165

*What services does this neighborhood need to assist all residents who want to work become employed? (Choose top two)*

*Transportation* is at the top of the list with two thirds of respondents, (67%), indicating it was a service needed to assist all residents who want to work become employed. *Job skills training*, (55%), and *24 hour childcare*, (51%), were checked by more than half of respondents. *After-school childcare* was mentioned by almost half of those 18 to 45, (46%). Hilltop respondents were more likely than DeSoto Bass respondents to mention *24 hour childcare*, (61% vs. 46%).

Table 18: Services needed to assist residents to become employed by Site and Age Group

Services Needed to Help People Become Employed	Site		Age Group		
	Desoto	Hilltop	18 to 45	46 and up	Total
Transportation	68%	68%	64%	73%	67%
Job skills training	55%	57%	53%	59%	55%
24 hour child care	46%	61%	57%	40%	51%
After school child care	38%	46%	46%	30%	40%
Job Fairs	33%	40%	39%	29%	35%
Before school child care	22%	29%	26%	21%	24%
Other	11%	9%	7%	18%	11%
Total	273%	309%	292%	270%	284%
Sample Size	119	47	107	56	164

## F. College and Vocational Training Attendance and Interest

*Are you currently attending college or a vocational training program?* Only 6% of respondents reported attending College or Vocational Training. One had just graduated from Wright State University (April 2016). Three were at Sinclair. Two were at MVCTC. One each was at Brightwood College, Clark State and Central State.

*If no, would you like to attend college or a vocational training program?*

Half of those not currently attending college or a vocational training program were interested, (49%). Interest was slightly greater among those 18 to 45 than those 46 and over, (52% vs. 43%), and at Hilltop than at DeSoto Bass, (58% vs. 44%).

Table 19: Like to attend college or a vocational training program? By Site and Age Group

	Site		Age Group		
	Desoto	Hilltop	18 to 45	46 and up	Total
Yes	44%	58%	52%	43%	49%
No	56%	42%	48%	57%	51%
Total	100%	100%	100%	100%	100%
	114	43	98	56	154

*What program/school?*

Respondents listed a wide variety of programs and schools. Several mentioned various nursing and health care programs and there was interest in medical billing and coding.

College or Program Mentioned	Number	College or Program Mentioned	Number
Sinclair Community College	9	Vetenarian	1
STNA/ Nursing/ Home health care	6	Quick turn	1
Medical Billing and Coding/ Fortis College	4	Pharmacy technician	1
Get my G.E.D	4	PC/ Administrator	1
Unknown at this time	3	Online courses	1
Wright State University	2	Miamia Jacobs	1
Small business management/ business	2	Hondros	1
Culinary/ Food	2	Heavy equipment (MVTV)	1
Criminal justice	2	Cosmetology School	1
Child Care	2	Hair School	1
University of Dayton	1	Children law	1
Correctional officer	1	Sample Size	48

*Are past student loans or financial aid issues a barrier to attending college or a vocational training program?*

Forty two respondents answered this question and **69% of them** indicated that past student loans or financial aid issues were a barrier to attending college/ vocational training.

*For the **other people in your household age 18 and older**, which of the following best describes their current employment and education status? (**Check all that apply for each adult**)*

61 respondents provided information on other adults in the household. A significant majority, (59%), were unemployed. Just over a third, (35%), were employed and another 16% were in some form of educational program.

	Other Adult 1	Other Adult 2
Unemployed	59%	43%
Employed Part Time	20%	57%
Employed Full Time	15%	0%
Attending College	6%	43%
Attending Vocational/Trade School	5%	0%
In Other Education Program	5%	0%
Don't Know	5%	0%
Total	115%	143%
Sample Size	61	2

What types of skill development training would most benefit the adult(s) in your household? (Check all that apply)

Computer skills were checked more often, (54%), than any other skill. Significant minorities of respondents were also interested in a wide variety of other skill development trainings including *Budgeting/ Finance*, (41%), *Cooking*, (40%), *Relationship skills*, (33%), *Small business training*, (33%), and *Leadership training*, (25%).

Those 18 to 45 and those with children were far more interested in *Budgeting/Finance* than those 46 and up and those without children, (52% vs. 20% and 60% vs. 15%, respectively). This was also true of Hilltop residents relative to DeSoto Bass residents, (56% vs. 34%). Those 18 to 45 and those with children also had slightly greater interest in *Relationship skills* than those 46 and over and those without children, (38% vs. 24% and 39% vs. 23%, respectively)

Table 22: What types of skill development training would most benefit the adult(s) in your household? By Age Group, Presence of Children and Site

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
Computer Skills	52%	59%	50%	58%	52%	59%	54%
Budgeting/finances	52%	20%	60%	15%	34%	56%	41%
Cooking/food preparation	43%	33%	40%	39%	40%	38%	40%
Relationship skills	38%	24%	39%	23%	30%	39%	33%
Small business training	37%	23%	35%	27%	28%	43%	33%
Leadership training	27%	23%	24%	25%	25%	25%	25%
Child development/parenting	26%	13%	27%	12%	22%	19%	21%
College prep	19%	20%	24%	12%	20%	18%	19%
Vocational training	12%	22%	15%	14%	11%	22%	15%
English skills	9%	8%	7%	9%	9%	6%	8%
Citizenship	4%	14%	5%	9%	9%	4%	7%
Other	4%	15%	5%	13%	8%	12%	9%
Total	323%	274%	332%	256%	290%	341%	305%
Sample Size	90	43	76	59	95	41	136



## G. Children

### 1. General

*Do you have children under 18 living in your household?*

Half of respondents, (50%), indicated that had children at home. Hilltop respondents were more likely to have children at home than DeSoto Bass respondents, (71% vs. 42%). Not surprisingly, 69% of 18 to 45 year olds but just 18% of those 46 and over indicated they had children at home..

children under 18 living in household?	Site		Age Group		
	Desoto	Hilltop	18 to 45	46 and up	Total
Yes	42%	71%	69%	18%	50%
No	58%	29%	31%	82%	50%
Total	100%	100%	100%	100%	100%
Sample Size	125	48	109	62	171

### 2. Early Child Programming

*Do any children in your household currently attend an early childhood education program? (Early Head Start, pre-school, Head Start, etc.)?*

A significant minority of households with children, (30%), had children in an early childhood education program. Using an appropriate weight for the sample, this suggest 62 children are in early childhood education programs but that the number is slightly higher at Hilltop despite its smaller size.

	Site		Age Group		
	Desoto	Hilltop	18 to 45	46 and up	Total
Yes (in ECE)	21%	41%	32%	17%	30%
No	59%	52%	54%	75%	57%
Not applicable	19%	7%	14%	8%	13%
Total	100%	100%	100%	100%	100%
Sample Size	52	34	74	11	85
<b>Population Estimate in ECE</b>	<b>27</b>	<b>35</b>	<b>57</b>	<b>5</b>	<b>62</b>

\* asked of all respondents with children

The calculation can also be done restricting counted responses only to those who said they had children under 5. When that is done, (see Table 24a). When restricted in this way, 76% of 3 and 4 year old children are in an early childhood education center but the total population estimate of children in an ECE drops from 62 to 54. Presumably some respondents answered the question based on their older children having been in an ECE program

	Sample Results		Population Estimates	
	With Children Under 5	With Children 3 or 4	With Children Under 5	With Children 3 or 4
Yes (in ECE)	53%	76%	54	48
No	34%	20%	35	13
Not applicable	12%	4%	13	2
Total	100%	100%	102	63
Sample Size	41	25		
* Restricted to Respondents Indicating Children Under 5				

Yes (Which program/location?)

Rosa Parks	5
MVCDC(Hilltop)	5
MVCDC	2
Head Start	2
Your Children First	1
Growing Seeds	1
MVCDC Kings Highway	1
MVCDC Horace	1
MVCD- Dixie	1

Only a few respondents mentioned the program location. MVCDC at Rosa Parks and at Hilltop had the most mentions followed by generic references to "MVCDC" or "Head Start"

### 3. Education Details

*How happy or unhappy are you with the quality of your children's schools? (Circle One)*

About 7 in 10 respondents, (71%), were “very” or “somewhat happy” with the quality of their children’s school.

Table 25: How happy or unhappy are you with the quality of your children's schools?

	Site		Age Group		
	Desoto	Hilltop	18 to 45	46 and up	Total
Very happy	43%	46%	41%	54%	43%
Somewhat happy	36%	17%	29%	24%	28%
Somewhat unhappy	14%	9%	13%	7%	12%
Very unhappy	3%	8%	3%	15%	5%
Don't know	5%	21%	14%	0%	12%
Total	100%	100%	100%	100%	100%
Sample Size	47	33	67	11	79

*Do any of your children receive special education services at school? If Yes (Does he/she have an individualize education plan (IEP))?*

Just over a quarter of respondents with children, (26%), indicated their children received special education services at school. Note that several respondents who had not indicated their child was receiving special education services did indicate their child was on an IEP.

Table 26: Special Education Children and IEPs

Question		Site		
		Desoto	Hilltop	Total
Do any of your children receive special education services at school?	Yes	24%	29%	26%
	No	76%	71%	74%
	Total	100%	100%	100%
	Sample Size	47	29	76
If so, Does he/she have an individualize education plan (IEP)?	Yes	47%	53%	50%
	No	53%	47%	50%
	Total	100%	100%	100%
	Sample Size	14	16	30

*Do you participate in the school's Parent Teacher Organization (PTO) or Family Engagement Committee?* 30% of parents indicated they participated in their school’s PTO or Family Engagement Committee. There was no variation by site

**4. Attendance and Discipline Issues**

*Since school started this year, how many days has your youngest child missed school?*

Table 27: Mean and Percentile Distribution of Days Missed Since start of school by youngest child			
	Site		
	Desoto	Hilltop	Total
Mean	2.4	5.0	3.3
25th Percentile	0	2	0
50th Percentile	2	4	3
75th Percentile	3	8	5
Sample Size	53	34	87
Attendance Rate Assuming 66 Days Possible			
Mean	96.4%	92.4%	94.9%
25th Percentile	100.0%	97.0%	100.0%
50th Percentile	97.0%	93.9%	95.5%
75th Percentile	95.5%	87.9%	92.4%

Responses suggested that attendance issues were greater at Hilltop than at DeSoto Bass with the mean days missed twice as high, (5.0 vs. 2.4).

A rough attendance rate can be calculated given survey response dates. Examining the percentile distribution suggests that 25% of the DeSoto Bass youngest children have attendance rates below 95% and more than 50% of Hilltop youngest children do. Attendance rates between 95% and 90% are defined as “at Risk” while attendance rates below 90% are associated with “Chronic Absence” issues that impact achievement.

*Do you worry about any of your children dropping out of school? Why?*

A relatively small percentage of respondents with children, (11%), worried about their children dropping out of school. Two of the parents said they were worried because their child has an IEP. One of these also noted an ADHS diagnosis. Two parents mentioned peer pressure from other children in the neighborhood while another noted their children were “runaways”. Finally, one thought “No transportation” was an issue.

Table 28: Do you worry about any of your children dropping out of school?			
	Site		
	Desoto	Hilltop	Total
Yes	13%	8%	11%
No	87%	92%	89%
Total	100%	100%	100%
Sample Size	49	34	84

*In the last year, have any of your children ever gotten in trouble at school?*

Table 29: In the last year, have any of your children ever gotten in trouble at school?			
	Site		
	Desoto	Hilltop	Total
Yes	26%	33%	29%
No	74%	67%	71%
Total	100%	100%	100%
Sample Size	50	33	83

Just under a third of respondents with children, (29%), indicated their children had gotten in trouble at school within the last year.

*About how many times?*

Only 7 respondents answered this question with 3 saying 4 or more times, 2 saying 2 or 3 times and 2 indicated 0 times.

*the police?*

*In the last year, have any of your children ever gotten in trouble with*

Table 30: In the last year, have any of your children ever gotten in trouble with the police?

	Site		
	Desoto	Hilltop	Total
Yes	8%	5%	7%
No	92%	95%	93%
Total	100%	100%	100%
Sample Size	51	34	86

Only 7% of respondents with children, (5 respondents), indicated their children had gotten in trouble with police in the last year

*If Yes (About how many times?)* Two of the five respondents indicate it had been 2 or 3 times while the other three said it had been 4 or more times.

## 5. Participation in and Interest in Activities

*Do your children participate in any of the following enrichment programs/activities?  
(Check all that apply)*

Church and Sports/Recreational Activities each captured approximately a fifth of families with children. Tutoring, the DM Library, Potter's House and Boys and Girls Club were also mentioned by at least 8 to 12 families. Except for tutoring, (26% vs. 12%), there was no apparent advantage enjoyed in accessing children's activities by those with their own car. Hilltop residents did mention substantially more activities than DeSoto Bass residents, but a roughly equal percent of respondents with children in both said their children did not participate in any enrichment activities, (41% and 47%).

Table 31: Do your children participate in any of the following enrichment programs/activities?

Activities Children Participate In	Usual Transport		Site		
	Own Car	All Other	Desoto	Hilltop	Total
Church activities	16%	24%	21%	24%	22%
Sports/recreational activities	22%	21%	19%	25%	21%
Tutoring	26%	12%	11%	21%	15%
Dayton Metro Library	13%	15%	11%	20%	15%
Potter's House	0%	16%	15%	7%	12%
Boys & Girls Club	9%	10%	8%	13%	10%
Dakota Center	9%	6%	4%	10%	6%
Greater Dayton Recreation Center	0%	7%	0%	13%	5%
After school programs	10%	3%	0%	12%	5%
Leadership	4%	4%	5%	3%	4%
Mentoring	9%	1%	4%	3%	3%
Other	7%	6%	0%	14%	6%
Total (across activities)	125%	125%	98%	163%	125%
<b>Children don't participate</b>	<b>48%</b>	<b>43%</b>	<b>47%</b>	<b>41%</b>	<b>44%</b>
Sample Size	20	56	45	31	76



*Do your children have a positive relationship with at least one adult outside the home?*

Table 32: Do your children have a positive relationship with at least one adult outside the home?

	Usual Transport		Site		
	Own Car	All Other	Desoto	Hilltop	Total
No	6%	0%	0%	4%	2%
Yes	94%	100%	100%	96%	98%
Total	100%	100%	100%	100%	100%
Sample Size	23	62	52	33	85

Almost all respondents with children felt their children did have a positive relationship with at least 1 adult outside the home.

*What activities would you like to see in your neighborhood for children and youth? (Choose top three).*

Respondents with children were interested in a variety of enrichment activities for their children with recreation/ sports topping the wish list, (74%), along with Art/Music/Dancing Singing, (59%). Roughly half of the respondents would also like to see Social Activities, Academic tutoring, Youth leadership and Drug Prevention. A significant minority were interested in Job skill training, (46%), and mentoring, (43%). There were no significant differences across sites.

Table 33: What activities would you like to see in your neighborhood for children and youth?  
(Choose Top 3)

	Usual Transport		Site		
	Own Car	All Other	Desoto	Hilltop	Total
Recreation/Sports	85%	70%	72%	76%	74%
Art/Dance/Music/Singing	57%	60%	66%	49%	59%
Social Activities	38%	58%	58%	43%	52%
Academic Tutoring	53%	47%	49%	48%	49%
Youth Leadership	54%	47%	47%	52%	49%
Drug Prevention	47%	49%	46%	52%	49%
Job skills training/employment assistance	55%	42%	43%	50%	46%
Mentoring	49%	41%	46%	39%	43%
Life Skills/financial literacy	41%	33%	34%	38%	35%
Computer Classes	35%	26%	28%	28%	28%
Internships	21%	17%	19%	16%	18%
Other	8%	3%	5%	2%	4%
Total	542%	493%	513%	495%	506%
	23	63	52	34	86

When would you like youth programs to be offered in your neighborhood? (Check all that apply)

Essentially, respondents with children are interested in youth programs after school, (81%), during the summer, (69%), and on the weekend, (66%).

Note that those with their own car were slightly more likely to endorse the after school time, (96% vs. 76%).

Table 34: When would you like youth programs to be offered in your neighborhood?

	Usual Transport		Site		
	Own Car	All Other	Desoto	Hilltop	Total
After School	96%	76%	88%	71%	81%
Summer	65%	71%	71%	67%	69%
Weekend	61%	68%	70%	59%	66%
Total	100%	100%	100%	100%	100%
Sample Size	23	63	52	34	86

**6. Childcare Issues**

Do you currently need childcare? Do your children currently have childcare? (Examples: Head Start, child care center, home based care, family or friends, older siblings)

Just under a third of respondents with children said they currently need childcare, (32%). Exactly a third, (33%), said they currently have it. Those without their own car were more likely to say they don't currently have child care.

Table 35: Need for and Current Use of Childcare

		Usual Transport		Site		
		Own Car	All Other	Desoto	Hilltop	Total
Do you currently need childcare?	Yes	24%	35%	29%	36%	32%
	No	76%	65%	71%	64%	68%
	Total	100%	100%	100%	100%	100%
	Sample Size	23	63	52	34	86
Do your children currently have childcare?	Yes	45%	28%	30%	37%	33%
	No	55%	72%	70%	63%	67%
	Total	100%	100%	100%	100%	100%
	Sample Size	23	62	51	34	85

Table 36: Need for Childcare by Whether Currently Have Childcare

		Do your children currently have childcare?		
		Yes	No	Total
Do you currently need childcare?	Yes	3%	46%	32%
	No	97%	54%	68%
	Total	100%	100%	100%
	Sample Size	28	57	85

Cross-tabulating the need for childcare by current use of childcare, 46% of those currently without childcare say they need it, (Table 36).

*Who provides the childcare?*

*Is it located in the neighborhood?*

Twenty one respondents provided information. Six mentioned relatives, 4 mentioned Head Start and 7 mentioned various ODJFS childcare centers.

Of particular interest only 2 of the 21 respondents indicated the childcare provider was in the neighborhood.

Childcare Providers	Number
Relatives	6
Headstart	4
Dearborn Daycare Center	2
Your Children First	1
True Care Daycare	1
Title 20	1
State-Molina	1
MVCD/ Jubilee	1
Job Center	1
Homebased care/ Pre-school	1
Growing Seeds Child Care Ct.	1
Dakota Center/ After School Program	1
Total	21

*If preschool/child care were offered on-site would you use it?*

Yes  No

Table 37: If preschool/child care were offered on-site would you use it?			
	Site		
	Desoto	Hilltop	Total
Yes	70%	72%	71%
No	30%	28%	29%
Total	100%	100%	100%
Sample Size	46	32	78

More than 7 in 10 respondents with children, (71%), would use childcare if it was offered on-site.

## H. Health

### 1. Overall Health

*Overall, how would you rate your current health?*

*Overall, how would you rate the health of the children in your household?*

Almost half, (45%), of respondents rated their health in the fair to poor category. This is more than twice as high as the 18% in Montgomery County overall rating their health fair to poor, (Table 38).<sup>3</sup> More than two thirds of those 46 and up, (66%), rated their health in the fair to poor categories while 34% of those 18 to 45 did so.

Almost all respondents with children rated their children's health as excellent, (69%), or good, (29%).

		Site		Age Group		
		Desoto	Hilltop	18 to 45	46 and up	Total
Overall, how would you rate your current health?	Excellent	19%	34%	33%	9%	24%
	Good	31%	30%	33%	25%	30%
	Fair	38%	31%	30%	44%	35%
	Poor	12%	6%	4%	22%	10%
	Total	100%	100%	100%	100%	100%
	Sample Size	126	50	108	66	173
Overall, how would you rate the health of the children in your household?	Excellent	63%	78%	68%	74%	69%
	Good	33%	22%	30%	26%	29%
	Fair	2%	0%	1%	0%	1%
	Poor	2%	0%	1%	0%	1%
	Total	100%	100%	100%	100%	100%
	Sample Size	53	34	75	11	86

<sup>3</sup> Montgomery County Community Health Assessment, 2014, p18 Greater Dayton Public Health

## 2. Health Insurance

*Do you currently have health insurance for yourself? Your children?*

Almost all respondents had coverage for themselves, (91%), and for their children, (95%). There was a small number of respondents in DeSoto Bass without coverage.

		Site		Age Group		Total
		Desoto	Hilltop	18 to 45	46 and up	
Do you currently have health insurance for yourself?	Yes	88%	98%	92%	88%	91%
	No	12%	2%	8%	12%	9%
	Total	100%	100%	100%	100%	100%
	Sample Size	124	49	107	63	173
Do you currently have health insurance for your children?	Yes	92%	100%	96%	93%	95%
	No	8%	0%	4%	7%	5%
	Total	100%	100%	100%	100%	100%
	Sample Size	52	33	73	11	85

*If yes, what type(s) of insurance do you have?*

	Site		Age Group		Total
	Desoto	Hilltop	18 to 45	46 and up	
Medicare	51%	30%	43%	49%	45%
Medicaid	46%	67%	55%	46%	52%
Private Insurance	3%	2%	2%	5%	3%
Total	100%	100%	100%	100%	100%
Sample Size	107	43	95	52	150

Just under half of respondents indicated they had Medicare while just over half indicated they had Medicaid, (45% and 52%).

There may be some confusion of terms since 43% of those 18 to 45 indicated they were on Medicare.



*Who is your provider?*

The great majority of respondents listed Care Source, (71%), with very small numbers listing any other provider, (see Table 41, next page)

Provider	#	%
Care Source	109	71%
Buckeye Health (Medicaid)	6	4%
Caresource and United Health Care	5	3%
United Healthcare	5	3%
Molina	3	2%
Medicaid	3	2%
Medicare	2	2%
Medicare and Medicaid	2	1%
Caresource/Athena	1	1%
Marquette Golbert	1	1%
Medicaid/Caresource	1	1%
Caresource Kids/Medicaid	1	1%
Dr. Connors	1	1%
Humana	1	1%
Job Center	1	1%
Medicare and medicaid- Buckeye	1	1%
Medicare for her and Private insurance for her son	1	1%
Area Agency on Aging	1	1%
blue cross blueshield/ anthem	1	1%
Corwin Nelson Medical Center	1	1%
Premier Health	1	1%
blue/ Cross/ Red Cross	1	1%
Dr. Nwakoro Uqochukwu O	1	1%
JA	1	1%
Marq Colbert	1	1%
Medicare and Medicaid- Anthem Bluecross Blueshield	1	1%
SSI	1	1%
Total	153	100%

### 3. Assessment of Access to Affordable Quality Care

*Do you have access to quality, affordable health care for yourself? Your children?*

		Site		Age Group		Total
		Desoto	Hilltop	18 to 45	46 and up	
Do you have access to quality, affordable health care for yourself?	Yes	83%	90%	82%	89%	85%
	No	17%	10%	18%	11%	15%
	Total	100%	100%	100%	100%	100%
	Sample Size	115	46	101	58	161
Do you have access to quality, affordable healthcare for your children?	Yes	84%	92%	85%	100%	87%
	No	16%	8%	15%	0%	13%
	Total	100%	100%	100%	100%	100%
	Sample Size	50	33	71	11	83

Almost all respondents felt they had quality affordable coverage for themselves, (85%), and for their children, (87%). There was a small number of respondents who didn't feel they had quality, affordable access and as with health insurance coverage they appear to be concentrated in the 18 to 45 age group and differentially in DeSoto Bass.

There is a strong relationship between having health insurance and assessments of access to quality, affordable healthcare. Just half of the small group without health insurance thought they had access to quality, affordable health care while 89% of those with health insurance felt they did, (Table 42a).

		Do you currently have health insurance for yourself?		
		Yes	No	Total
Do you have access to quality, affordable health care for yourself?	Yes	89%	51%	85%
	No	11%	49%	15%
	Total	100%	100%	100%
	Sample Size	145	16	161

*Do you have access to dental care for yourself? Your children?*

		Do you currently have health insurance		
		for yourself?		Total
		Yes	No	
Do you have access to dental care for yourself?	Yes	96%	41%	90%
	No	4%	59%	10%
	Total	100%	100%	100%
	Sample Size	151	16	166
		for your children?		
				Total
		Yes	No	
Do you have access to dental care for your children?	Yes	100%	65%	98%
	No	0%	35%	2%
	Total	100%	100%	100%
	Sample Size	81	4	85

Again, the great majority of respondents have access to dental care for themselves, (90%), and almost all, (98%), have access to dental care for their children. Again, health insurance is a primary driver. More than half of those without health insurance, (59%), do not have access to dental care.

*Where do the adults and children in your household usually receive health care?*

	Do you currently have health insurance for yourself?		
	Yes	No	Total
Doctor's Office	42%	37%	41%
Five Rivers Health Clinic	28%	22%	27%
Emergency Room	18%	12%	18%
Drew Health Clinic	12%	0%	11%
Urgent Care	11%	0%	11%
Other	10%	0%	9%
<b>Do Not Receive Healthcare</b>	<b>3%</b>	<b>27%</b>	<b>4%</b>
Total	123%	97%	122%
Sample Size	137	8	145

There was little differentiation by health insurance access with respect to health care location. A doctor's office was the most typical response, (41%). Five Rivers Health Clinic was noted by just over a quarter of respondents, (27%). Just under a fifth of households, (18%), indicated adults in their household usually used the emergency room to receive their health care.

The usual health care location for children was broadly similar to that for adults with 47% mentioning a doctor's office. Drew Health Clinic was more frequently mentioned as the usual health care location for children than for adults, (20% vs. 11%), while Five Rivers Health Clinic was mentioned slightly less, (18% vs. 27%). The emergency room was less often noted for children than for adults, (11% vs. 18%).

Table 45: Where do the children in your household usually receive healthcare?

	Do you currently have health insurance for your children?		
	Yes	No	Total
Doctor's Office	46%	100%	47%
Drew Health Clinic	20%	0%	20%
Five Rivers Health Clinic	18%	48%	18%
Urgent Care	19%	0%	18%
Emergency Room	11%	0%	11%
Other	11%	52%	12%
<b>Do Not Receive Healthcare</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>
Total	125%	200%	127%
Sample Size	78	2	79

#### 4. Presence of Medical Conditions

*Do you or anyone in your household suffer from the following medical conditions?*

Table 46 reports respondent counts of particular childhood medical conditions in absolute terms and as a percent of children reported in sample households. It should be noted that sample size is too small to draw conclusions on true incidence of medical conditions.

Table 46: Do you or anyone in your household suffer from the following medical conditions? (Children)

Medical Condition	Suffer from		Treated for	
	Count	Percent of Children	Count	As % of those who have
Child Asthma	20	11%	10	49%
Child Type 1 Diabetes	2	1%	2	100%
Child High Blood Pressure	1	1%	1	100%
Child Mental Health/Depression	6	3%	2	41%
Child Weight Problem	4	2%	0	0%
Child "Other"	5	3%	1	18%
Sample Size (Children in Households)	188			

What is of great concern is the relatively low treatment rate indicated for particular medical conditions. Only half of those that reported child asthma indicated they were under treatment; and only 2 of the 6 reported cases of child mental health\depression were under treatment.

Table 47 reports respondent counts of particular adult medical conditions in absolute terms and as a percent of all adults reported in sample households. Again sample size is too small to draw conclusions on true incidence of medical conditions. Treatment rates indicate that despite very high rates of health insurance and access to quality affordable health care, relatively serious medical conditions are going untreated. The only treatment rate that exceeds 50% is for heart disease, (62%).

Table 47: Do you or anyone in your household suffer from the following medical conditions? (Adults)

Medical Condition	Suffer from		Treated for	
	Count	Percent of Adults	Count	As % of those who have
Adult High Blood Pressure	40	15%	19	49%
Adult Mental Health/Depression	33	13%	10	32%
Adult Arthritis	31	12%	14	44%
Adult Asthma	31	12%	15	49%
Adult Weight Problem	28	11%	5	19%
Adult Type 2 Diabetes	20	8%	8	39%
Adult Heart Disease	7	3%	5	62%
Adult Substance Abuse	6	2%	2	30%
Adult Type 1 Diabetes	5	2%	2	36%
Adult "Other"	11	4%	6	56%
Sample Size (Adults in Households)	264			

*Is anyone in your household currently pregnant?*

Table 48: Is anyone in your household currently pregnant?

	Site					
	Desoto		Hilltop		Total	
	Count	Percent	Count	Percent	Count	Percent
Yes	9	8%	1	2%	10	6%
No	97	92%	48	98%	145	94%
Total	105	100%	49	100%	155	100%

There were 9 reported pregnancies, (weighting sample causes 10 to be shown in table), with all but one of them at DeSoto Bass.

***If Yes, Is she receiving prenatal care?***

Of those 9 pregnancies only one was known to be receiving pregnancy care. In 5 cases, it was indicated they were not and in 3 cases it was not

known.



**5. Healthy Activities and Health Habits**

Table 49: Number of servings of fruits and vegetables eaten by adults,(children) on a typical day by Age of Household Head and Site

	Age Group		Site		Total
	18 to 45	46 and up	Desoto	Hilltop	
<b>Adults</b>					
None	4%	5%	4%	4%	4%
1 or 2	49%	52%	48%	53%	50%
3 or 4	28%	27%	27%	28%	28%
5 or more	16%	10%	16%	11%	14%
Don't know	3%	3%	2%	4%	3%
Total	100%	100%	100%	100%	100%
Sample Size	101	53	110	46	157
<b>Children</b>					
None	1%	0%	2%	0%	1%
1 or 2	23%	36%	23%	26%	24%
3 or 4	51%	38%	47%	54%	50%
5 or more	24%	16%	26%	17%	23%
Don't know	1%	10%	2%	3%	2%
Total	100%	100%	100%	100%	100%
Sample Size	72	10	51	32	83

*About how many servings of fruits and vegetables do the adults and children in your household eat on a typical day?*

Only 14% of adults were getting 5 or more servings of fruits and vegetables on a typical day and only 23% of children, (Table 49). There is some suggestion of less fruit and vegetable consumption by children in older households, and at Hilltop but the differences are not statistically significant.

Examining the breakdown in Fruit and Vegetable consumption by usual transportation mode suggest that lack of easy transportation, (own car), has a negative effect on fruit and vegetable consumption for both adults and children; 29% of respondents with own car indicated 5 or more fruits and vegetables were consumed by their children while only 20% of those without an own car did so, (Table 50). With respect to adults the differential was greater; 26% of respondents with own car indicated 5 or more fruits and vegetables were consumed by adults while only 11% of those without an own car did so.

Table 50: Number of servings of fruits and vegetables eaten by adults,(children) on a typical day by Usual Transport Mode

	Usual Transport			
	Own Car	All Other Means	Own Car	All Other Means
	Children		Adults	
None	0%	1%	5%	4%
1 or 2	20%	26%	39%	53%
3 or 4	51%	49%	27%	28%
5 or more	29%	20%	26%	11%
Don't know	0%	3%	2%	3%
Total	100%	100%	100%	100%
Sample Size	23	60	36	121

About how many minutes of physical activity do adults and children in your family get on a typical day?

Table 51: About how many minutes of physical activity do adults/children in your family get on a typical day?

	Age Group		Site		Total
	18 to 45	46 and up	Desoto	Hilltop	
	Adults				
None	4%	15%	7%	11%	8%
15 min.	13%	6%	10%	13%	11%
30 min.	25%	38%	30%	30%	30%
60 min.	26%	21%	26%	20%	24%
More than 60 min.	29%	15%	24%	23%	24%
Don't know	2%	5%	3%	3%	3%
Total	100%	100%	100%	100%	100%
Sample Size	99	55	112	45	157
	Children				
None	2%	0%	3%	0%	2%
15 min.	9%	0%	9%	6%	8%
30 min.	14%	9%	7%	24%	13%
60 min.	27%	18%	27%	23%	26%
More than 60 min.	45%	64%	51%	43%	48%
Don't know	2%	10%	2%	4%	3%
Total	100%	100%	100%	100%	100%
Sample Size	73	10	52	32	84

Just under half of adults, (48%), and three quarters of children, (74%), get 60 or more minutes of physical activity in a typical day. Adults in 18 to 45 year age range were more likely than those in the 46 and up age range to get at least 60 minutes, (55% vs. 36%).

*Is there anyone in the household who smokes? If Yes, do they smoke in the home?*

More than half of respondents reported a smoker in the household, (57%), (Table 52). Smokers were slightly more likely among the 46 and up age group, (66% vs. 53), at DeSoto Bass, (60% vs. 49% and in households with no children present, (65% vs. 47%). In just over half of the households with a smoker, (51%), they smoked at home. Smokers in households with children present were substantially less likely to smoke at home, (36% vs. 62%).

Half of the households reporting children with asthma conditions had a smoker in the household and in three cases, the smoker smoked in the home.

Table 52: Is there anyone in the household who smokes?

	Age Group		Site		Children in Home	No Children in Home	Total
	18 to 45	46 and up	Desoto	Hilltop			
Percent with smoker in household	53%	66%	60%	49%	47%	65%	57%
Percent with smoker who smokes in home							
As percent of households with smokers	50%	52%	52%	47%	36%	62%	51%
As percent of all households	27%	35%	32%	23%	17%	40%	29%
Sample Size	106	62	120	50	84	81	170

*Do you participate in any **organized** exercise or fitness activities? \_\_\_ Yes \_\_\_ No*

Just 17% of respondents indicated they participated in any organized exercise or fitness activity. This did not vary by site or age group

*Do you have a gym membership? \_Only 5% of respondents had a gym membership*

*If no, why not? (Check all that apply)*

Slightly more than half of respondents, (51%), indicated a gym membership was too expensive. Those 18 to 45 were more likely than those 46 and up to indicate they were too busy, (23% to 9%), while those 46 and over were more likely to say their health wouldn't permit, 26% vs. 3%).

Table 53: Reasons Residents don't have Gym Membership

	Age Group		Site		Total
	18 to 45	46 and up	Desoto	Hilltop	
It is too expensive	55%	46%	45%	66%	51%
Not available in my area	36%	32%	32%	39%	34%
I am too busy	23%	9%	18%	18%	18%
My health won't permit it	3%	26%	15%	5%	12%
I don't like to exercise	1%	4%	3%	0%	2%
Other	15%	17%	18%	14%	17%
Total	133%	135%	131%	141%	134%
Sample Size	97	55	110	45	155

## 6. Health Incentives and Park Potentials

*What would make you more likely to exercise? (Check all that apply)*

A gym in the neighborhood or on site was attractive to half of respondents, (49% and 48%), as an aid to exercise. A walking or running path also attracted almost of the respondents, (48%). Each of the other items mentioned matter to a subset of respondents.

Table 54: What would make you more likely to exercise? (check all that apply)

	Age Group		Site		Total
	18 to 45	46 and up	Desoto	Hilltop	
Gym in the neighborhood	55%	38%	42%	67%	49%
Gym on site	58%	31%	38%	72%	48%
Walking/running path near my home	49%	41%	47%	48%	48%
If I felt comfortable working around the neighborhood	45%	42%	45%	46%	45%
Dance classes available in my neighborhood	37%	22%	30%	37%	32%
Sports teams for adults in my neighborhood	32%	11%	26%	24%	25%
Bike rentals available in my neighborhood	26%	7%	20%	18%	19%
Total	302%	192%	249%	312%	267%
Sample Size	106	58	118	49	167

*If there were a park in the area, what features would you most like to have there?*

Table 55: If there were a park in the area what features would you most like to have there?

	Age Group		Children under 18 living in household		Total
	18 to 45	46 and up			
			Yes	No	
Walking/running path	64%	68%	70%	61%	66%
Swimming pool	68%	45%	66%	52%	59%
Picnic/barbeque area	61%	49%	58%	56%	57%
Playground/Tot Lot	59%	39%	68%	33%	52%
Water Spray Area	58%	37%	59%	42%	51%
Basketball Court	51%	31%	56%	32%	44%
Bike path	33%	15%	31%	22%	27%
Baseball field	23%	15%	23%	17%	20%
Skateboard park	14%	7%	16%	7%	12%
Other	6%	6%	6%	6%	6%
Total	436%	313%	455%	327%	394%
	106	57	86	78	164

Respondents were excited by a variety of features but those that dominated interest included a walking running path, Swimming Pool, a Picnic/barbeque area, a Playground and a Water Spray area.

Those with children had a walking/running path, a Playground and a Swimming Pool, at the top of their list but several other features also attracted attention.

## I. Food Shopping and Food Security Issues

### 1. Food Shopping

*Where do you usually go food shopping for your household?*

Kroger’s, followed by Aldi’s and Walmart as a distant second and third was the most usual food shopping destination. 969% and 50% and 47% respectively. Those who did use their own car as the primary way to get there were slightly more likely to use more local groceries than those who did use their own car; Food City, (39% vs. 21%), and Danner Market, (25% vs. 15%).

Table 56 Where do you usually go food shopping for your household? By Usual Way to Get There

	What is your primary way to get there?							
	Own Car	All Other Methods	Friends or Family Car	Walk	Bus	Bike	Taxi	Total
Kroger	79%	74%	71%	77%	73%	100%	100%	69%
Aldi's	56%	50%	58%	38%	49%	47%	100%	50%
Walmart	44%	52%	54%	48%	49%	88%	52%	47%
Save-a-Lot	39%	38%	40%	44%	32%	68%	0%	33%
Westside Supermarket	32%	35%	30%	46%	34%	20%	0%	32%
Food City	21%	39%	30%	47%	42%	55%	0%	31%
Danner Market	15%	25%	19%	33%	25%	35%	0%	20%
Estridge Grocery	26%	14%	16%	13%	12%	20%	0%	16%
Drexel Foodtown	23%	11%	15%	8%	9%	20%	0%	14%
West 3rd grocery	12%	5%	3%	7%	6%	20%	0%	7%
Other	16%	9%	4%	12%	10%	12%	48%	10%
Total	363%	352%	340%	373%	340%	485%	300%	329%
Sample Size	38	134	79	50	79	7	2	172

Table 57: Is it convenient to where you live or work? By Age Group and Site

	Age Group		Site		Total
	18 to 45	46 and up	Desoto	Hilltop	
Yes	75%	69%	75%	68%	73%
No	25%	31%	25%	32%	27%
Total	100%	100%	100%	100%	100%
Sample Size	105	60	120	47	168

*Is it convenient to where you live or work?*

Just under three quarters of respondents, (73%), thought their primary grocery was convenient to where they lived or worked. Those 46 and over and Hilltop residents were slightly more likely than those young or at DeSoto Bass to think it was not convenient, (31% vs. 25% and 32% vs. 25%) *What is your primary way to get there, (food shopping)?*



*Friends or Family Car* or *Bus* were the primary ways to food shop, (46% each). Only 22% used their *own car* as the primary way to get to the grocery. Note that more than a quarter, (29%), *walked* as a primary way to get to the grocery.

Those 46 and over were more likely than those 18 to 45 to use *the bus*, (51% vs. 43%), and less likely to use their *own car*, (25% vs. 16%). DeSoto Bass residents were more likely than Hilltop residents to use a *friends or family car*, (51% vs. 31%), and *the bus*, (48% vs. 39%), and less likely to use their *own car*, (18% vs. 31%).

Table 58: What is your primary way to get there? By Age Group and Site

	Age Group		Site		Total
	18 to 45	46 and up	Desoto	Hilltop	
Friends or Family Car	45%	47%	51%	31%	46%
Bus	43%	51%	48%	39%	46%
Walk	28%	31%	32%	23%	29%
Own Car	25%	16%	18%	31%	22%
Bike	5%	3%	6%	0%	4%
Taxi	1%	1%	1%	0%	1%
Total	146%	149%	156%	125%	147%
Sample Size	108	61	125	48	173

*How do you generally pay for groceries?*

Table 59: How do you generally pay for groceries?

	Age Group		Site		Total
	18 to 45	46 and up	Desoto	Hilltop	
SNAP	77%	61%	69%	77%	71%
Cash	43%	47%	48%	37%	45%
Check	2%	1%	2%	2%	2%
Other	5%	11%	9%	5%	8%
Total	128%	120%	127%	121%	125%
Sample Size	107	63	124	49	173

*SNAP* dominates grocery payments, (71%), with just under half of respondents also using Cash, (45%).

Two respondents mentioned WIC and 2 respondents noted family or friends paid.

**2. Food Habits**

*During a typical week, how many nights does your household eat fast food?*

Table 60: Nights Eating Fast Food and Nights Making Dinner					
	Age Group		Children at Home		Total
	18 to 45	46 and up	Yes	No	
During a typical week, how many nights does your household eat fast food?					
None	36%	44%	38%	38%	38%
1-2 nights	46%	50%	48%	48%	48%
3-4 nights	14%	5%	12%	9%	11%
5-6 nights	1%	1%	0%	2%	1%
Every night	2%	0%	1%	2%	1%
Total	100%	100%	100%	100%	100%
Sample Size	108	62	86	83	169
During a typical week, how many nights does your household make dinner at home?					
None	5%	4%	2%	7%	4%
1-2 nights	12%	7%	6%	12%	9%
3-4 nights	24%	26%	25%	25%	25%
5-6 nights	26%	17%	30%	17%	24%
Every night	34%	46%	37%	39%	38%
Total	100%	100%	100%	100%	100%
Sample Size	108	61	85	83	168

The great majority of respondents, (86%), indicated either that they did not eat fast food at all in a typical week, (38%), or eat it only 1 or 2 times, (48%).

Respondents 18 to 45 were slightly more likely than those 46 and over to indicate 3 to 4 nights a week, (14% vs. 5%). There was no significant difference by site.

A significant majority of respondents make dinner at home at least 5 nights a week, (62%).

Those without children were slightly more likely to indicate they made dinner at home 2 or fewer nights in a week, (19% vs. 8%). Those 46 and older were more likely to indicate they made dinner at home every night than those 18 to 45, (46% vs. 34%). There was no

significant difference by site in frequency of dinner at home.

**3. Food Insecurity**

*Are there times when there isn't enough food in the house to eat? \_\_ Yes \_\_ No*

Table 61: Are there times when there isn't enough food in the house to eat? By Age Group and Presence of Children					
	Age Group		Children at Home		Total
	18 to 45	46 and up	Yes	No	
Yes	71%	58%	64%	67%	65%
No	29%	42%	36%	33%	35%
Total	100%	100%	100%	100%	100%
Sample Size	100	61	84	78	161

Two thirds of respondents, (65%), reported there are times when there isn't enough food in the household to eat.

The issue was greater for those 18 to 45 than those 46 and over, (71% vs. 58%). The issue was of equal importance for families with children and those without, (64% and 67%) and of virtually equal importance at DeSoto Bass and Hilltop, (62% and 73%).

*If yes, what are the reasons why there is not always enough to eat? (Check all that apply)*

For three quarters of respondents, (74%), the fundamental driver for *not enough to eat* was *not enough money for food*. A distant second explanation was too hard to get to the store, (33%).

There was little variation by age, presence of children or site location. Those who had children at home were slightly more likely to say that too hard to get to the store was a reason, (39% vs. 28%) as did those at Hilltop relative to DeSoto Bass, (40% vs. 29%).

	Age Group		Children at Home		Total
	18 to 45	46 and up	Yes	No	
Not enough money for food	76%	68%	76%	72%	74%
Not enough time for shopping	13%	7%	16%	6%	11%
Too hard to get to the store	32%	34%	39%	28%	33%
Other	9%	13%	9%	10%	10%
Total	129%	121%	139%	116%	127%
Sample Size	79	40	57	61	118

Table 63a: Are there times when there isn't enough food in the house to eat? By Nights of Fast Food

Number of nights households eat fast food	Are there times when there isn't enough food in the house to eat?	
	Yes	No
None	39%	36%
1-2 nights	49%	49%
3-4 nights	7%	14%
5-6 nights	2%	0%
Every night	2%	0%
Total	100%	100%
Sample Size	106	56

Assertions are sometimes made that food security issues are linked to decisions about cooking at home vs. eating out. Table 63a documents that only a very small portion, (11%), of those responding *there were times when there isn't enough food in the house to eat* indicated they eat fast food 3 or more nights in a typical week.

A second way of probing the issue is to restrict attention to the subset of residents who said *there were times when there isn't enough food in the house to eat* and who

linked it to *not enough money*. Table 64 shows for this sub-group, the percent eating out 3 or more nights a week, (10%), and the percent indicating they cooked dinner at home 4 or fewer nights a week, (34%). The results suggest that lessons on nutritious cooking might help a small subset of these people but are unlikely to address the fundamental food security issues they face.

Table 64: Incidence of Fast Food and Making Dinner at Home Among those without Food due to Not Enough Money

	During a typical week, how many nights does your household:	
	eat fast food	make dinner at home
None	39%	2%
1-2 nights	51%	9%
3-4 nights	6%	23%
5-6 nights	1%	20%
Every night	3%	46%
Total	100%	100%
Sample Size	79	78

Table 63b: Are there times when there isn't enough food in the house to eat? By Usual Transport Mode		
	Are there times when there isn't enough food in the house to eat?	
	Yes	No
Own Car	19%	32%
Friends or Family Car	44%	39%
Walk	33%	26%
Bus	58%	47%
Bike	3%	8%
Taxi	3%	8%
Total	160%	159%
Sample Size	105	55

There is a connection to usual mode of transportation and food insecurity, (Table 63b). Those acknowledging that there were times when there isn't enough food in the house to eat were less likely to have their own car, (19% vs. 32%), more likely to walk, (33% vs. 26%), or ride the bus, (58% vs. 47%).

The importance of transportation in food insecurity is reinforced when respondents were asked later in the survey if transportation is a barrier when trying to get to work, school, grocery shopping, etc.; 61% of those who indicated there were times when there isn't enough food to eat said transportation was a barrier while only 29% of those without food security indicated it was a barrier.

Table 63c: Are there times when there isn't enough food in the house to eat? By Whether Transportation is a Barrier		
Is transportation a barrier when trying to get to work, school, the grocery store, the doctor, or other places?	Are there times when there isn't enough food in the house to eat?	
	Yes	No
Yes	61%	29%
No	39%	71%
Total	100%	100%
Sample Size	105	52

*Does your family utilize the summer lunch program?*

Utilization of the summer lunch program is closely tied to children in the home; 61% of those with children at home used the program while only 24% of those without children did so. This results in the higher use by 18 to 45 year old households relative to 46 and up households, (51% vs. 29%). There was no difference in usage by site. Note there is little difference in usage by food insecurity during the month.

Table 65: Does your family utilize the summer lunch program? By Food Availability, Age Group and Presence of Children

	Are there times when there isn't enough food in the house to eat?		Age Group		Do you have children under 18 living in your household?		Total
	Yes	No	18 to 45	46 and up	Yes	No	
Yes	46%	40%	51%	29%	61%	24%	43%
No	54%	60%	49%	71%	39%	76%	57%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	104	56	107	59	86	79	168

**4. Interest in Food Insecurity Solutions***How interested would you be in a having a community garden onsite at DeSoto Bass/ Hilltop?*

Three quarters of respondents, (76%), indicated they would be interested in having a community garden on-site with over half, (51%), indicating they were “very interested”. Those suffering from food insecurity were slightly more likely than those not suffering to indicate they were “very interested”, (55% vs. 42%). There was no significant difference by age, children present or site.

Table 66: How interested would you be in having a community garden onsite at DeSoto Bass/Hilltop? By Food Availability, Age Group and Presence of Children

	Are there times when there isn't enough food in the house to eat?		Age Group		Do you have children under 18 living in your household?		Total
	Yes	No	18 to 45	46 and up	Yes	No	
Very interested	55%	42%	51%	50%	54%	48%	51%
Somewhat interested	23%	29%	25%	24%	25%	24%	25%
Not interested	12%	19%	11%	21%	9%	19%	14%
Don't know	10%	10%	14%	6%	12%	10%	11%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	105	57	107	62	86	82	168



*Would you help maintain a community garden?*

The vast majority of those very or somewhat interested in the community garden indicated they would help maintain it, (86%). There was no significant variation across categories although those 18 to 45 years old and those with children at home were slightly more likely to indicate they would help. There was no difference in willingness to help by site.

Table 67: Would you help maintain a community garden? By Food Availability, Age Group and Presence of Children, (if "very" or "somewhat" interested in community garden)

	Are there times when there isn't enough food in the house to eat?		Age Group		Do you have children under 18 living in your household?		Total
	Yes	No	18 to 45	46 and up	Yes	No	
Yes	88%	81%	92%	79%	92%	79%	86%
No	12%	19%	8%	21%	8%	21%	14%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	81	41	79	45	67	58	125

*How interested would you be in learning more about nutrition, cooking, and/or food preparation?*

The vast majority of respondents indicated they were interested in *learning more about nutrition, cooking, and/or food preparation*, (80%). Almost half, (46%), were "very" interested. Those that sometimes did not have food in the house, those 18 to 45 years old and those with children at home were all more likely to indicate they were "very interested". There was no significant difference by site.

Table 68: How interested would you be in learning more about nutrition, cooking, and/or food preparation? By Food Availability, Age Group and Presence of Children

	Are there times when there isn't enough food in the house to eat?		Age Group		Do you have children under 18 living in your household?		Total
	Yes	No	18 to 45	46 and up	Yes	No	
Very interested	51%	37%	54%	36%	54%	38%	46%
Somewhat interested	31%	40%	32%	34%	31%	37%	34%
Not interested	14%	19%	10%	27%	10%	22%	16%
Don't know	4%	4%	4%	3%	4%	3%	4%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	105	57	106	62	85	83	168

## J. Transportation

*How do you usually get around - to work, school, the grocery store, the doctor or other places?*

The most common transport modes for respondents were *Bus*, (56%), and a *Friends or Family Car*, (43%). *Walking* and *own car* were a distant 3<sup>rd</sup> and 4<sup>th</sup>, (31% and 23%). Those 18 to 45 were more likely to use the *bus* than those 46 and over, (61% vs. 48%). Those with children were more likely than those without to use their *own car*, (27% vs. 19%), and less likely to use a *friends or family car*, (34% vs. 52%). Finally, DeSoto Bass respondents were more likely than Hilltop residents to use a friends or family car, (48% vs. 29% and more likely to walk, (35% vs. 22%).

	Age Group		Do you have children		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
Bus	61%	48%	57%	53%	55%	57%	56%
Friends or Family Car	42%	43%	34%	52%	48%	29%	43%
Walk	30%	31%	28%	35%	35%	22%	31%
Own Car	24%	19%	27%	19%	20%	30%	23%
Bike	4%	4%	4%	6%	7%	0%	5%
Taxi	4%	6%	3%	7%	6%	0%	5%
Total	165%	151%	152%	173%	171%	138%	162%
Sample Size	106	61	87	81	123	47	170

*Is transportation a barrier when trying to get to work, school, the grocery store, the doctor, or other places?*

More than half of the respondents, (53%), indicated transportation was a barrier. Residents with children present and Hilltop residents were more likely than residents without children present and DeSoto Bass residents to indicate transportation was a barrier, (59% vs. 45% and 66% vs. 48%, respectively)

Is transportation a barrier when trying to get to work, school, the grocery store, the doctor, or other places?	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
Yes	55%	51%	59%	45%	48%	66%	53%
No	45%	49%	41%	55%	52%	34%	47%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	104	61	85	79	122	47	168

*If yes, what would make it easier for you to get to work, school, the grocery store, or other places?*

Three main possibilities were enunciated by respondents who said transportation was a barrier. A substantial minority said help with bus fares would be useful, (37%). Almost as many, (30%), suggested that getting their

own car, or assistance with car repair, or assistance with gas money would be useful. Finally, several articulated that having transportation options that started right from the site would be helpful.

*In an average week, how frequently do you ride the bus? Do you have a bus pass? \_\_\_ Yes \_\_\_ No*

Just under a quarter of respondents, (24%), ride the bus at least 5 days in an average week and more than half, (55%), ride at least once a week, Table 71. Those 18 to 45 are more likely to ride at least 3 times a week than those 46 and over, (48% vs. 29%); the same is true for those with children relative to those without, (46% vs. 37%). As one would expect, the great majority of people with bus passes, (only 20 respondents), are those who ride at least 5 times a week, (63%).

Table 71: Weekly Bus Riding Frequency By Age Group, Presence of Children, Site and Bus Pass

	Age Group		Do you have children under 18 living in your household?		Site		Do you have a bus pass?		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	Yes	No	
5 to 7 days	26%	21%	27%	20%	24%	23%	63%	19%	24%
3 to 4 days	22%	8%	19%	17%	15%	27%	16%	21%	18%
1 to 2 days	16%	10%	13%	12%	14%	11%	13%	15%	13%
Less than once a week	10%	33%	12%	25%	22%	7%	8%	18%	18%
Not at all	26%	28%	28%	26%	25%	32%	0%	27%	27%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%
Sample Size	105	61	86	80	122	47	20	134	169

However, only a small minority of respondents, (13%), had a bus pass, (Table 72). Most astonishing, **only a third** of those who ride the bus 5 to 7 days in an average week have a bus pass,

## K. Safety and Security

*How safe do you feel in your neighborhood during the day? How safe do you feel in your neighborhood after dark?*

A significant minority of respondents, (44%), feel *somewhat or very unsafe* in the neighborhood during the day and a substantial majority, (70%), feel *somewhat or very unsafe* after dark, (Tables 73 and 74). Those who are 46 and older and those without children are more likely to feel *very safe* during the day than those 18 to 45 and those with children, (26% vs. 15% and 28% vs. 11%, respectively). Of particular concern, significant majorities of respondents 18 to 45, (58%), and those with children, (61%), feel *very unsafe* in the neighborhood after dark.

Table 73: How safe do you feel in your neighborhood during the day? By Age Group, Presence of Children and Site

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
	Very safe	15%	26%	11%	28%	19%	
Somewhat safe	36%	38%	39%	36%	36%	38%	37%
Somewhat unsafe	33%	19%	33%	23%	25%	34%	28%
Very unsafe	16%	17%	18%	14%	19%	7%	16%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	108	64	87	84	125	49	175

Table 74: How safe do you feel in your neighborhood after dark? By Age Group, Presence of Children and Site

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
	Very safe	9%	11%	6%	12%	9%	
Somewhat safe	15%	29%	17%	24%	17%	27%	20%
Somewhat unsafe	18%	24%	16%	25%	23%	14%	21%
Very unsafe	58%	36%	61%	38%	50%	48%	49%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	107	62	86	82	124	48	172

*What would make you feel safer in your neighborhood?*

Two themes dominated the 138 verbatim responses to the question. First, more than a third, (36%), suggested that better enforcement, (more police, more patrols), would make them feel safer. Second and relatedly, they talked about the need for “better security”, (17%). There were some specific mentions of more lighting, (7%), and cameras, (4%). A third theme was an appeal for a community response to “stop the shooting” and deal with the gun violence, (14%). Finally there were suggestions that the best way to feel safer was to move out, (7%), or have other people moved out, (5%).

*Are there parks you can walk to in the neighborhood?*

Most respondents felt there were parks they could walk to, (83%), although those 46 and over were slightly less likely to feel so than those 18 to 45, (77% vs. 87%).

Table 75: Are there parks you can walk to in the neighborhood? By Age Group, Presence of Children and Site

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
Yes	87%	77%	84%	82%	80%	92%	83%
No	13%	23%	16%	18%	20%	8%	17%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	108	64	87	83	125	50	175

If Yes (*Do you feel safe at the park? \_\_ Yes \_\_ No \_\_ I don't know*)

Of those who said there was a park they could walk to, slightly more said they felt safe than not safe, (43% vs. 33%).

Table 76: Do you feel safe at the park? By Age Group, Presence of Children and Site

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
Yes	42%	45%	43%	41%	44%	41%	43%
No	40%	20%	41%	25%	26%	49%	33%
I don't know	18%	36%	16%	34%	31%	11%	24%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	78	40	64	53	82	39	121

*What are the safety concerns in your neighborhood or surrounding area? (Choose top three)*

Drug dealing tops the list of neighborhood safety concerns, (71%), with Drug use in second place, (59%), (Table 77, next page). These are followed by a long list of concerns that half or close to half of respondents



listed as top safety concerns. These include *Traffic*, (51%), *Theft*, (50%), *Juvenile Delinquency*, (47%), *Gang Activity*, (44%), and *Domestic Violence*, (40%).

Respondents with children were slightly more likely than those without children to be concerned about *Drug use*, (67% vs. 52%), *Traffic*, (58% vs. 44%), *Gang activity*, (54% vs. 33%), and the *transient population*, (28% vs. 17%). Hilltop respondents had greater concerns than DeSoto Bass respondents with respect to *Traffic*, (65% vs. 46%), *Theft*, (61% vs.45%), and *Gang Activity*, (54% vs. 41%).

Table 77: What are the safety concerns in your neighborhood or surrounding area? (Choose the top three)

	Age Group		Do you have children		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
Drug dealing	67%	76%	74%	68%	73%	65%	71%
Drug use	60%	59%	67%	52%	62%	53%	59%
Traffic	54%	48%	58%	44%	46%	65%	51%
Theft	54%	43%	51%	49%	46%	61%	50%
Juvenile delinquency	46%	49%	47%	47%	44%	55%	47%
Gang Activity	47%	39%	54%	33%	41%	54%	44%
Domestic violence	42%	37%	44%	36%	42%	36%	40%
Child abuse/neglect	24%	24%	27%	22%	25%	23%	25%
Transient/homeless population	26%	17%	28%	17%	19%	33%	23%
Prostitution	19%	20%	22%	16%	20%	17%	19%
Other	12%	8%	14%	7%	12%	8%	11%
Don't Know	10%	10%	6%	14%	12%	4%	10%
Total	462%	429%	492%	405%	442%	474%	451%
Sample Size	107	62	86	83	125	47	172

*What types of crime prevention activities do you think have been or would be successful in your neighborhood?*

There is substantial agreement on the top two crime prevention activities that have been/ could be successful. Two thirds of respondents, (67%), indicated that *better security systems* were needed and just under two thirds, (62%), indicated that *more visible police patrols* were required. Just about half of residents thought that a *Crime watch program*, (52%), *better relations with the police*, (50%), and *better street lighting*, (50%), could be successful crime prevention activities.

**There were no significant differences by age** in what respondents saw as potentially successful crime prevention activities. Those with children were slightly more likely than those without to emphasize *better security systems*, (76% vs. 57%), and *better street lighting*, (57% vs. 41%). Interestingly, Hilltop residents were more likely than DeSoto residents to see several crime prevention activities as potentially successful. *Better street lighting* stands out as where the gap is greatest, (62% vs. 45%), along with *fencing and gates*, (46% vs. 28%)

Table 78: What types of crime prevention activities do you think have been or would be successful in your neighborhood?

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
Better security systems	69%	63%	76%	57%	64%	73%	67%
More visible police patrol	65%	57%	65%	60%	59%	70%	62%
Crime watch program	53%	49%	55%	48%	50%	60%	52%
Better relations with police	48%	52%	53%	45%	50%	49%	50%
Better street lighting	51%	48%	57%	41%	45%	62%	50%
Fencing and gates	36%	29%	37%	28%	28%	46%	34%
Other	3%	4%	3%	2%	3%	3%	3%
Don't Know	13%	5%	10%	10%	11%	6%	10%
Total	337%	307%	357%	291%	310%	369%	327%
Sample Size	107	66	86	86	126	50	176

*Would you participate in a neighborhood watch program? If no, why would you not?*

Two thirds of respondents, (67%), indicated they would be willing to participate in a neighborhood watch program. There is no significant variation by age, presence of children or site.

Table 79: Would you participate in a neighborhood watch program?

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
Yes	68%	65%	66%	67%	64%	73%	67%
No	32%	35%	34%	33%	36%	27%	33%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	106	62	85	82	122	49	171

Respondents who said they would not participate gave a variety of reasons but the single biggest reason given was fear and concerns about retaliation.

*How much trust and confidence do you have in the Dayton Police Department?*

Only half of the residents, (53%), could muster *some or a lot of trust* in the Dayton Police Department. Those 18 to 45 were more likely than those 46 and up to indicate they had *no trust*, (18% vs. 8%). Hilltop residents were slightly less likely than DeSoto Bass residents to say they had *some or a lot of trust* in the Dayton Police Department, (46% vs. 56%).

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
	A lot of trust	21%	22%	19%	22%	23%	
Some trust	29%	36%	33%	33%	33%	30%	32%
A little trust	29%	28%	34%	21%	24%	40%	29%
No trust	18%	8%	13%	16%	15%	12%	14%
Don't know	4%	5%	1%	7%	5%	2%	4%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	109	64	86	86	126	49	176

*How could the Dayton Police Department improve services in your neighborhood? (Choose top two)*

*Working with Youth* topped respondents' choices for how the police could improve services in the neighborhood, (49%). In second and third place respectively were an increase in *police presence*, (41%), and *crime prevention advice*, (39%). About a third of residents were attracted to *Community policing*, (33%), and *Increased enforcement*, (31%).

There were some difference by age. Those over 46 were more likely than those 18 to 45 to pick *increase in police presence* as one of their top 2, (48% vs. 35%), while those 18 to 45 were more likely than those 46 and up to pick *crime prevention advice*, (43% vs. 31%), and *victim assistance*, (32% vs. 23%). Those with children were more likely than those without to select *working with youth*, (59% vs. 38%), *crime prevention advice*, (51% vs. 26%), and *victim assistance*, (36% vs. 21%). Hilltop residents were also more likely than DeSoto Bass residents to select *working with youth*, (57% vs. 46%), *crime prevention advice*, (48% vs. 35%), and *victim assistance*, (38% vs. 26%). DeSoto Bass residents were slightly more likely to select Increase in police presence, (44% vs. 33%).

Table 81: How could the Dayton Police Department improve services in your neighborhood? (choose top two)

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
	Working with youth	53%	44%	59%	38%	46%	
Increase in police presence	35%	48%	38%	45%	44%	33%	41%
Crime prevention advice	43%	31%	51%	26%	35%	48%	39%
Community Policing	32%	34%	37%	30%	32%	36%	33%
Increase enforcement	32%	27%	35%	27%	30%	33%	31%
Victim assistance	32%	23%	36%	21%	26%	38%	29%
Other	7%	6%	10%	3%	5%	9%	6%
Don't Know	14%	7%	12%	10%	10%	14%	11%
Total	249%	221%	277%	201%	229%	268%	240%
Sample Size	108	62	87	83	124	49	173

*How likely would you be to report a crime?*

Just under half of the respondents, (48%), indicated they would be *very likely* to report a crime and a fifth, (21%), indicated they would be *somewhat* or *very unlikely*. There was no significant variation by age, presence of children or site.

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
	Very likely	48%	48%	46%	48%	45%	
Somewhat likely	30%	31%	34%	29%	31%	31%	31%
Somewhat unlikely	12%	13%	11%	14%	15%	5%	12%
Very unlikely	10%	7%	9%	9%	8%	10%	9%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	105	61	85	81	123	47	169

*Do you know who to call to report a crime? If Yes, who?*

The great majority of respondents, (84%), knew who to call to report a crime. Hilltop residents were slightly more likely than DeSoto Bass residents to indicate they knew who to call, (93% vs. 80%)

Do you know who to call to report a crime?	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
	Yes	84%	82%	86%	80%	80%	
No	16%	18%	14%	20%	20%	7%	16%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	108	64	87	83	126	48	174

Do you know who to call to report a crime?	How likely would you be to report a crime?				Total
	Very likely	Somewhat likely	Somewhat unlikely	Very unlikely	
Yes	95%	76%	72%	67%	84%
No	5%	24%	28%	33%	16%
Total	100%	100%	100%	100%	100%
	81	53	20	15	168

It is worth noting that while a higher percent of those *very likely* to call to report a crime report knowing who to call, (95%), the percent who know who to call is relatively high in the other categories so ignorance of who to call is not the driver of their reluctance.



**L. Neighborhood Input and Feedback**

**1. Current Neighborhood Involvement**

*Does anyone in your household participate in the neighborhood association, resident council, or any civic group? If No Why not?*

Table 84: Does anyone in your household participate in the neighborhood association, resident council, or any civic group?

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
	Yes	10%	17%	10%	17%	15%	
No	90%	83%	90%	83%	85%	92%	87%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	97	55	80	72	112	43	154

Just 13% of respondents acknowledged involvement in formal neighborhood activities. Those over 46 and those without children were slightly more likely to indicate involvement than those 18 to 45 or with children, (in both cases 17% vs. 10%).

Most remarkably, of the 85 respondents who chose to explain why they were not involved in the neighborhood association, resident council, or any civic group, only a

few pleaded work or child commitments. The great majority said they were either unaware that any existed or simply didn't know.

*Does your household utilize any social services in the neighborhood?*

Only a small percent of respondents utilized neighborhood social services, (14%). DeSoto Bass residents were more likely than Hilltop residents to do so, (17% vs. 6%).

Table 85: Does your household utilize any social services in the neighborhood?

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
	Yes	14%	14%	14%	15%	17%	
No	86%	86%	86%	85%	83%	94%	86%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	105	59	85	79	120	47	167

*If Yes (name of agencies?)*

Five respondents mentioned Catholic Social Services and five mentioned a food pantry or the food truck. Single references were made to Potter's House, Family Services and the Inner West Priority Board and SCOPE.

*Are there current neighborhood services or organizations that are important to you? If yes, what are they?*

A quarter of respondents, (26%), indicated there were current neighborhood services or organizations important to them. Of the 34 respondents who provided a response of what was important, 10 mentioned something to do with food, (either the food pantry or truck or a free breakfast), (see Verbatim next page).

Table 86: Are there current neighborhood services or organizations that are important to you?

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
Yes	25%	26%	23%	28%	24%	30%	26%
No	75%	74%	77%	72%	76%	70%	74%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	98	56	78	77	115	43	158

**Table 87: Verbatim, Neighborhood Services and Organizations Important**

Food pantry (6 mentions)
To help me with food
The breakfast
lunch truck helps a lot and church transportation for kid
Food truck
Church (3 mentions)
Job Center (2 mentions)
Boys+ Girls Club (2 mentions)
United Way, Catholic Social Services
Dionna's helping hands
Wesleyan center
Volunteers who stop by on their own
Too many to name
The sister circle and the food fund
social services
Sisterline
Scope
Resident Council, IWPB
parks
neighborhood watch, community policing
just do better about the kids in this area
Job plus
211, help link
FSS
don't know what they are
Caresource
Childcare and school
boy scouts, YMCA, PALS
All services

## 2. Neighborhood Strengths, Needs and Weaknesses

*What do you consider to be the strengths of your neighborhood? (Check all that apply)*

*Public transportation* and *Affordability* were the two strengths that a substantial number of respondents could agree on. Just over half of the respondents, (51%), saw public transportation as a neighborhood strength. The sentiment was greater for DeSoto Bass residents than Hilltop residents and for those with children relative to those without, (54% vs. 43% and 57% vs. 46%). Slightly less than half of respondents, (43%), felt affordability was a neighborhood strength.

A long list of other potential neighborhood strengths received endorsements from a fifth to a third of respondents but their importance seemed tied to pockets of people. *Schools* were considered a strength by 43% of those with children but to only 23% of those without. *Places of worship* were viewed as strength by 41% of Hilltop residents but only 26% of DeSoto Bass residents. Respondents in Hilltop were also more likely than DeSoto Bass respondents to see *Shopping*, *Parks* and *Childcare* as strengths, (32% vs. 21%, 35% vs. 18%, and 34% vs. 17%).

Table 88: What do you consider to be the strengths of your neighborhood?

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
	Public transportation	50%	51%	57%	46%	54%	
Affordability	42%	45%	47%	40%	42%	48%	43%
Schools	35%	28%	43%	23%	32%	36%	33%
Places of worship	32%	29%	34%	26%	26%	41%	30%
Location	26%	29%	28%	26%	26%	29%	27%
Youth programs	26%	22%	27%	25%	23%	31%	25%
Shopping/retail stores	25%	21%	27%	22%	21%	32%	24%
Parks	25%	19%	28%	19%	19%	35%	23%
Nearby to family/friends	25%	21%	22%	25%	24%	22%	23%
Social events	22%	21%	25%	20%	20%	27%	22%
Childcare	28%	12%	32%	13%	17%	34%	22%
Employment opportunities	22%	17%	23%	16%	18%	25%	20%
Recreational places	17%	18%	18%	18%	15%	26%	18%
Safety	18%	17%	18%	18%	15%	23%	17%
Social services	15%	16%	19%	14%	15%	21%	16%
Entertainment options	18%	8%	16%	13%	13%	18%	14%
Other	4%	7%	4%	5%	5%	3%	5%
<b>None</b>	<b>14%</b>	<b>6%</b>	<b>8%</b>	<b>13%</b>	<b>11%</b>	<b>9%</b>	<b>11%</b>
Total	445%	387%	477%	383%	395%	502%	425%
Sample Size	105	62	83	83	122	48	170

What types of businesses or services would you like to see in your neighborhood? (**Choose top three**)

A large majority of respondents, (69%), would like to see a *grocery* in the neighborhood. A *laundromat* and *restaurants* were also noted by more than half, (56% and 51%). Beyond those three, clothing stores, child care, retail, a farmers market, and beauty salons/barber shops all were businesses that at least a third of respondents wanted to see. The laundromat was of particular importance to those 18 to 45, (62% vs. 45%), while childcare was naturally a business those with children would like to see, (52% vs. 19%).

Table 89: What types of businesses or services would you like to see in your neighborhood?

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
Grocery	69%	68%	73%	66%	65%	79%	69%
Laundromat	62%	45%	61%	51%	57%	54%	56%
Restaurants	51%	50%	46%	56%	52%	49%	51%
Clothing	44%	40%	46%	39%	41%	46%	43%
Childcare	44%	20%	52%	19%	34%	40%	36%
Retail	38%	30%	40%	31%	34%	37%	35%
Farmers Market	32%	35%	40%	28%	31%	41%	34%
Beauty salon/Barber shop	33%	32%	34%	30%	30%	38%	32%
Social Services	33%	26%	33%	30%	27%	39%	31%
Movie theatre	27%	35%	24%	36%	26%	41%	30%
Clinic/hospital	28%	26%	29%	24%	27%	27%	27%
Pharmacy/drug store	26%	28%	28%	24%	24%	32%	26%
Bookstore	26%	27%	28%	24%	23%	32%	26%
Library	22%	30%	24%	26%	27%	22%	25%
Church	21%	31%	21%	27%	25%	21%	24%
Bank	21%	25%	20%	24%	21%	28%	23%
Coffee	20%	20%	18%	23%	19%	21%	20%
Hardware store	17%	21%	18%	17%	21%	11%	18%
Other	7%	6%	6%	7%	6%	8%	7%
Total	619%	596%	641%	581%	591%	665%	612%
	106	63	85	84	123	49	172



*What services would most benefit you or your family? (Check all that apply)*

A substantial percent of respondents thought they would benefit from many of the potential services. The top 4 services were *transportation*, (52%), *Youth programs*, (46%), *GED/Adult education*, (42%), and *Job skills training/employment assistance*, (42%), (See Table 90, next page). There was also substantial interest in *physical fitness for adults* across demographics, (39%). *Childcare*, (45%), and *Arts/Music/Dance*, (42%), was seen as of benefit by 45% of respondents with children and *computer classes* were of particular interest to those 46 and up, (42%). Finally, *community gardens* attracted differential attention at Hilltop, (39%)

Table 90: What services would most benefit you or your family?

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
	Transportation	53%	50%	55%	49%	51%	
Youth programs	53%	36%	58%	35%	44%	51%	46%
GED/Adult education	43%	40%	48%	37%	44%	40%	42%
Job skills training/employment assistance	42%	41%	45%	38%	37%	53%	42%
Physical fitness for adults	39%	40%	40%	38%	37%	45%	39%
Childcare	40%	23%	45%	21%	33%	35%	34%
Computer classes/lab	26%	42%	26%	39%	31%	36%	33%
Nutrition/cooking classes	34%	30%	34%	29%	31%	36%	32%
Arts/Dance/Music	39%	19%	42%	21%	29%	38%	32%
Social events	28%	35%	34%	27%	30%	32%	30%
Mental health services	27%	34%	26%	33%	28%	33%	29%
Credit repair	34%	21%	33%	23%	27%	32%	29%
Social services	24%	36%	28%	28%	26%	34%	28%
Community garden	28%	27%	32%	23%	23%	39%	28%
Counseling services	27%	22%	32%	20%	24%	31%	26%
Parenting skills classes	29%	17%	33%	18%	26%	25%	26%
Healthcare/medical services	25%	28%	24%	28%	24%	29%	26%
Financial Counseling	28%	20%	28%	19%	20%	34%	24%
Legal counseling	21%	19%	21%	18%	19%	24%	20%
Theatres	13%	26%	13%	22%	18%	18%	18%
English as second language classes	9%	12%	7%	14%	9%	13%	10%
Other	4%	5%	4%	4%	4%	7%	5%
None	6%	3%	4%	6%	6%	2%	4%
<b>Total</b>	<b>672%</b>	<b>625%</b>	<b>714%</b>	<b>590%</b>	<b>620%</b>	<b>746%</b>	<b>656%</b>
Sample Size	108	61	86	81	122	50	172

*What are the things you don't like about this neighborhood? (Choose top two)*

*Crime/ Violence in the streets, (78%), dominates neighborhood dislikes for respondents. A second cluster of 4 issues, Crime/Violence in the homes, (41%), Poor street lighting/street layout, (40%), Unemployment, (39%), and Not enough recreational facilities, (38%), bear some relationship to the first either directly or indirect as a potential cause.*

*Households with children, in addition to these dislikes are more likely than those without to check Not enough recreational facilities, (43% vs. 33%), People are not friendly, (41% vs. 22%), Lack of community center, (37% vs. 26%), Distance, (32% vs. 18%), Not enough childcare options, (32% vs. 18%), and Poor quality schools, (30% vs. 16%).*

Table 91: What are the things you don't like about this neighborhood?

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
	Crime/Violence on the streets	80%	74%	87%	69%	79%	
Crime/Violence in the homes	39%	43%	41%	40%	42%	37%	41%
Poor street lighting/street layout	38%	43%	40%	40%	40%	41%	40%
Unemployment	39%	38%	42%	38%	38%	42%	39%
Not enough recreational facilities	39%	36%	43%	33%	36%	42%	38%
People are not friendly	36%	25%	41%	22%	29%	38%	32%
Lack of community center	31%	29%	37%	26%	28%	38%	31%
Distance	29%	18%	32%	18%	28%	18%	25%
Lack of social services	25%	24%	28%	22%	27%	21%	25%
Not enough childcare options	27%	17%	32%	15%	26%	18%	23%
Poor quality schools	25%	20%	30%	16%	21%	29%	23%
Not enough green areas/parks	22%	17%	22%	19%	21%	19%	20%
Presence of certain businesses	11%	9%	12%	7%	12%	4%	10%
Presence of certain services	10%	5%	10%	5%	10%	4%	8%
Other	3%	9%	3%	7%	5%	7%	6%
None	5%	5%	3%	6%	4%	7%	5%
Total	460%	414%	502%	383%	446%	442%	444%
	107	63	86	82	123	50	173

## M. Satisfaction with and Plans with Respect to DeSoto Bass and Hilltop

*Overall, how satisfied are you with living at DeSoto Bass/ Hilltop?*

Respondents are almost evenly split in their overall satisfaction with 55% very or somewhat satisfied and 45% somewhat or very dissatisfied. There are profound differences by age of household head and presence of children. While 74% of those 46 and up are satisfied only 44% of those 18 to 45 are. Similarly, 71% of those without children but just 41% of those with children are satisfied. There is little variation by site with 57% of DeSoto Bass and 53% of Hilltop residents satisfied.

Table 92: How satisfied are you with living at DeSoto Bass/Hilltop?

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
	Very satisfied	11%	27%	8%	23%	18%	
Somewhat satisfied	33%	47%	33%	48%	39%	40%	39%
Somewhat dissatisfied	33%	12%	35%	16%	23%	29%	25%
Very dissatisfied	23%	15%	24%	13%	20%	18%	19%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	107	64	87	83	124	50	174

*How much longer do you plan to live at DeSoto Bass/ Hilltop?*

While 40% of respondents plan to live in the complexes as long as they can, 44% see themselves as being in the complex only a year, (26%), or less, (18%). Those 46 and up and those without children were far more likely than those 18 to 45 and those with children to indicate they planned to stay as long as they could, (61% vs. 27% and 49% vs. 30%, respectively).

Table 93: How much longer do you plan to live at DeSoto Bass/Hilltop?

	Age Group		Do you have children under 18 living in your household?		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
	Plan to move within 6 months	28%	3%	28%	9%	17%	
Plan to live here about a year more	31%	18%	29%	23%	26%	24%	26%
Plan to live here two or three more years	14%	19%	12%	19%	17%	16%	16%
Plan to live here as long as I can	27%	61%	30%	49%	40%	39%	40%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	106	61	85	80	121	49	169

*What services would you like to have access to on the site where you live?*

Respondents mentioned a variety of services but there were 6 prominent themes. They included the need for more police patrols and security, a computer lab, jobs and job training, a gym on site, childcare and afterschool activities.

Table 94: Services Residents would like to have access to On-Site

Police/ more patrolling/ security/ lights (10 mentions)
Computer Room/ Lab (8 mentions)
Jobs/ Job Training (8 mentions)
Gym on Site (7 mentions)
Childcare (6 mentions)
Afterschool activities/ youth programs (6 mentions)
Wi-Fi (3 mentions)
Transportation (3 mentions)
church services (3 mentions)
GED Training (2 mentions)
Resident Council (2 mentions)
Life skills (2 mentions)
All/ Everything we can get (9 mentions)
Other (24 single mentions)
Not sure/ None/ Not Applicable (21 mentions)

## N. Social Capital Baseline

*Thinking about your neighbors how likely are they to help by*

To capture potential changes in social capital as work in the neighborhood proceeds, respondents were asked three questions. Essentially about half of respondents said their neighbors were *likely* or *very likely* to help check on an elderly neighbor, (54%), or help with watching a child in an emergency, (50%). Slightly fewer felt neighbors would assist with a household repair, (41%). Those without children present were more likely think people would check on an elderly neighbor, (62% vs. 46%), while those 18 to 45 were more likely than those 46 and over to think people would watch a child in an emergency, (53% vs. 43%). It should be noted that DeSoto Bass respondents were more likely than Hilltop respondents to think it likely neighbors would help with a household repair, (45% vs. 32%).

Table 95: Responses to Social Capital Questions on a 1 to 5 Likelihood Scale

		Age Group		Children Present		Site		Total
		18 to 45	46 and up	Yes	No	Desoto	Hilltop	
How likely are your neighbors to help with checking on an elderly person in the neighborhood?	Very unlikely	16%	18%	18%	13%	15%	21%	16%
	Unlikely	15%	8%	14%	10%	13%	10%	12%
	Neither likely or unlikely	18%	17%	22%	14%	17%	22%	18%
	Likely	19%	34%	18%	32%	24%	26%	24%
	Very likely	33%	23%	28%	30%	32%	22%	29%
	Total	100%	100%	100%	100%	100%	100%	100%
	<b>Likely or Very Likely</b>	<b>51%</b>	<b>57%</b>	<b>46%</b>	<b>62%</b>	<b>56%</b>	<b>48%</b>	<b>54%</b>
Sample Size	103	56	85	75	118	44	162	
How likely are your neighbors to help with watching your child in an emergency?	Very unlikely	21%	23%	24%	16%	20%	24%	21%
	Unlikely	12%	15%	14%	13%	14%	11%	13%
	Neither likely or unlikely	15%	19%	14%	18%	14%	19%	16%
	Likely	15%	21%	17%	19%	18%	16%	17%
	Very likely	37%	22%	32%	33%	34%	30%	33%
	Total	100%	100%	100%	100%	100%	100%	100%
	<b>Likely or Very Likely</b>	<b>53%</b>	<b>43%</b>	<b>48%</b>	<b>52%</b>	<b>52%</b>	<b>46%</b>	<b>50%</b>
Sample Size	103	47	85	66	109	43	152	
How likely are your neighbors to help with assisting with a household repair?	Very unlikely	26%	25%	29%	20%	23%	31%	25%
	Unlikely	14%	16%	12%	18%	12%	19%	14%
	Neither likely or unlikely	18%	20%	20%	20%	20%	19%	20%
	Likely	18%	23%	18%	22%	21%	16%	20%
	Very likely	25%	16%	21%	19%	24%	16%	21%
	Total	100%	100%	100%	100%	100%	100%	100%
	<b>Likely or Very Likely</b>	<b>43%</b>	<b>39%</b>	<b>40%</b>	<b>42%</b>	<b>45%</b>	<b>32%</b>	<b>41%</b>
Sample Size	102	55	84	73	114	46	160	



## O. Knowledge of and Interest IN HUD Choice Neighborhood Planning Process

*Have you heard about the Choice Neighborhood planning process?*

Only a third of respondents, (34%), indicated they had heard of the *Choice Neighborhood planning process*. A slightly higher percent of DeSoto Bass residents than Hilltop residents had heard, (37% vs. 27%).

	Age Group		Children Present		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
Yes	35%	34%	37%	32%	37%	27%	34%
No	65%	66%	63%	68%	63%	73%	66%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	106	62	85	83	125	46	171

*Which of the following options interests you most? (Choose one)*

Just under half of respondents, (46%), were interested in staying at a revitalized DeSoto Bass/ Hilltop, Interest was greater among those 46 and up relative to 18 to 45 year olds and greater among those without children than those with children, (59% vs. 38% and 57% vs. 35% respectively). Those 18 to 45 and those with children expressed greater interest in relocating out of the neighborhood, (40% vs. 26% and 45% vs. 24%). Hilltop residents had greater interest than DeSoto Bass residents in relocating outside the neighborhood, (46% vs. 31%). A slightly higher percent of those with children than those without expressed interest in other housing on the neighborhood, (27% vs. 14%).

	Age Group		Children Present		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
Remaining at a revitalized and improved DeSoto Bass/Hilltop	38%	59%	35%	57%	48%	40%	46%
Relocating outside the neighborhood	40%	26%	45%	24%	31%	46%	35%
Relocating to other housing in the neighborhood	22%	15%	27%	14%	18%	24%	20%
Other	2%	1%	2%	2%	1%	3%	2%
Don't Know	13%	10%	11%	12%	14%	7%	12%
Total	116%	112%	121%	109%	113%	119%	114%
Sample Size	106	62	85	83	125	46	171

*Have you heard about the GDPM Family Self Sufficiency program that could help you become a homeowner?*

Just 41% of respondents had heard of the FSS program. Knowledge was greater at DeSoto Bass than Hilltop, (47% vs. 27%), and among those 46 and over relative to those 18 to 45, (48% vs. 36%).

Have you heard about the GDPM Family Self Sufficiency program that could help you become a homeowner?							
	Age Group		Children Present		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
Yes	36%	48%	41%	43%	47%	27%	41%
No	64%	52%	59%	57%	53%	73%	59%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	105	60	85	80	122	46	168

*How interested are you in owning your own home?*

More than two thirds of respondents, (70%), were *very interested* in own their own home. Interest was higher for those 18 to 45 than those 46 and up and for those with children relative to those without, (77% vs. 57% and 78% vs. 61%, respectively).

Table 98: How interested are you in owning your own home?							
	Age Group		Children Present		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
Very interested	77%	57%	78%	61%	68%	75%	70%
Somewhat interested	17%	19%	18%	18%	19%	14%	18%
Not interested at all	3%	16%	3%	15%	8%	9%	8%
Don't know	2%	7%	1%	6%	5%	2%	4%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	105	58	84	80	120	46	166

*What would make life in your neighborhood better?*

Of the 146 responses, more than a third, (36%), called for “make it safer” through more security, more police patrolling, better lighting, etc. An additional 14% specifically mentioned “stop the violence” and talked about getting rid of the guns. A subset of respondents, (16%), spoke of things that could be labeled community building through events, activities and greater communication generally. Finally there were a few who mentioned the need for youth programming, (7%), and jobs, (4%).

*Do you have any other comments, ideas, or feedback for us?*

About half of the comments reiterated some variation of the need for greater safety and security.

Verbatim on Final Comments

Would love to see DeSoto boss change for better and get the violence to stop
We need more Police on site and more activities for the youth and adults to occupy their time.
this neighborhood wouldn't be so bad if we get the drugs out
The police should patrol more
Have the cop care at night
Better management more police
Yes, I want to get a transfer cause they don't want to fit anything and I have had mice it took months before they came and fixed it
Ready for a change
people make this neighborhood safe
More lights
Make a place for our children to go and have something to do
Maintenance be doing their job
Let's get started on improvement
Kill the roaches and bugs
I would love to work
I think adding a garden would be a good idea
I love hilltop-I have no problem with anyone. I stay to myself
Help move me
Better review of the ones coming in
Add gates to yards and change screens on windows to bars improve on doors and screen doors

*Would you like to meet with a community organizer to talk further about the neighborhood?* About a third of respondents, (34%), were interested in meeting with a community organizer.

Table 99: Would you like to meet with a community organizer to talk further about the neighborhood?

	Age Group		Children Present		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
Yes	31%	40%	35%	33%	35%	32%	34%
No	69%	60%	65%	67%	65%	68%	66%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	105	57	85	78	119	46	165

*Would you be interested in training for leadership development or civic engagement?*

A third of respondents, (33%), were interested in training for leadership development or civic engagement.

Table 100: Would you be interested in training for leadership development or civic engagement?

	Age Group		Children Present		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
Yes	36%	27%	35%	30%	32%	35%	33%
No	32%	28%	33%	30%	33%	26%	31%
Don't know	32%	44%	33%	40%	36%	39%	37%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	96	57	79	75	112	43	155

## P. Disability Issues

*Does anyone in your family have a disability?*

A quarter of respondents, (24%), indicated someone in their family had a disability. As one would expect, respondents 46 and up were much more likely to report a disability on the family than those 18 to 45, (42% vs. 12%). The percent reporting a family disability is slightly higher in DeSoto Bass than in Hilltop, (26% vs. 16%).

	Age Group		Children Present		Site		Total
	18 to 45	46 and up	Yes	No	Desoto	Hilltop	
Yes	12%	42%	8%	38%	26%	16%	24%
No	88%	58%	92%	62%	74%	84%	76%
Total	100%	100%	100%	100%	100%	100%	100%
Sample Size	105	61	85	82	123	46	169

*Do you or anyone in your household have the following disabilities?*

Adult-Physical Disability	85.9%
Adult-Emotional Disability	37.3%
Adult-Learning Disability	24.1%
Adult-Vision Related Disability	23.2%
Child-Speaking Related Disability	8.4%
Adult-Hearing Disability	8.1%
Child-Other Disability	5.3%
Child-Emotional Disability	2.7%
Child-Learning Disability	2.7%
Child-Physical Disability	2.6%
Child-Hearing Disability	0.0%
Child-Vision Related Disability	0.0%
Adult-Speaking Related Disability	0.0%
Total	200.3%
Sample Size	34

The dominant disabilities respondents, (among those indicating a disability in the family), noted were Adult Physical Disabilities, (86%), Adult Emotional Disabilities, (37%), Adult Learning Disabilities, (24%), and Adult Vision Related Disabilities, (23%).

The most common child disability noted was speech related, (8.4%)

*Does a disability currently keep you or anyone in your household from participating fully in work, school, housework, or other activities?*

Two thirds of those reporting a disability in the family, (67%), noted it did keep them from participating *fully in work, school, housework, or other activities*.

*Does anyone in your household ever get outside assistance or help with basic needs such as getting dressed, preparing meals, or bathing?*

In only 20% of the 38 cases where a disability was reported is outside assistance received.

*Has there been a time in the past six months when someone in your household needed help with basic needs but was not able to get it?*

In just over a fifth of the cases, (22%), respondents reported not being able to get help when someone needed it.

*What services do you currently have? (Check all that apply)*

Transportation services, (45%), and Social worker home visits, (33%), were the most frequently reported services received. More than a third, (39%), of those with a disability in the family reported receiving no services.

Transportation services	44.7%
Home visits from a social worker	32.9%
Extra care from family member	13.1%
Assistance with paying bills/handling finances	11.5%
Assistance with grocery shopping	11.3%
In-home health assistance	8.1%
Homemaker services	5.7%
Other	11.3%
<b>None</b>	<b>39.2%</b>
Total	178.0%
Sample Size	31



*What services would help you in your current living situation? (Check all that apply)*

Table 104: What services would help you in your current living situation?

Transportation services	49%
Assistance with grocery shopping	23%
Assistance with paying bills/handling finances	20%
In-home health assistance	17%
Home visits from a social worker	16%
Homemaker services	13%
Other	3%
None	33%
Total	174%
Sample Size	33

About half of respondents, (49%), with a disability in the family indicated transportation services would be helpful. Substantially fewer felt the need for any of the other services suggested.

*Is there any special equipment or type of assistive device that you currently need but do not have?*

Nine respondents indicated they had a need for special equipment and 6 described it. Four related to bathroom aids, (bath tub grab bars (3 mentions), shower head that reaches down or pull down). One noted a need for a washer/ dryer and thought they needed a walker and cane.

*Do you think that housing to accommodate disabled residents is needed in this neighborhood?* More than half of those with a disability in the family, (57%), felt housing to accommodate disabled was needed in the neighborhood

*Do you feel that there are enough supports in your neighborhood to assist disabled residents?* More than half of those with a disability in the family, (60%), felt there were not enough supports to assist disabled residents in the neighborhood.

What do you see as the most important issues affecting you or the disabled persons that you know? (Check all that apply)

Table 105: Important issues affecting you or the disabled person you know:

Transportation	58.9%
Mobility issues	43.3%
Crime/personal safety	36.0%
Social supports	32.1%
Prescription drug costs	31.7%
Quality health care	28.8%
Housing options	27.3%
Living independently	25.9%
Health care costs	24.8%
Family connections	23.5%
Quality special need education	17.1%
Other	6.3%
Total	355.7%
Sample Size	36

Transportation, (59%), and Mobility Issues, (43%), topped the list of important issues. However, there were a whole range of other concerns that were important to somewhere between a third and a quarter of those dealing with a disability in the family, (see Table 105).

**Q. SENIOR ISSUES (Questions asked only of those with someone over 60 in their family)**

*Are you or anyone in your family over the age of 60?* Only 14% of respondents indicated there was someone over 60 in their family

*Does the senior in your household currently receive any of the following services? (Check all that apply)*

Transportation services	36%
Homemaker services	14%
Home visits from a social worker	10%
Assistance with paying bills/handling finances	9%
In-home assistance with personal care	5%
Assistance with grocery shopping	5%
Other	4%
None	55%
Total	138%
Sample Size	19

Transportation services were being received by just over a third, (36%), of seniors. Only 1 or 2 were receiving most of the other services. Note that more than half of the seniors, (55%), were receiving no services

*Has there been a time in the past six months when a senior in your household required services to help with basic need but was not able to get them?* Just 20% indicated that there had been a time in the last 6 months when a senior in their household required services but was unable to get them,

*What is the senior's current level of mobility?* Seventy percent of the seniors, (14), are independent with respect to mobility, 4 require some assistance and 2 were dependent on others.

*Is there any special equipment or type of assistive device that he/she currently need but does not have?* Three respondents indicated particular special equipment needs, (“walk in tub for disability and senior citizen”, “Newer cane”, “bath room grab bar”)

*What services would help the senior in his/her current living situation? (Check all that apply)*

Transportation services were at the top of the list, (38%). Each of the other services were considered helpful to a small number. Note that 50% of the seniors did not require any other services.

Transportation services	38%
In-home assistance with personal care	22%
Assistance with grocery shopping	22%
Assistance with paying bills/handling finances	17%
Homemaker services	11%
Home visits from a social worker	11%
Other	6%
None	50%
Total	178%
Sample Size	15

*Do you think that housing to accommodate the need of seniors is needed in this neighborhood?*

Just over half of those with seniors in their household, (59%), thought housing to accommodate the needs of seniors was needed in the neighborhood.

*Do you feel that there are enough supports in your neighborhood to assist senior residents?*

About half of those with seniors in their households, (54%), felt not enough supports were in the neighborhood to assist senior residents.

*What do you see as the most important issues affecting the seniors that you know? (Check all that apply)*

Table 108: Important issues affecting the seniors that you know:	
Crime/personal safety	50%
Living independently	50%
Prescription drug costs	41%
Transportation	41%
Health concerns	37%
Health care costs	37%
Housing options	32%
Family connections	25%
Quality health care	25%
Other	8%
Total	347%
Sample Size	20

Several issues were of importance to a substantial percent of seniors. Crime/ Personal Safety, (50%), Living independently, (50%), and Transportation, (41%), were all important but health care/prescription costs and health concerns also mattered.

## Appendix One: Survey Introduction

### *Choice Neighborhood Grant Household Survey*

Resident Address: \_\_\_\_\_ Date \_\_\_\_\_ of \_\_\_\_\_

Interview: \_\_\_\_\_ Name \_\_\_\_\_ of \_\_\_\_\_

Interviewer: \_\_\_\_\_

#### **Screening Question:**

1. Are you an adult member of the household?  Yes  No

City-Wide Development is working with the University of Dayton to conduct a survey of DeSoto Bass Courts and Hilltop Homes household for Greater Dayton Premier Management as part of the Choice Neighborhood grant. The survey seeks to

- 1) Explores the strengths, challenges, and needs of people living in your community.
- 2) Includes questions about employment, health, children and youth, and safety.
- 3) Asks what improvements to community and supportive services would be most useful.

**All of your responses to the survey questions are strictly confidential.** Your individual responses will not be shared with any residents or anyone outside the surveying process and will in no way impact your housing status or current tenancy.

Please do not hesitate to ask any questions you may have. We appreciate your time and your input to help us improve DeSoto Bass Courts and Hilltop Homes. Thank you!

If you have any questions about the survey, please feel free to e-mail or call Dr. Stock of the Business Research Group, University of Dayton. His contact information is below.

e-mail: [rstock1@udayton.edu](mailto:rstock1@udayton.edu)

Phone: 937-229-2353



CHOICE NEIGHBORHOOD DAYTON

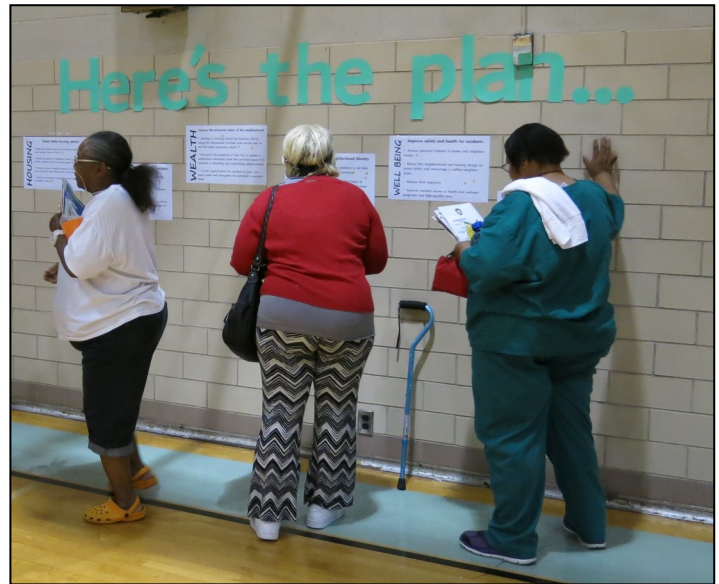
# Choice Neighborhood Update

May 2018

## CHOICE PLAN UPDATE & COOKOUT

Approximately 165 people participated in the Choice Community Cookout and Plan Update on Thursday, May 17 at the Boys and Girls Club gym. Residents and stakeholders gave feedback on a range of topics, including housing plans, future amenities, and a vision statement. They also received an update on the Choice Neighborhood planning process and gathered information on health, youth, and homeownership opportunities.

Residents also had the chance to learn about future development plans at the DeSoto Bass site. Proposed changes to the area are shown below; these changes include new housing units and changes to the street layout. The picture on the left is an aerial photo of the current site. The future plans can be seen on the right.



Community members select their favorite Choice Transformation Plan goals and priorities.



Existing Condition

- KEY**
- A** SINGLE FAMILY RESIDENTIAL
  - B** SENIOR LIVING COMMUNITY (3 STORY BUILDINGS)
  - C** MIXED-USE BUILDING (3 STORY BUILDING WITH RESIDENTIAL ON 2ND AND 3RD FLOORS)
  - D** TOWNHOUSES
  - E** OPEN SPACE
  - F** POTENTIAL DEVELOPMENT SITES
  - G** PARKING
  - H** FUTURE DEVELOPMENT
  - I** PEDESTRIAN BOULEVARD PARK
  - J** HOMEOWNERSHIP



Proposed Transformation



## NEWS FROM



Don't miss out...Talk Soup Tuesdays, the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month @ the Jobs Plus Center (904 Building). Free Panera Bread and community conversations.

Jobs Plus Dayton will also be sponsoring a "Youth Community Clean Up Day" for Hilltop and Desoto Bass youth between the ages of 14-17. Stay tuned, details are forthcoming.

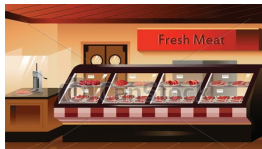
## SENIOR MEAL RESOURCES

Are you a senior who has trouble grocery shopping? There are multiple resources available for seniors at qualifying sites, including:

- Hot meals, prepared and delivered to your door
- Boxes of fresh produce and canned goods

For more information, contact Barbara Branigan at 910-5301.

## FRESH ORGANIC MEAT DELIVERY



Are you interested in getting high-quality, affordable meat delivered to your door? Sign up to participate in our monthly meat purchasing program with

local Hartman Heimstytte Farm. For details, please call Caitlin Jacob at 853-2561.

## PRIORITY BOARD MEETING SCHEDULE

<i>Southwest</i>	<i>Innerwest</i>	<i>Northwest</i>
<b>When:</b> 3 <sup>rd</sup> Tuesday 5:30 p.m.	<b>When:</b> 1 <sup>st</sup> Monday 6:30 p.m.	<b>When:</b> 4th Wednesday 6:30 pm
<b>Where:</b> Call for location at 937-333-7381	<b>Where:</b> 1024 W. Third	<b>Where:</b> Northwest Rec Center 1600 Princeton

## STRONG FAMILIES INITIATIVE DAY



The Department of Community Initiatives presents "HUD Strong Families Initiative Day"

**When:** Thursday June 14, from 10:00 am—5:00 pm

**Where:** DeSoto Bass Resource Center @ 904 Bldg.

The day will include a movie showing of *Black Panther*, resources provided on-site, games and prizes, and more!

Pre-registration is required for the movie due to limited seating. Please contact Visa Lee for more information at (937) 910-5413.

Transportation provided for Hilltop residents.

### FREE CROCK POT COOKING CLASS AND COMMUNITY CONVERSATION ON SAFE AND HEALTHY COMMUNITIES



June 2nd @11:00 am  
Corinthian Baptist Church,  
700 S. James McGee Blvd,  
Dayton 45402

Free crock pots to the first 40 who attend and register at [bill@ohorganizing.org](mailto:bill@ohorganizing.org) the crock pots will be distributed at the conclusion of the program.

On 6/2/18 Miami Valley Organizing Collaborative, Hall Hunger Initiative and Homefull will be hosting a crock pot cooking training where you can learn about cooking healthy meals and get to sample great food prepared in a crock pot. The training will begin at 11:00 am.

At noon we will have a community conversation on the ballot initiative "The Neighborhood Safety, Drug Treatment and Rehabilitation Amendment" that will reduce incarceration and increase treatment.

*Displays and Information from community organizations  
Conversation on Safe and Healthy Communities  
Registration for future Organizing and Leadership Trainings  
Food, Refreshments and Fun*

\*Register in advance for crock pot training at [bill@ohorganizing.org](mailto:bill@ohorganizing.org)

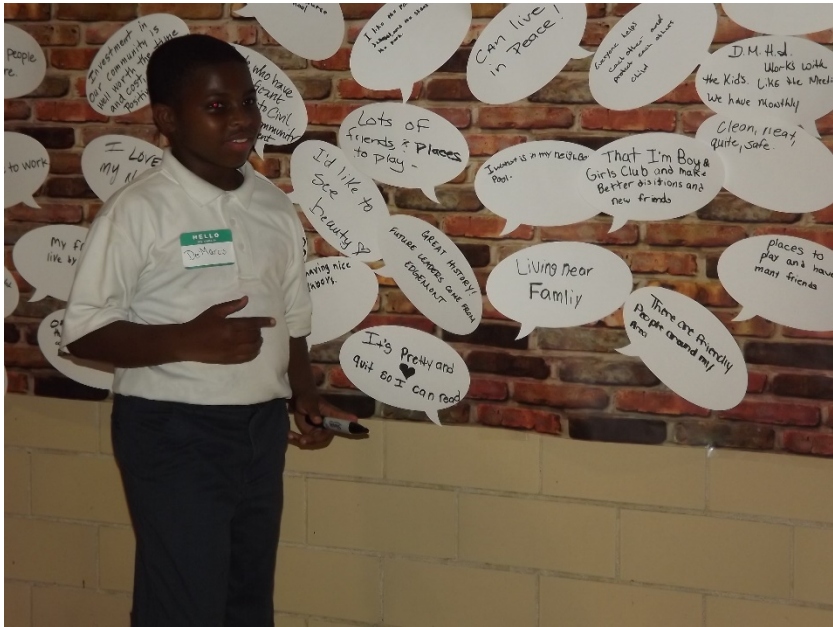


Crock Pots generously donated by Meijer  
Store 9200 North Main Street, Dayton, Ohio  
45415

This newsletter was published by CityWide, who has been charged with community organizing and engaging public involvement for HUD Choice. If you have any questions about the grant or are looking for ways to become more involved please contact Amy Clanton at 853.2537 or [aclanton@citywidedev.com](mailto:aclanton@citywidedev.com).

To learn more about the program check out our website or Facebook page: <http://choiceneighborhooddayton.com/> or <https://www.facebook.com/choiceneighborhooddayton>.





# Community Planning 2018 Choice Neighborhoods

# Break out stations

## Input Stations

1. Vision new housing and neighborhood
2. Service amenity preferences
3. Vision Statement
4. Plan priorities and goals
5. Neighborhood Identity

## Information Stations

1. Street Network
2. Action Plan Activities
3. Health Partners
4. Youth Services (free books, library information, summer camps)





GETTYSBURG

MCCALL

MCCALL

MCCALL

EUCLID

GERMANTOWN

US HWY 35

**Lakeview**

ALBANY

**Miami Chapel**

**Edgemont**

**Pineview**

DEARBORN

LAKEVIEW

ADELITE

GERMANTOWN

DANNER

STEWART

LAKEVIEW

NICHOLAS

HALLER

WEAVER

EUCLID

STEWART

GERMANTOWN

MADDEN HILLS

RICHLEY

**Madden Hills**

DANNER

BROADWAY

GETTYSBURG

NICHOLAS

ZIONS

MCCARTHUR

NICHOLAS

EDWIN C MOSES

I-75

DRYDEN



# Top Six Priorities

## **Better Housing.**

The neighborhood is renewed with high-quality, sustainable, mixed income housing options.

## **Improve Perception.**

The community is proud of the neighborhood and others recognize it as a positive place.

## **Education is valued.**

The community is improving educational outcomes for children and proud of its schools.

## **Healthy Safe Residents.**

The community feels safe and is secure in their mental and physical well-being.

## **Asset Building.**

The neighborhood has assets that improve its overall economic status.

## **Improve Transportation.**

The neighborhood is vibrant and well-connected for all modes of transportation.

# OVERVIEW OF HOUSING PLAN



# Overview of Housing Plan

## Density Reduction

- Currently 500 units (350- DeSoto, 150 Hilltop)
- Demolish 150 Hilltop units, expand McCabe Park
- Reduce units at DeSoto, 250- mix of single family and multi-family

## Develop 100 replacement DeSoto units offsite

1. West Dayton areas with stable amenities
2. City areas outside of West Dayton
3. Balance of county

Homeownership component with partners- 40 units

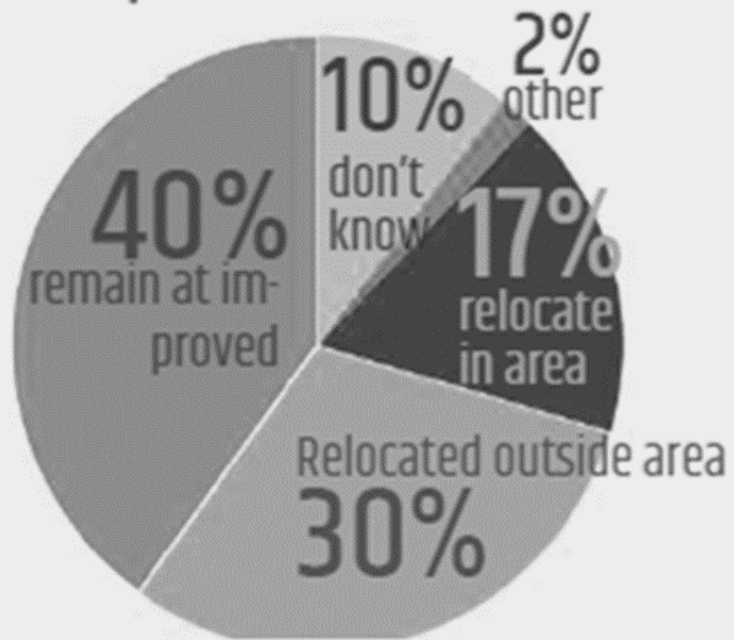
5-6 housing development phases over a 10 Year period

Estimated total cost: \$64,000,000

# Housing- Design Principles

1. Remove obsolete housing units and replace with modern and functional design
2. Reduce density of subsidized housing
3. Increase safety and security through design
4. Enhance Germantown Corridor
5. Create a sense of community with enhanced open space
6. Energy efficient and environmental friendly design
7. Improve walkability

# What is your housing preference?



Per resident survey



# Housing- Hilltop

- Submit Section 18 demolition application- 2018
- 12-18 Month approval – 2019/2020
- Relocation activities and resident case management- 2020/2021
- Demolition 2021
- Initial resident meeting May 10, 2018

TRANSFORMING  
DESOTO/MIAMI CHAPEL



*Housing Preferences and Options: Single Family*



1<sup>st</sup> Rank Multi-Family



2<sup>nd</sup> Rank Townhome







*Design Principles: #3 & 7 Increase safety & security through design; Improve walkability*





Design Principles: #5: Create a sense of community with enhanced open space



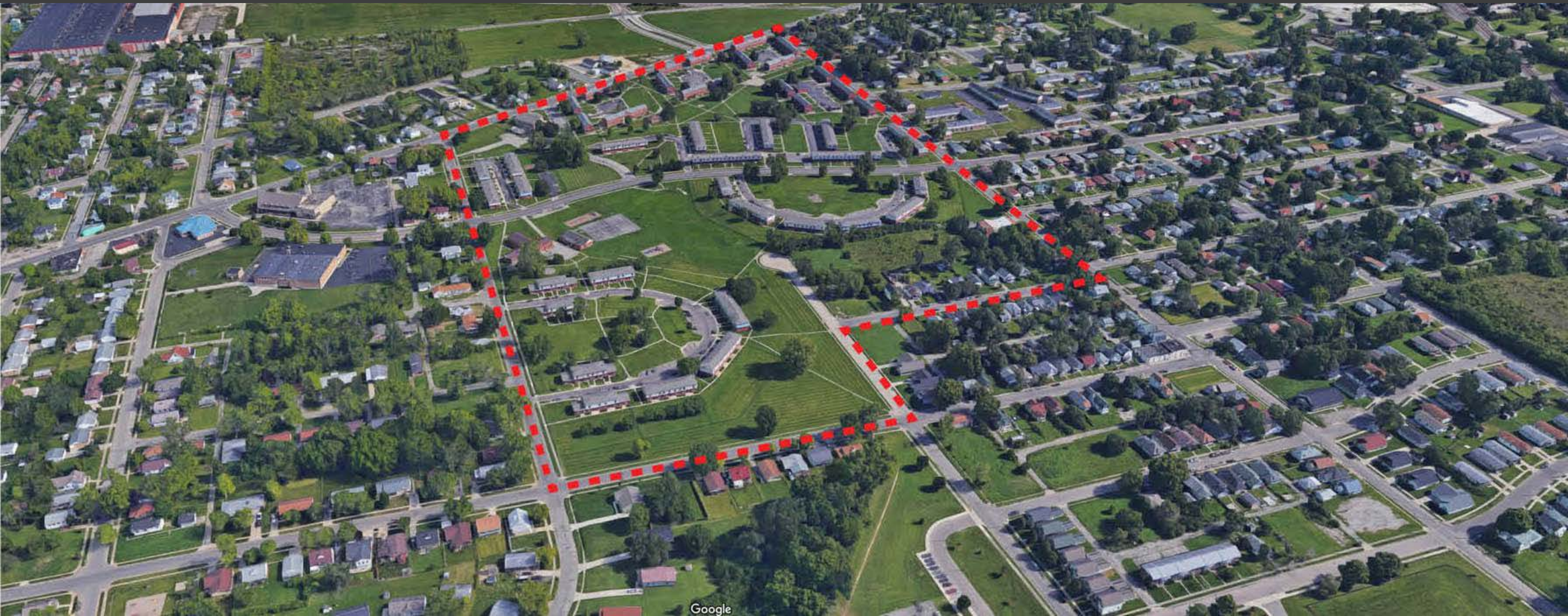
LEGEND

- MIXED USE BUILDINGS (GROUND LEVEL COMMERCIAL/RETAIL)
- FUTURE DEVELOPMENT (TO BE DETERMINED)



Design Principles: #4 Enhance Germantown Corridor





Google







VISION & ACTION

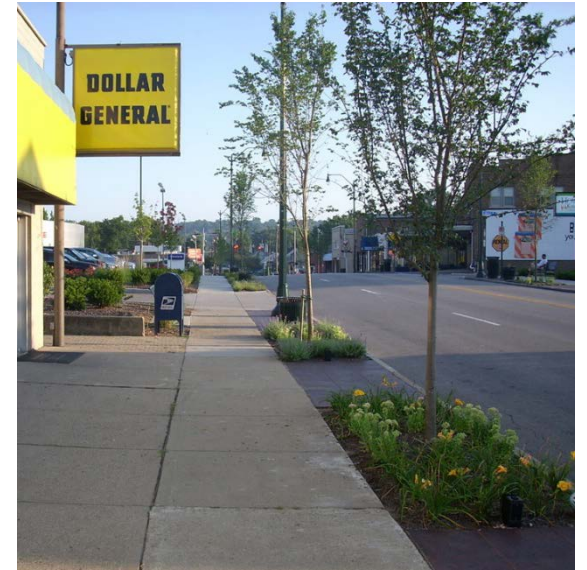
# Choice Action Activities

- \$1M to improve Germantown Street
  - New Gateways
    - Broadway and Germantown
    - James H. McGee and Germantown
  - Business District
    - Stewart Street to Lola Avenue
    - Façade and streetscape
    - Community Murals
  - Blight
    - Acquire dilapidated property
    - Provide home improvement resources for residential properties





Before



After

# Reimagining Germantown Business Area

# Neighborhood Identity Work

- Engaged consultant to help create a neighborhood identity
- Resounding need to improve perception
- *I dream of a neighborhood:*
  - *Where my friends aren't scared to visit me*
  - *With jobs and male mentors*
  - *That has people working together to help the community*
  - *Where our history is celebrated*
- What's Our Name?

# Upcoming

- Next meeting in June
- Input on mural submissions
- Results from todays session available
- Finalize and Submit Plan June/July 2018
- Fund Development- Summer 2018
- Choice Implementation Application

[www.choiceneighborhooddayton.com](http://www.choiceneighborhooddayton.com)

Facebook: Choice Neighborhood Dayton





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## ***In lieu of a resident meeting***

Due to COVID, GDPM will be taking questions via the enclosed resident comment forms, voice mails and emails. We will summarize questions received and respond in writing to all DeSoto residents by the end of January. If any resident indicates that they wish to meet or speak directly, we will organize small group meetings via either conference call or socially distanced small group meetings at DeSoto for late January to early February. Resident comments and GDPM's responses to residents will be included in our application to HUD. In our response to residents, we will also include the General Information Notice which summarizes your relocation rights and should be kept for your records.

RAD Hotline: (937) 910-5444. RAD Email: [rad@gdpm.org](mailto:rad@gdpm.org).

### **What is planned for my property?**

At the moment GDPM only has uncertain preliminary plans for the conversion of DeSoto Bass' 350 public housing units to project based voucher units. The only somewhat concrete plans staff are actively working on at the moment is submitting a 9% tax credit application towards a 50 unit new construction project for a nearby property. While GDPM is not guaranteeing that this property can or will be used as a transfer of assistance destination for current DeSoto Bass residents, it is something GDPM is considering as a potential transfer of assistance destination for some DeSoto Bass units. Additionally, the 9% tax credit process itself is highly competitive and not guaranteed.

Other than the above preliminary considerations, staff will begin considering a mix of other conversion methods such as: transfers of assistance to other sites (nothing specific in mind), demolition and new onsite reconstruction (in line with the Renew Miami Chapel Implementation Plan), as well as existing building renovations (least likely option but still possible).

As financing opportunities come available, GDPM will keep residents apprised of likely paths forward.

### **See below for an estimated timeline (approximately 2-4 years):**

2022-Jan Application to HUD.

2022-Feb/March Commitment to enter Housing Assistance Payment (CHAP).

2022-Spring PHA 5-Year plan significant amendment.

2022/2023-Staff pursuing different funding mechanisms.

2022-2024-Financing Plan Submissions as different projects are funded.

2023/2024-RAD Conversion Commitment (RCC), Upon RCC issuance, residents will be required to sign an updated lease reflecting their transition to the PBV program.

Residents may now be temporarily (30 day notice) or permanently (90 day notice) moved post RCC issuance.

2023/2024-Construction/demolition begins if required.

2023/2024/2025-Construction completes, resident reoccupation if required.

2023/2024/2025-Closing (finances squared away, property is operating as its own entity).

Generally, GDPM plans to operate any replacement housing or transfer of assistances, however this is subject to change.

---

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**Main: 937-910-7500 | Fax: 937-222-3554 | TDD: 937-910-7570**  
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# Greater Dayton Premier Management

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## RAD Resident Meeting via Zoom

*10am-11:30am Thurs. March 31<sup>st</sup> | 2pm-3:30pm Thurs. March 31<sup>st</sup>*

**Zoom Instructions:** Please either call in or type in the following web address to participate in the call. You may access the previously distributed RAD/conversion FAQ at: <https://www.gdpm.org/development-construction/rental-assistance-demonstration/>

*You will be automatically muted upon entry into the call, attendance till 10:10 a.m.*

### **Zoom web**

**address:** <https://us06web.zoom.us/j/7150602167?pwd=V0lhZEoxZzc1aEpiTUNoQ3htWWVvQT09>

Meeting ID: 715 060 2167 | Passcode: fMPsj2

**Zoom call in number:** +1 312 626 6799 US (Chicago) | Meeting ID: 715 060 2167

Passcode: 578967

## Agenda

1. **WHY THIS MEETING?** This meeting is being held to inform residents that want to additionally discuss the eventual RAD conversion of DeSoto and answer any remaining questions. The GIN also delivered in with this paper explains your rights as protected by HUD.
2. **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
3. **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 a small fraction.
  - c. RAD allows us to seek additional funds (tax credits, grants, mortgages)
4. **WHAT'S THE PLAN FOR YOUR PROPERTY?**
  - a. We're at the very start of the process with no certain plans other than that conversion will eventually happen. Per the previous notice, the next time we will likely reach out to residents is once a financing plan has been submitted to HUD related to one or more of the DeSoto Bass conversion phases (est. 2023). Overall, this process will take 2-4 years.
  - b. There will likely be several phases of conversion scattered over the next 2-4 years with staff trying to get input from residents along the way while maintaining communication regarding next steps.

- c. Staff will be submitting the CHAP to HUD with updated comments from these meetings.

**5. 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. If you have additional questions, please leave a message at the RAD hotline at 937.910.5555.

**6. QUESTION TIME & GDPM RESPONSES TO DESOTO PREVIOUS RESIDENT COMMENTS**

Request/Question	GDPM Response
<b>"I would like to be a candidate for the RAD program!"</b>	<i>Every resident onsite at the time of their unit's RAD conversion will be a part of the RAD program. The DeSoto property's units will undergo RAD conversion to Project Based Vouchers in phases. The first phase RAD transfer of assistance to another site's 50 units have not yet been selected and won't be until the destination property has been confirmed.</i>
<b>I would like to participate, in this program. Cause, my apartment is (tore-down)!!!!</b>	
<b>My window has been shot thru and my kitchen ceiling is always leaking due to busted pipes beneath the ceiling, its always flooding especially when rains! I have requested a move but was told not emergency, I had assistance the umbundmans (Debra Ferguson) But still denied, this unit is an unsafe environment,...</b>	<i>Planning staff will send an email alert follow up to maintenance and property management staff related to the issue as described. Please continue submitting maintenance requests through normal channels so as to at minimum keep a record of your maintenance problems.</i>
<b>It is also infested with mice due to the leaks and roaches major infestation.</b>	
<b>From the air-conditioner front &amp; backdoor, mail-box. Floors, ceiling in kitchen/and bathroom to walls. Also the heating condition! The heat will not stay on!!! At all. See it's very cold in that unit the floors and tile on the floor is tore-up!!! However, I'm still grateful for the unit I'm not outside. Please help me to help me find a better place to stay.</b>	

Request/Question	GDPM Response
<p><b>.. I've only resided 7 months I am asking for my section 8 voucher please ASAP!</b></p> <p><b>I think this is a wonderful plan I'm all for it. I would love to take the Section 8 voucher.</b></p>	<p><i>Priority access to the Section 8 waitlist via the Choice Mobility clause of your Project Based Voucher lease will not be accessible until 1 year of occupation in a RAD converted PBV unit. Residents will be notified if and when their unit is converted as resident will need to sign a new lease. Thus, no current DeSoto resident has access to the waitlist via this method yet.</i></p>
<p><b>Most of these old buildings need to be torn down and re-done they have a lot of mice.</b></p>	<p><i>There are no 100% certain plans, any redevelopment that reflects the Renew Miami Chapel transformation plan will largely result in the demolition and rebuilding of new apartment units onsite for current residents to occupy. There is also a small chance of applying for and receiving highly competitive state historic tax credits that would allow expensive rehabilitation and modernization of select DeSoto Bass apartment buildings (not currently decided on). Any onsite rehab of existing buildings would plan to address pests.</i></p>
<p><b>"I am a resident at DeSoto Bass [with] handicap excess.. Ok I have a neighbor upstairs over me and one next to me my bedroom wall is their front room and stairs she has [a teenage/teenagers] stomping up and down the stair all day and everyday upstairs she keeps dropping things so I get no break. The reason why I am writing to you is if you DO build new apts. I would like one and please make sure it is not ATTACHED to the next APT. Leave some space in between. Please have good parking also. I am 62 years old and the noise the weed smell just come thru the vent horrible and please no kids near by they seems to take over my ramp like a playground every year been here since 2019. Help Please.</b></p>	<p><i>Please report relevant neighbor disturbances to management. In all likelihood, most newly units will be connected dwellings of some kind, though the Renew Miami Chapel plan does have some small allotment for other styles of home. Who gets what units will largely be decided at a later phase and we unfortunately don't know when or how that decision making process unit will work yet.</i></p>



# Resident Comment Form

Date: 12/24/21

Name	Address	Phone number	Email Address
<u>Lerri</u> <u>Middleton</u>	<u>1013</u> <u>Danner Ave</u>	<u>937</u> <u>301-9212</u>	<u>LOOK</u> <u>Below ↓</u>

E-MAIL - terridennis00@gmail.com

Please submit your written comments to your property management office, via email at RAD@gdpm.org or mail to GDPM RAD, 400 Wayne Avenue Dayton Ohio 45410

I think this is a wonderful plan  
Im all for it. I would love to  
take the Section 8 vouchers.  
Most of these old buildings  
need to be torn down and re-done  
they have a lot of mice.





## Resident Comment Form

Date: 12-24-21

Name	Address	Phone number	Email Address
MS. EURMA L. SELDON	1700 BERNARD St. DAYTON, OHIO	937-877-7951	eurma_seldon@yahoo.com

Please submit your written comments to your property management office, via email at RAD@gdpm.org or mail to GDPM RAD, 400 Wayne Avenue Dayton Ohio 45410

I would like to participate, in this program. Cause, my apartment is (tore-down)!!!!  
from the air-conditional front & back doors, Mail-box, floors, Ceiling in kitchen and Bathroom to walls. also the Heating Condition! the Heat will not stay on!!! at all. So it's very cold in that unit the floors and tile on the floor is tore-up!!!  
However, I'm still grateful for the unit I'm got outside. please Help me Mrs. Eurma L. Seldon, to Help me find a better place to stay.



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Date	Who	Address & Contact info if relevant	Type of Question Property/RAD	Request/Question	GDPM Response
1/3/2022	Jewel HEFLIN-BROOM	1619 West Stewart   937-476-9680	RAD	"I would like to be a candidate for the RAD program!"	Every resident onsite at the time of their unit's RAD conversion will be a part of the RAD program. The DeSoto property's units will undergo RAD conversion to Project Based Vouchers in phases. The first phase RAD transfer of assistance to another site's 50 units have not yet been selected and won't be until the destination property has been confirmed.
1/3/2022	Jewel HEFLIN-BROOM	1619 West Stewart   937-476-9680	Property	My window has been shot thru and my kitchen ceiling is always leaking due to busted pipes beneath the ceiling, its always flooding especially when rains! I have requested a move but was told not emergency, I had assistance the umbundmans (Debra Ferguson) But still denied, this unit is an unsafe environment,...	Planning staff will send an email alert follow up to maintenance and property management staff related to the issue as described. Please continue submitting maintenance requests through normal channels so as to at minimum keep a record of your maintenance problems.
1/3/2022	Jewel HEFLIN-BROOM	1619 West Stewart   937-476-9680	RAD	.. I've only resided 7 months I am asking for my section 8 voucher please ASAP!	Priority access to the Section 8 waitlist via the Choice Mobility clause of your Project Based Voucher lease will not be accessible until 1 year of occupation in a RAD converted PBV unit. Residents will be notified if and when their unit is converted as resident will need to sign a new lease. Thus, no current DeSoto resident has access to the waitlist via this method yet.
1/3/2022	Jewel HEFLIN-BROOM	1619 West Stewart   937-476-9680	Property	It is also infested with mice due to the leaks and roaches major infestation.	Planning staff will send an email alert follow up to maintenance and property management staff related to the issue as described. Please continue submitting maintenance requests through normal channels so as to at minimum keep a record of your maintenance problems.

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Date	Who	Address & Contact info if relevant	Type of Question Property/RAD	Request/Question	GDPM Response
12/24/2021	Terri Middleton	1013 Danner Ave.   937-301-9212   terridennis00@gmail	RAD	I think this is a wonderful plan I'm all for it. I would love to take the Section 8 voucher.	Priority access to the Section 8 waitlist via the Choice Mobility clause of your Project Based Voucher lease will not be accessible until 1 year of occupation in a RAD converted PBV unit. Residents will be notified if and when their unit is converted as resident will need to sign a new lease. Thus, no current DeSoto resident has access to the waitlist via this method yet.
12/24/2021	Terri Middleton	1013 Danner Ave.   937-301-9212   terridennis00@gmail	RAD/Property	Most of these old buildings need to be torn down and re-done they have a lot of mice.	There are no 100% concrete plans, any redevelopment that reflects the Renew Miami Chapel transformation plan will largely result in the demolition and rebuilding of new apartment units onsite for current residents to occupy. There is also a small chance of applying for and receiving highly competitive state historic tax credits that would allow expensive rehabilitation and modernization of select DeSoto Bass apartment buildings (not currently decided on). Any onsite rehab of existing buildings would plan to address pests.
12/24/2021	MS. Eurma L. Seldon	1700 Germantown St. Dayton, OH   937 8777951   eurma.selson@yahoo.com	RAD	I would like to participate, in this program. Cause, my apartment is (tore-down)!!!!	Every resident onsite at the time of their unit's RAD conversion will be a part of the RAD program. The DeSoto property's units will be converted to Project Based Vouchers in phases. The first phase RAD transfer of assistance to another site's 50 units have not yet been selected and won't be until the destination property has been confirmed.
12/24/2021	MS. Eurma L. Seldon	1700 Germantown St. Dayton, OH   937 8777951   eurma.seldon@yahoo.com	Property	From the air-conditioner front & backdoor, mail-box. Floors, ceiling in kitchen/and bathroom to walls. Also the heating condition! The heat will not stay on!!! At all. See it's very cold in that unit the floors and tile on the floor is tore-up!!! However, I'm still grateful for the unit I'm not outside. Please help me Ms. Eurma L. Seldon to help me find a better place to stay.	Planning staff will send an email alert follow up to maintenance and property management staff related to the issue as described. Please continue submitting maintenance requests through normal channels so as to at minimum keep a record of your maintenance problems.

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**Desoto Demolition  
Section 7 Line 2  
Resident Council**

*N/A - No Resident Council*

**Desoto Demolition  
Section 7 Line 5  
PHA Wide Council**

*N/A - No PHA Jurisdiction Wide Resident Council*



**Desoto Demolition**  
**Section 7 Line 4**  
**RAB**

**Section 7 Line 4:** *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)*

“Metro-Wide” is the GDPM resident advisory board. GDPM first met with Metro-Wide in 2018 to discuss the Wilkinson demolition. Each year since, GDPMs met with Metro-wide to discuss GDPM’s redevelopment activities including the demolition of Desoto Bass. The most recent meeting was March, 2023. During the meeting, Metro-Wide did not have any comments related to the demolition. Please see the attached sign-in sheets, minutes, related documentation.



**Public Housing FY22 Annual Plan  
 FY22-26 Capital Fund 5YR Action Plan  
 Resident Metro-Wide Council**

**Sign-in Sheet**

**March 2, 2022- 1:30PM**

For Comment Period Ending 04/04/2022

Public Hearing 4/13/2022, 1:30PM

Please sign below:

Name	Address	Email Address
Kim Hatay	GDPM - Wayne Ave	
Daron Miller	GDPM - Wayne Ave	
Velma L. Hale	Metropolitan	
Elenis Porter	858 Wilmington Drive #304	
N Bell	Meridian Hallmark	
Karla Kirk Warden	GDPM - Wayne Ave	
Jenifer Taylor	Grand #612	

Meeting: Metro-Wide Council

Date: Wed., March 2, 2022

Present: Elaine Letton-Sr. VP of Programs  
Karla Knox-Gordon, Sr. Mgr. of Asset Management  
Kiya Patrick- VP of Strategic Development  
Devon Miller- Manager of Community Initiatives  
Kathy Gambill – Executive Assistant  
Linda Taylor- President, Metro-Wide Council  
Elaine Carter-VP, Metro-Wide Council  
Dessie Bell- Treasurer, Metro-Wide Council  
Velma Hale- Sgt-At-Arms, Metro-Wide Council

---

Introduction of staff and council

RAD/Agency Redevelopment – Annual Public Housing Authority Plans – letter from Kiya, including links to GDPM’s plans  
5-Year Plan

Requirement: Plan 1- Agency- changes in policy, programs, resident services  
Work Plan for Capital Funds- funding used for units/site buildings  
Included in 5-Year Plan;

1. If item needs to be included in 5-Year Plan, an amendment must be added for its inclusion
2. Annual PH Plan budget – FY 2022-provided for all required entities
  - a. Public comment period (advertisement used)
  - b. April 17, 2022

Kiya summarized Plan:

- RAD-Conversion of PH units to PBV allows PH more \$\$-provides flexibility for loans; rent is more stable;
- See page 5 for number of conversions
- See page 7 – possible new activities; includes conversions, selling properties;
- Demolishing properties
- HUD forms are listed w/expiration dates

Linda: Residents were asked if they want their units to be converted- response from GDPM-rent will still be income-based; once converted to PBV there will be no flat rates

CAPITAL FUNDS REDEVELOPMENT PLANS (RAD):

(Handout was given to meeting participants)

- Includes all work items; HUD requires Physical Needs Assessment (PNA) for each property-then need is determined to be immediate or long-term

- GDPM leverages own funds with other outside funding-
  - Plan began 2017-2023- plans can be modified
- Type of need – minor rehab; sub-rehab
- @The Metropolitan – water problem- no hot water for 7 months (as per Velma Hale)
- Kiya addressed the development process- very lengthy and may have to reapply several times for funding
- Dessie – issues are not addressed at the beginning; observation, initial issue; had heard that funding was moved to other areas due to degree of need
  - Kiya addressed- water is being tested (by contractor) in the area of Grand
- Kiya stated full documents are on GDPM website
- Dessie- Hallmark residents are being moved to Meridian side but Meridian units are not fit to be leased, i.e., dead rats in units; bedbugs (when unit is treated, pest control company tells residents to sit in community room, but then bedbugs spread into community room
  - Elaine Carter- in community room, replace cloth furniture; Dessie had replaced chairs w/wingback cloth chairs; management will determine type of chairs for community room
  - As per Velma, bugs are in all types of furniture; everything should be treated at once
  - To get rid of all pests, line item for extermination should be included in the Plan
- Dessie inquired about dedicated space for resident councils; response from Kiya, RC space has been dedicated in other offices; office space for RC are on 1<sup>st</sup> floor; Dessie would like to maintain storage space
- Linda asked if agency applied for ARCO funding
  - Kiya-50 units on Germantown (replacement units); ARCO not to be used for rehab; City committed up to \$2M
- Bedbug Pest Control
  - Linda recommended that units should be treated for all pests upon residency of new tenants;
  - Linda reported that there are complaints from residents who have lived in GDPM for a longtime, about newer residents' behavior
  - Dessie- recommended that pest treatment be used as preventive measure-allow for routine schedule-
    - Velma- preventative measures were not effective @ The Metropolitan; pests are originating from the trash chute
    - Chute cleaning was addressed
  - Management reviews lease w/new residents; also mgt can refer residents to housekeeping class

- Staffing
  - Struggling with hiring staff; staff vacancy @ 40%; new hires do not want to be vaccinated and will not accept position-
    - @ Grand – currently has 2 maintenance staff- (should be 5 staff)
  - Elaine complained that Wilmington has not been maintained well for the last 5 years- as per Karla, AMP 4 has only 2 maintenance workers
  
- Suggestions from GDPM for Residents to Help w/Cleanliness of Building-
  - As per Karla, residents can maintain clean units; ensure trash is bagged tightly; difficult to make tenants to follow suggestions
  - Velma @ The Metropolitan – Waste Management throws out trash which some is left on ground
  - Possible issue w/dumpster- need more dumpsters; throwing out boxes in trash chute
    - Velma suggested to get dumpsters that have the side openings where top is secured
  
- Gilson – Work Orders-
  - Issue – when calling in work orders, due to possible language barriers, call is lost in translation
  
- Resident Council Elections
  - Grand is ready to vote for resident council; nomination sheet was put up in CR
  - Karla confirmed that every 3 years new officers are to be nominated and elected
  - Linda needs a list of all properties
    - Community Initiatives will present info to all sites (when site shows interest then Metro-Wide can initiate officer election)
      - Devon will schedule meetings to discuss starting resident council
    - Linda spoke w/Chris from League of Women Voters re: assistance w/resident council officer election
  
- Next Meeting – 1<sup>st</sup> Wednesday every 2 months:
  - May 4, 2022



GDPM anticipates utilizing its Capital Fund to support the advancement of its redevelopment plan with RAD as the primary tool. The estimated Capital Fund investment for GDPM's Redevelopment Plan, including RAD is approximately \$50M. The full redevelopment plan is included as Attachment #2 and may be modified depending upon funding availability and physical needs.

HUD has made various strategies available to public housing agencies (PHAs) to reposition public housing developments and released a new guide. GDPM intends to utilize these strategies and all tools available to preserve affordable housing units, address rehabilitation and physical needs, and place properties in an increased financial position.

### **Substantial Deviation (no change)**

**“Substantial Deviation” is defined as follows:**

1. Additions of non-emergency work items (items not included in the Annual statement or 5-year Action plan) or change in use of replacement reserve funds under Capital Fund.
2. Any change with regard to demolition or disposition, designation, homeowner programs or conversion activities.
3. Fundamental alteration of the goals, mission or objectives of GDPM.
4. The definition of Substantial Deviation/Modification of GDPM's Plan is amended to exclude the following items:
  - a. Actions due to HUD regulatory requirements;
  - b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the conversion will include use of additional Capital Funds;
  - c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
  - d. Changes to the financing structure for each approved RAD conversion.

### **Significant Amendment/Substantial Deviation (no change)**

**“Significant Amendment” is defined as follows:** A significant amendment or modification to the annual plan is a change in the major strategies to address Housing Needs or changes in Admissions & Occupancy. For the purpose of the CFP, a proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed finance proposal are considered significant amendments to the CFP 5-Year Action Plan.

The following are not considered significant amendments:

1. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are not inconsistent with the Annual Plan.
2. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are required by federal, state, or local authorities, including laws and regulations.
3. A minor change in the planned uses of financial resources (e.g., small shifts within or between different funding categories).
4. Changes in the plan resulting from consultation with Consolidated Plan authorities including the City of Dayton and Montgomery County, Ohio.
5. Changes that are the result of the loss of anticipated funding to support a specific proposed activity or program.

6. Changes that are due to factors outside of GDPM's control such as natural or man-made disasters that require the redirection of resources to address emerging issues.
7. Technical amendments to correct grammar and spelling mistakes; to adjust the language in the plan document to match the intended board policy as documented by board resolutions and minutes that inadvertently omitted or misstated in the existing plan document; or to update the plan to provide more accurate information that does not impact policies such as corrections to reports on past activities and statistics on housing and population characteristics.

## **B.2 NEW ACTIVITIES**

### **General**

GDPM is continuously seeking ways to improve its efficiency and operations and better serve residents. In 2022, GDPM intends to explore improvements to its Central Office and site management locations, including but not limited to space considerations, including remote work and meeting options, Wi-Fi connections for clients and automated phone services. Where applicable, and allowable per regulation GDPM may utilize PHA operation or CFP funding to support efforts.

### **HCV Program – Housing Mobility Pilot Program**

GDPM, in collaboration with the Infant Mortality Taskforce and other local partners, may seek funding opportunities for a Housing Mobility Pilot Program (Pilot Program). The purpose of the Pilot Program includes decreasing the infant mortality rate in high infant mortality zones, assisting young families or pregnant families to relocate to areas outside of high-infant mortality rate zones, move to high opportunity areas, and development standards for housing to support Social Determinants of Health objectives. The Pilot Program will focus on decreasing the infant mortality rate among low income families, providing education and life skills opportunities to the Pilot Program families, to decrease the amount of homeless families, and advance social determinants of health objectives.

The implementation of the Pilot Program may necessitate GDPM implementing a preference for a targeted group. The preference and Pilot Program selection criteria is based on local housing needs and priorities. Preference points may be given to families with a pregnant member and/or young children that are homeless or in danger of being homeless. GDPM will receive referrals from community partners and applicants that meet the HCV eligibility requirements and the selection criteria for the Pilot Program will be eligible for the preference points. GDPM may open the waitlist for the specific preference category, and may, in its discretion, opt to leave the waitlist open for the specific preference category until GDPM determines that it has sufficient applicants to fulfill the available Pilot Program slots. The Pilot Program will be open to approximately 30 families at any one time who are either (1) current HCV participant families with a pregnant household member and/or with young children; or (2) non-current HCV families with a pregnant member and/or young children that are homeless or in danger of being homeless.

To implement such a program, GDPM may utilize Small Area Fair Market Rents (SAFMRs) for certain areas in order to increase housing choice and mobility options and to effectuate the mission of the Pilot Program. GDPM may alleviate necessary program rules, including, but not limited to, allowing participants to relocate under the Pilot Program initiatives even though the participant has not met occupancy length requirements. In order to facilitate implementation, GDPM will request regulatory waivers and/or HUD approval as needed.

GDPM, the Miami Valley Fair Housing Centers, Legal Aid of Western Ohio and Advocates for Basic Legal Equality, Inc. intend to submit a joint application for funding for the Pilot Program. The Pilot Program intends to request funding in order to provide housing mobility counseling, landlord outreach, supportive legal services, and assistance for increased tenant payments as a result of relocation under the Pilot Program.

## **HCV Preferences**

GDPM may implement a preference for its HCV Program for persons facing expiration of their Family Unification Program voucher. There is a maximum program term of 36 months for FUP vouchers for youth aging out of foster care. For these voucher holders that need continued assisted housing at the expiration of their FUP voucher, GDPM may offer preference points for receipt of a voucher in order for the FUP participant to move to the top of the Waitlist.

## **HCV Waitlist**

GDPM may open its HCV Waitlist for special populations/programs its services under its HCV Program including, VASH, FUP, Mainstream Voucher Program and Mobility Pilot Program participants. GDPM may open the Waitlist specifically for these special programs, and may leave the Waitlist open indefinitely or until GDPM has determined it has a sufficient number of applicants for these special programs on the Waitlist. As GDPM continues to convert properties through the Rental Assistance Demonstration Program (RAD), it may be necessary to modify Waitlist procedure for better efficiency and operations. GDPM will follow the guidelines set-forth in its Administrative Plan when opening and closing the Waitlist.

**CHOICE NEIGHBORHOODS (CN) (OH005000007):** DeSoto Bass Choice Neighborhoods Planning/Action Grant: GDPM (lead applicant) in partnership with the City of Dayton (co-applicant) was awarded with a Choice Neighborhoods Planning/Action Grant. The transformation plan for the redevelopment of AMP 7 which includes Desoto Bass Courts (OH5-2, OH5-2A, OH5-5, 354 units) and Hilltop Homes (OH5-9, 201 units), along with the surrounding neighborhoods was submitted and accepted by HUD. GDPM is committed to improving the developments within AMP 7 and partnering with stakeholders to improve the entire neighborhood. CFP and/or other PHA funds may be utilized to advance this goal, as appropriate. If the CN team is prepared to apply for CN Implementation funds (upon release), an application will be submitted for the area. GDPM intends to use the awarded funds for any activity allowable under the CN rules and regulations. A copy of the executive summary plan is included as part of this plan, and can be found here: <http://choiceneighborhooddayton.com/wp-content/uploads/2018/08/GDP-Miami-Chapel-booklet-2018-pages.pdf>

## **MIXED FINANCE/MODERNIZATION, DEVELOPMENT, RAD:**

GDM will utilize its nonprofit development entity, Invictus Development Group, Inc (IDG), for the financing and ownership of mixed-finance development projects detailed in the attached redevelopment plan (Attachment #2). Since 2017, IDG has been involved in providing low income housing tax credit financing for development projects and seeking private grants and donations to support resident service efforts.

GDPM's Redevelopment Plan proposed to utilize almost every HUD tool available in order to preserve, enhance and expand GDPM's portfolio. Some specific activities underway include:

***Hallmark Meridian:*** Hallmark Meridian is a 75-unit rehabilitation project that was awarded Low Income Housing Tax Credits, Federal Historic Tax Credits, along with Federal Home Loan Bank funds. There are 75 ACC units. The project will convert to RAD. GDPM may also pursue other eligible options such as disposition and PBV, and de minimis, as applicable.

***Mixed Finance Development Proposal Wilkinson Replacement:*** Although the final scope of work and cost will be determined at a later date, GDPM may submit a development proposal to HUD or request a RAD CHAP, in order to reconstruction, acquire or finance the property(ies) needed for the Wilkinson replacement as described in further detail under "Demolition Activities" below. Such proposal may include a request for authorization for GDPM to enter into a long term ground lease agreement to a tax credit entity in order to facilitate the tax credit financing. Possible sources of funding for the project may include Capital Funds, other PHA funds, bonds, tax credits, non-PHA funding, conventional loans, Federal Home Loan Bank financing and other funding sources. Prior to submitting a Mixed-Finance approval, GDPM may request HUD authorization to use public housing funds for pre-development expenses. GDPM may participate in the RAD Program for the Wilkinson Replacement and will explore transfer of assistance opportunities.

**Mixed Finance Development Proposal Desoto Bass Replacement:** Although the final scope of work and cost will be determined at a later date, GDPM may submit a development proposal to HUD, or request a RAD CHAP, in order to reconstruct, transfer assistance, acquire or finance the property (ies) needed for the Desoto Bass redevelopment as part of the Renew Miami Chapel Plan. Such proposal may include a request for authorization for GDPM to enter into a long term ground lease agreement to a tax credit entity in order to facilitate the tax credit financing. Possible sources of funding for the project may include Capital Funds, other PHA funds, bonds, tax credits, non-PHA funding, conventional loans, Federal Home Loan Bank financing and other funding sources. Prior to submitting a Mixed-Finance approval, GDPM may request HUD authorization to use public housing funds for pre-development expenses. GDPM will also explore all available repositioning tools per HUD's repositioning guidance, including but not limited to as voluntary conversion, required conversion, RAD/Section 18 blend, Section 18 disposition.

**Development through LIHTC and other financing:** see Attachment #2 for a complete list

**Acquisition:** In order to advance GDPM's redevelopment plan, RAD transfer of assistance opportunities, deconcentrate poverty, provide housing in higher opportunity areas, and expand current developments or increase amenities, GDPM may pursue acquisition activities. Acquisition activities will be funded with eligible GDPM funds such as Capital Funds, Development funds, non-PHA funds and others as identified and eligible.

**Mixed Finance alternative for Redevelopment Plan:** The attached development plan utilizes RAD as the primary development tool. If through analysis, or unsuccessful RAD or Section 18 approvals, GDPM may seek mixed finance alternatives for all of the developments listed in the redevelopment plan (Attachment #2).

#### **DISPOSITION ACTIVITIES:**

**Disposition at Desoto Bass (OH005000007):** GDPM may dispose of a dwelling and non-dwelling units at Desoto Bass Courts-OH5-9, and 1728 Stewart St (in whole or in part). As portfolio analysis is completed, additional demolitions and disposition applications may be considered. 1728 Stewart Street may be disposed of for less than fair market value if the disposition demonstrates a commensurate public benefit such as a day care, community building, or other use to benefit the PHA residents and surrounding community. Section 18 disposition may also be used a repositioning tool to support GDPM's enclosed redevelopment plan. If eligible, GDPM will seek TPV's, Asset Repositioning Fees (ARF) and Demolition Disposition Transition Funds (DDTF).

**Disposition of 5H Homeownership Units:** GDPM intends to dispose of the public housing properties listed below by sale at Fair Market Value. If GDPM is unable to dispose of the properties for Fair Market Value, it will dispose of the properties via public auction. If eligible, GDPM will seek replacement Tenant Protection Vouchers. GDPM intends to seek disposition of its scattered sites properties pursuant to HUD Notice PIH 2018-04. The Notice provides guidance for the disposition of scattered sites, such as the units listed below. Due to the distance between units and lack of uniformity of systems, the units are unsustainable to operate and maintain the units as public housing. Additionally, the properties of physically obsolete. Where appropriate GDPM will seek TPV's, Asset Repositioning Fees (ARF) and Demolition Disposition Transition Funds (DDTF). The following properties may be subject to disposition:

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

**Disposition – HOCH, Willow, Superba, Winters, Gettysburg**

GDPM intends to seek disposition or demolition approval of the following properties:

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

The units are obsolete as to physical condition and location and retention of the units is not in the best interest of the residents and GDPM. Further, disposition is consistent with GDPM’s goals, the PHA 5YR Plan and is otherwise consistent with the 1937 Act. GDPM may seek disposition through the de minimis exception for up to 5 of the units. GDPM intends to dispose of the properties by sale at Fair Market Value. If GDPM is unable to dispose of the properties at Fair Market Value, it will dispose of the properties via public auction. If eligible, GDPM will seek TPV’s, Asset Repositioning Fees (ARF) and Demolition Disposition Transition Funds (DDTF).

**Disposition of Vacant Parcels:** GDPM owns several vacant real estate parcels in Montgomery County Ohio. A list of identified parcels is included that may be disposed, Attachment #3. GDPM may seek to identify any GDPM owned vacant parcels that are in excess of the need of GDPM. GDPM will evaluate the feasibility of disposition of the lots. GDPM may seek authorization from the HUD Special Applications Center in order to dispose of some or all of the parcels. Disposition may be by sale at fair market value, by sale at less than fair market value, if the intended land use would be considered to have a commiserate public benefit, for sale by public auction, of GDPM may participate in a ‘land-swap’ in an interested party has a property of similar value and acquisition of such property would result in a benefit to GDPM and/or it’s residents.



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

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

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

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

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

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

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

<b>Address</b>	<b>AMP</b>	<b># of Units</b>
1204 Waterviliet	4	4
5531-5537 Fisher Drive	5	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.

**Disposition Proceeds:** GDPM intends to use any proceeds realized from its property dispositions for development related activities, which may include, but is not limited to RAD, Choice Neighborhoods and public housing development.

**DEMOLITION ACTIVITIES:**

***Demolition of Wilkinson Hi-Rise (OH005000006):*** GDPM intends to evaluate and possibly submit an application to the U.S. Department of Housing and Urban Development's Special Applications Center (SAC) requesting authorization to demolish the Wilkinson. The application may include a request to dispose of the underlying land. The Wilkinson is a hi-rise located at 126 West Fifth Street in the City of Dayton. The Wilkinson, contains 199 1-bedroom dwelling units and one 2-bedroom unit. Any proceeds realized will be used to support future RAD or other development opportunities.

The public housing development is obsolete as to physical condition, location, and other factors, making it unsuitable for housing purposes, and no reasonable program of modifications is cost-effective to return the Wilkinson to its useful life. GDPM will relocate any residents impacted by the demolition and will afford the residents the full protections for which they are entitled under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended ("Uniform Act"). GDPM intends to submit the SAC application during the 5YR Plan period.

***Wilkinson Replacement:*** Although the final scope of work and cost will be determined at a later date, GDPM will request authorization from HUD to expend predevelopment funds for activities related to the replacement of the Wilkinson units. Per 905.612(a)(1), predevelopment expenses include costs of materials and services related to the preparation of a development proposal, as well as other soft costs, such as surveys, appraisals, and architectural/engineering. Additionally, GDPM may submit a development proposal to HUD in order to acquire or finance the property (ies) needed for the Wilkinson replacement.

***Demolition of Hilltop (OH005000007):*** GDPM intends to submit an application to the U.S. Department of Housing and Urban Development's Special Applications Center (SAC) requesting authorization to demolish the Hilltop Development. The application may include a request to dispose of the underlying land. Hilltop is a family development located at 631 Groveland Avenue. It has 150 units. Hilltop was included as part of GDPM's Choice Neighborhood Transformation Plan. As part of the Choice Planning application, Hilltop was determined to be obsolete. Additionally, the residents and community engaged in a two year planning process to confirm that demolition is the best option for the site. Demolition may occur in conjunction a RAD conversion. If so, GDPM will replace the units. If it the demolition is part of a Section 18 (including partial Section 18) application, GDPM may seek Tenant Protection Vouchers, ARF and DDTF where eligible. Any proceeds realized will be used to support future RAD or other development opportunities.

The public housing development is obsolete as to physical condition, location, and other factors, making it unsuitable for housing purposes, and no reasonable program of modifications is cost-effective to return the Hilltop to its useful life. GDPM will relocate any residents impacted by the demolition and will afford the residents the full protections for which they are entitled under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended ("Uniform Act").

***Demolition of Desoto Bass (OH005000007):*** GDPM intends to evaluate and possibly submit an application to the U.S. Department of Housing and Urban Development's Special Applications Center (SAC) requesting authorization to demolish Desoto Bass. The application may include all or only a portion of the site. The application may include a request to dispose of the underlying land. Demolition may occur in conjunction a RAD conversion. If so, GDPM will replace the units. If it the demolition is part of a Section 18 (including partial Section 18) application, GDPM may seek Tenant Protection Vouchers, ARF and DDTF where applicable. Any proceeds realized will be used to support future RAD or other development opportunities. GDPM will relocate any residents impacted by the demolition and will afford the residents the

full protections for which they are entitled under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (“Uniform Act”).

**Demolition of Mount Crest (OH005000004):** GDPM intends to evaluate and possibly submit an application to the U.S. Department of Housing and Urban Development’s Special Applications Center (SAC) requesting authorization to demolish Mount Crest. The application may include all or only a portion of the site. The application may include a request to dispose of the underlying land. Demolition may occur in conjunction a RAD conversion. If so, GDPM will replace the units. If it the demolition is part of a Section 18 (including partial Section 18) application, GDPM may seek Tenant Protection Vouchers ARF and DDTF where applicable. Any proceeds realized will be used to support future RAD or other development opportunities. GDPM will relocate any residents impacted by the demolition and will afford the residents the full protections for which they are entitled under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (“Uniform Act”).

**Demolition alternative for Redevelopment Plan:** The attached development plan utilizes RAD as the primary development tool, as described above. If through analysis, Section 18 demolition is deemed a better alternative, GDPM may seek demolition for all or a portion of the developments listed in the redevelopment plan (Attachment #2).

**DESIGNATED HOUSING FOR ELDERLY AND/OR DISABLED FAMILIES:** In accordance with 24 CFR part 945 and HUD Notice PIH 2005-02, GDPM may designate the following public housing properties for occupancy by elderly families only:

- Wilmington, 958 Wilmington, Dayton; (OH005000004)
- Madrid, 221 Fox Grover, Centerville; (OH005000006)
- Park Manor, 220 Park Manor. (OH005000005)

If the properties are converted under RAD, GDPM may implement an elderly preference for admission in lieu of designation for the developments listed above.

**CONVERSION OF PUBLIC HOUSING (RAD):** GDPM received a Portfolio Award for participation of all of GDPM Public Housing units in the HUD Rental Assistance Demonstration (RAD) application. GDPM may choose to have up to its entire Asset Management portfolio convert to Project Based Rental Assistance (PBRA) or Project Based Vouchers (PBV) in accordance with all most current HUD RAD Program requirements, including, but not necessarily limited to the Consolidated and Further Continuing Appropriations Act, 2012, Pub. L. No. 112-55, approved November 18, 2011, and the Consolidated and Further Continuing Appropriations Act of 2015 (P.L. 113-235) approved December 6, 2014; Section 8 of the United States Housing Act, 42 U.S.C. 1437 et seq.; and the Department of Housing and Urban Development Act, 42 U.S.C. 3531 et seq. GDPM will evaluate each conversion to determine the best financial benefit for conversion under either PBRA or PBV. The redevelopment plan utilizing RAD as the primary tool is included in Attachment #2.

**Current RAD Development Plans Include:**

GDPM’s complete redevelopment plan is included in Attachment #2. The order of projects and progress may change from year to year based upon funding, analysis, etc. Specific project progress underway is as follows:

**CHAP 005000001 AMP 1 Hallmark Meridian:**

GDPM was successful in securing a 9% LIHTC award to assist with the substantial rehabilitation of the Hallmark Meridian. GDPM also intends to seek Historic Tax Credits. GDPM plans to submit its HUD RAD Financing Plan by May, 2021. In order to supplement the RAD rents, GDPM intends to request from HUD that the maximum percentage of the units be disposed of under Section 18 of the U.S. Housing Act. The disposition will enable GDPM to project-base units outside of RAD. GDPM also intends to utilize HUD’s di minimis disposition tool under RAD which allows an additional 5% of the units to be converted to the PBV program outside of RAD.

## Developments and AMPs with Current CHAPS

Property	# of Units	AMP*
Hallmark-Meridian	75	1
Winston Woods	30	2
Wolf Creek	35	2
Frederick	6	2
Hawthorn Village	7	3
Malden Hollencamp	21	3
Winters-Gettysburg	11	3
Huffman-Parnell	11	4
Superba	24	4
Channingway	32	5
Bellefontaine	25	5
Pompano	31	5
Fisher/Wayne Meadows/Misty Lane I	32	5
Fitch-Hawthorn	6	5
Imperial	12	5
Misty Lane II	6	5
Willow-Hoch	12	5
Quitman	6	5
<b>Total</b>	<b>382</b>	

\*AMP6 does not have properties with current CHAP's at this time, however 187 units from AMP6 have been converted through RAD.

### 005000006 Remaining Properties

GDPM may pursue RAD conversions for the remaining AMP 6 properties. This may include joint applications for financing or 'straight' conversions utilizing little or no debt. GDPM may combine all or a portion of the remaining properties into one 4% or 9% LIHTC application. In order to supplement the RAD rents, GDPM intends to request from HUD that the maximum percentage of the units be disposed of under Section 18 of the U.S. Housing Act. The disposition will enable GDPM to project-base units outside of RAD. GDPM also intends to utilize HUD's di minimis disposition tool under RAD which allows an additional 5% of the units to be converted to the PBV program outside of RAD.

### 005000001 Triangle View, Short Helena, Riverside

GDPM intends to submit a 4% tax credit application in order to fund the necessary substantial rehabilitation at the combined project of Triangle View, Short Helena, and Riverside. Additional funding sources may include AHP, bond gap financing, capital funds, HOME funds, etc. In, order to supplement the RAD rents, GDPM intends to request from HUD that the maximum percentage of the units be disposed of under Section 18 of the U.S. Housing Act. The disposition will enable GDPM to project-base units outside of RAD. GDPM also intends to utilize HUD's di minimis disposition tool under RAD which allows an additional 5% of the units to be converted to the PBV program outside of RAD.

### RAD All Other AMPS

In addition to the developments set-forth above, GDPM intends to submit RAD applications for its remaining portfolio. In 2022, GDPM may submit development specific RAD applications for the properties listed in Attachment #2. Additionally, GDPM may commit up to 100% of its Capital Fund (appx. \$6M per year) to support its RAD conversions. For RAD properties undergoing substantial rehabilitation at conversion, GDPM may seek approval of conversion to PBV under Section 18 for units using both di minimis and RAD Section 18 blending.

GDPM may utilize other funding sources such as tax credits, Housing Development GAP Financing program funds, HOME funds, CDBG Funds, grant opportunities, the Federal Home Loan Bank Affordable Housing Program and other available sources.

### **RAD Transfer of Assistance Properties:**

In order to facilitate the financing, development, and preservation of decent, safe, and affordable the subsidy and/or assistance of current public housing units may be transferred from the converting property to a new property either thru new construction or acquisition. GDPM intends to seek transfer of assistance opportunities. GDPM's first RAD transfer of assistance projects include the transfer of assistance from the AMP 1 scattered sites to Brandt Meadows.

Where the transfer of assistance to a new site is approved, residents of the Converting Project will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete.

### **RAD CHAP Amendments**

GDPM may request to amend its RAD Portfolio CHAP and/or the individual RAD communities with active CHAPs in order to implement a multi-phase plan and to secure the most recent rents available.

### **Funding Sources**

To support its RAD conversions, GDPM may seek HUD approval (where required) to use the following funding sources to support its RAD conversions: Operating Fund, Capital Fund, TDF, and Hope VI, Turnkey /other homeownership funds, disposition proceeds, and non-federal sources.

**Other Conversion of Public Housing:** GDPM may explore the feasibility of voluntary and/or required conversion of public housing during the plan period. More specifically, GDPM may review, for eligibility and feasibility, voluntary conversion for Grand, Desoto Bass, Wentworth, Wilkinson, Westdale, Park Manor, Metropolitan, Mount Crest, Hilltop Homes, Wilmington, and any development listed in Attachment #2. If, after its analysis, GDPM determines that it is more efficient to operate the units under the HCV/PBV program, it may convert the units. GDPM will seek tenant protection vouchers and the buildings will be converted to the PBV program.

### **Project Based Vouchers (PBV) and Tenant Based Voucher:**

- In partnership with local Continuum of Care, GDPM committed support to the Montgomery County 10 Year Plan to End Homelessness and set aside 250 Housing Choice Vouchers for eligible, homeless, project based housing projects within Montgomery. GDPM has distributed approximately 140 vouchers towards this commitment.
- GDPM may select additional PBV developments for award, so long as the amount of PBV awarded does not reach the 20% (up to 30% in certain circumstances) of GDPM's annual voucher authority.
- GDPM may award PBVs based on prior competitive awards and may publish an RFP for projects that wish to utilize PBVs.
- GDPM may seek an award of HCV or PBV special purpose vouchers, if made available by HUD. GDPM will assess the local community's housing needs and priorities when determining whether to seek an award and may seek up to the total maximum amount of award for which is may be eligible.
- GDPM may award vouchers for replacement of it public housing units subject to disposition, RAD, voluntary conversion, and /or a RAD/Section 18 Blend. If a property undergoes substantial rehabilitation and the cost exceeds 60% of the current year HUD published HCC, the development may be eligible for Section 18 disposition. Up to 5% of units within each RAD development may be eligible for the di minimis exception to Section 18 in order to facilitate conversion under the regular PBV program.



### **HUD – VASH Vouchers**

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) or PBV rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). VA provides these services for participating Veterans at VA medical centers (VAMCs) and community-based outreach clinics. If authorized by HUD and deemed necessary by the community, GDPM may seek proposals for a project-based voucher development to assist United States Veterans through the HUD-VASH program. GDPM may also seek to increase its number of tenant-based VASH vouchers, if needed. GDPM may award VASH vouchers for a single project or multiple projects and will administer and/or award any additional VASH vouchers provided by HUD. When selecting proposals for VASH PBV awards, GDPM will follow its PBV project selection criteria as set forth in its Administrative Plan and any HUD required program selection criteria.

**Tenant Protection Vouchers:** GDPM may seek Replacement and/or Relocation Tenant Protection Vouchers for tenants displaced as a result of a GDPM-related development project including relocation associated with a RAD conversion, demolition, disposition, and/or voluntary conversion.

### **Family Unification Program Vouchers**

GDPM may expand its eligible use of FUP vouchers to include persons aging out of foster care. It may execute an MOU with a local referral agency in order to continue its implementation of the Program. Any current FUP voucher holders that no longer fit the original criteria for a receipt of an FUP voucher may be provided with a regular Housing Choice Voucher in order to expand opportunities for families in need of an FUP voucher.

**Other Available HUD Vouchers** As HUD makes vouchers or NOFA available, GDPM will evaluate all opportunities to expand its voucher offerings for the advancement of affordable housing in Montgomery County.

### **OCCUPANCY BY OVER-INCOME FAMILIES**

In accordance with the Housing Opportunities Through Modernization Act of 2016, GDPM will annually create a report that demonstrates the amount of GDPM public housing households whose income exceeds 120% AMI. The report will also include information on the amount of families on GDPM waitlists. The report will be submitted to HUD and available to the public. GDPM will modify its policies in accordance with HUD's final rule on determining over-income families.

### **OCCUPANCY BY POLICE OFFICERS**

Currently there are no units occupied by law enforcement officers.

**UNITS WITH APPROVED VACANCIES FOR MODERNIZATION:** In accordance with 24 CFR 990.145, GDPM routinely seeks approval from the HUD field office to place units undergoing modernization and/or casualty loss in to vacancy status until the work is complete.

**OTHER CAPITAL GRANT PROGRAMS:** GDPM intends to apply for additional HUD resources that may become available including but not limited to, Capital Fund Community Facilities Grants, and Emergency Safety and Security Grants.

### **OTHER ACTIVITIES**

- **Broadband Infrastructure:** In accordance with the HUD Final Broadband Rule, GDPM will implement a broadband infrastructure planning element into its new construction/substantial rehabilitation development program.
- GDPM administers a HCV homeownership program through its Family Self Sufficiency Department (FSS). In connection with a local Community Development Finance Institution, GDPM may seek to expand this program if Capital Magnet Fund or other resources are awarded to the CDFI.

- GDPM intends to evaluate new program/financial software to accommodate HUD program changes including RAD, re-federalization of the COCC, and tax credit projects.
- GDPM intends to evaluate conversion to an automated A/P system.
- GDPM intends to complete an agency-wide equipment/property inventory and valuation.
- GDPM may implement Small Area fair Market Rents (SAFMRs) for the all or a portion of GDPM’s HCV jurisdiction. It will analyze the effectiveness of SAFMRs on providing expanded housing choices to its HCV participants.
- GDPM intends to review the HUD Moving-to-Work (MTW) program. If beneficial to GDPM, GDPM may submit an application to participate in any MTW expansion opportunities. GDPM will focus on streamlining operations, promoting self-sufficiency and providing expanded housing choice when reviewing MTW strategies.
- GDPM intends to implement an electronic based application process for its public housing program.
- GDPM may utilize force account labor for work activities identified in this plan and accompanying attachments. The workforce may be permanent or temporary, external or internal. The materials and equipment may be purchased by
- GDPM to undertake certain activities identified in the PHA Plan (and attachments). In such cases, GDPM will act as its own general contractor.

### **B.3 CIVIL RIGHTS CERTIFICATION**

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic Exhibit to the PHA Plan.

### **B.4 MOST RECENT FY AUDIT**

No findings.

### **B.5 PROGRESS REPORT**

Progress Report. Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

The mission of Greater Dayton Premier Management is “to develop housing solutions for individuals, seniors and families. We seek to improve neighborhoods by offering diverse housing options. We require that our families, employees and partners demonstrate responsible character, which strengthens the economic health, vitality and humanity of the Miami Valley”. In addition to various updates included above, the following progress has been made toward the agency’s 2020-2025 Agency Plan:

#### **PRESERVE GDPM’S PORTFOLIO AND ADDRESS CAPITAL NEEDS OBJECTIVES PROGRESS:**

1. Utilize available HUD programs and resources such as Rental Assistance Demonstration (RAD), Voluntary Conversion, Section 18 Demolition and Disposition and Choice Neighborhoods, to advance goals of the redevelopment plan.
  - Converted 259 units through RAD to date
  - 382 units planned for conversion in 2022
2. Incorporate energy savings measures and green technologies to reduce utility bills and enhance living environments
  - Underway

**GOAL: EXPAND THE SUPPLY OF AFFORDABLE HOUSING OBJECTIVES PROGRESS:**

1. Apply for additional Housing Choice Vouchers (HCV), where appropriate
  - Received authorization for 44 tenant protection vouchers for tenants being displaced as part of Western Manor contract loss
  - Will continue to seek opportunities
2. Acquire and/or build developments to expand GDPM's portfolio offerings
  - Acquired Dayton View Commons and Senior Village which added 80 units to GDPM's portfolio
3. Encourage assisted units in private developments throughout Montgomery County
  - Participate in planning for the Fairgrounds housing development
4. Seek partnerships in order to create leverage opportunities for additional housing options
  - Partnering with Citywide Development and the City of Dayton to apply for 5/3 Neighborhood Investment program
  - Expanded development partnerships by adding 2 additional development partners for a total of 4.
  - Participate in Community Land Trust committee to create an additional tool to advance and preserve affordable housing

**CREATE ACCESS TO AFFORDABLE HOUSING IN AREAS OF OPPORTUNITY & PROMOTE DECONCENTRATION OBJECTIVES PROGRESS:**

1. Conduct outreach efforts to potential HCV landlords
  - Conducted advertisements to increase landlord participation
    - Wrapped two agency vans for mobile advertising
    - Radio advertisements
    - Purchased 15 billboards across Montgomery County
    - Purchased 200 Regional Transportation Authority (RTA) bus inserts to be displayed in buses across Montgomery County
2. Seek to acquire land or buildings for development in identified areas of opportunity per the Kirwan Opportunity Maps
  - Hired real estate agent to assist with identifying opportunities
3. Encourage assisted units in private developments throughout Montgomery County
  - Participate in planning for the Fairgrounds housing development
4. Evaluate methods to promote Public Housing deconcentration and income mixing in developments with average family incomes outside the upper or lower Established Income Range (EIR) as defined in 24 CFR 903.2(c)(1)(iii) (e.g., bringing higher income public housing households into lower income public housing developments)
  - Using income averaging in all LIHTC projects
  - Seeking transfer of assistance opportunities through RAD in an effort to deconcentrate
5. Encourage homeownership opportunities through the Family Self-Sufficiency program
  - 23 active homeowners building equity via HCV homeownership program
  - Implemented pilot IDA program. IDA enables low-income families to save money for home ownership, post-secondary education and small business ownership.

**ENHANCE MANAGEMENT STAFF CAPACITY IN MANAGING VARIOUS TYPES OF AFFORDABLE HOUSING OBJECTIVES PROGRESS:**

1. Participate and host various trainings and webinars applicable to RAD, tax credit management/compliance, in addition to compliance related trainings for other affordable housing unit types. A sample of trainings completed:
  - Ohio Housing Authority Training
  - Procurement Training
  - Capital Fund
  - American Bar Association
  - Lead Based Paint
  - Yardi Voyager
  - Various webinars regarding RAD, demolition, disposition strategies
  - Ohio Capital Corporation maintenance trainings
  - Ohio Housing Conference
  - Agency-wide PIC training
  - Annual Fair Housing Training
  
2. Identify a qualified consultant(s) to assist with file set-up and internal compliance monitoring
  - Complete

**PROMOTE AND MARKET GDPM'S AFFORDABLE HOUSING PROGRAMS OBJECTIVES PROGRESS:**

1. Advertise through a variety of publications and media, such as traditional newspapers, radio advertisements, billboards, transit buses, social media, cable TV and coupon programs to ensure the community is aware of available affordable housing options and increase/maintain high occupancy rates.

**OUTCOMES:**

- Radio advertising after Memorial Day tornado for public housing
- 2 vans wrapped for GDPM advertising
- 15 Billboards
- 200 inserts for RTA buses
- Public Housing Referral Program
  - Resident receives \$100 for referring new tenant who signs lease/stays 60 days
  - Welcome bags including \$25 gift card for new residents

**COMPLETION OF UPDATED ITS SYSTEMS TO STREAMLINE OPERATIONS AND CREATE COST EFFICIENCIES PROGRESS:**

1. Complete infrastructure improvements to technology system
  - Upgraded office phones to Gigabit technology
  - Upgraded switches and routers to Cisco Meraki Gigabit Technology
  - Upgraded agency cabling infrastructure to CAT 6
  - Install Wi-Fi technology at Central Office
  - Installed Help Desk support software

- Continuous improvements as needed
2. Complete transition from Visual Homes to Yardi and utilize all enhanced reporting and module functions
    - Migrated from Visual HOMES to Yardi
    - Installed Yardi's Rent Café Owners Portal
    - Installed Yardi's Rent Café Applicant Portal
    - Continuous improvement of efficiencies and addition of portals as needed

**EXPAND THE NETWORK OF SELF-SUFFICIENCY AND LEADERSHIP SUPPORTS FOR RESIDENTS  
PROGRESS:**

1. Advocate on behalf of GDPM residents for services

**OUTCOMES:**

- GDPM continued to maintain a high level of resident service goals in order to provide noteworthy client linkages.
- GDPM's FSS & ROSS programs are housed within GDPM's Community Initiatives Department the following was achieved in FY2022:
  - 24 Active MOUs with Community Partners
  - Managing 133 FSS participants
  - Enrolled 37 new participants
  - 20 Homeowners building equity via HCV Home ownership program 7 new homeowners
  - 3 out of the 7 new homeowners in 2021 utilized IDA funds
  - 51 individual client facing events held with GDPM residents during height of pandemic
- GDPM launched an IDA (Individual Development Account) Program. This is a partnership between GDPM, the Ohio Community Development Corporation, and Wright-Patt Credit Union that gives participants the opportunity to receive up to \$4,000 towards homeownership, postsecondary education expenses, or business capitalization.
- The Digital Equity Initiative has maintained strong partnerships with CareSource and Cincinnati Bell. The partnership has offered free Wi-Fi to over 1,000 residents and ongoing digital literacy workshops.
- The Jobs Plus program opened its doors to DeSoto Bass Courts and Hilltop Homes residents in April 2017. To date, approximately 200 residents have become members and have opted in to receive services such as work readiness, jobs placement, educational advancement, financial literacy, and other services that addresses poverty. 140 of those residents are employed. GDPM received funds donated by Key Bank to implement a work experience program. The program was a partnership with the Dayton Urban League.
- Utilized Eviction Prevention/Rental Assistance resources to process 503 applications. 440 residents received rental assistance totaling \$757,209.77.

**B.5 RESIDENT ADVISORY BOARD COMMENTS**

No comments.



**B.6 CERTIFICATION BY STATE OR LOCAL OFFICIALS.**

[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.

**Included.**

**B.7 TROUBLED PHA**

No

**B.8 STATEMENT OF CAPITAL IMPROVEMENTS**

See the first page of the most recent HUD Form-50075.2 approved by HUD on January 21, 2022 (Attachment #1a).

**C. CAPITAL IMPROVEMENTS**

See the first page of the most recent HUD Form-50075.2 approved by HUD on January 21, 2022 (Attachment #1a).

**C.1**

See the first page of the most recent HUD Form-50075.2 approved by HUD on January 21, 2022 (Attachment #1a).



# Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

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## *Executive Summary*

Metro Wide and GDPM met on August 8, 2018 to review the Significant Amendment to GDPM's FY19 Annual Plan and current Five Year Plan and revised Capital Plan Statement.

### **The following items were reviewed:**

1. Mainstream Voucher Program application for funding
2. RAD PBV Choice Mobility
3. RAD Policies (including but not limited to RAD preference categories), RAD Chapter to the GDPM Administrative Plan, Lease Agreement and House Rules
4. GDPM's RAD 75/25 implementation: for qualified developments convert 75% of units under RAD and 25% units under dispositions in order to utilize regular project-based vouchers
5. Di Minimis RAD disposition – up to an additional 5% of units at each RAD development will be disposed of under HUD's Section 18 Di Minimis' exception: these units will convert under the regular PBV program.
6. Telford Shroyer – RAD Conversion with use of Housing Development Gap Financing
7. Brandt Meadows update: 44 AMP 1 Scattered Sites units will transfer to the Brandt meadows new construction tax credit development and GDPM will dispose of the 44 AMP 1 scattered sites units for fair market value with proceed to be used to support future RAD conversions
8. Voluntary Conversion in order to utilize PBVs:
  - a. Grand, Wentworth, Metropolitan, Park manor, Wilkinson, Westdale, Wilmington, DeSoto Bass --- convert to PBV under disposition or voluntary conversion in lieu of RAD
9. AMP 6: 4% Tax Credit RAD project
10. AMP 1: 4% Tax Credit RAD Project
11. Telford Corona – RAD Transfer of Assistance of 16 Wilkinson units
12. GDPM's RAD Multi-phase Redevelopment Plan 2018-2024
13. Upcoming demolition and disposition applications

- 14. GDPM will apply for tenant protection vouchers for any demolition, disposition and/or conversion of its public housing stock (the maximum amount allowed under HUD rules)
- 15. HOPE VI funding for Community Center
- 16. Revised GDPM Capital Fund Statement

I hereby acknowledge that GDPM met with Metro-Wide on August 8, 2018 at 400 Wayne Avenue, Dayton, Ohio. We reviewed and discussed the above items. Metro-Wide may submit comments to all the Significant Amendment and demolition/disposition/ development items. At this time, Metro-Wide does not object to any item delineated in the Significant Amendment or set-forth above.

Elisie Carter 8-8-18  
Sign / Date

Elisie Carter  
Print Name

Greg Banks 8-8-18  
Sign / Date

Greg Banks  
Print Name

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

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



# Greater Dayton Premier Management

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## METRO-WIDE MEETING MARCH 15, 2023

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

*Linda J Taylor 3/15/23*  
Sign / Date

*LINDA J TAYLOR*  
Print Name

*Elaine Darter 3-15-23*  
Sign / Date

*Elaine Darter*  
Print Name

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

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



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

March 7, 2023

Please sign below:

Name	Address	Phone number	Email Address
Leanne Doster	958201 Ingington Ave #304	937-520 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
Katelyn Kumbill	400 Wayne Ave	910-7616	Kkumbill@gdpm.org
Kalen Kross Gordon	400 Wayne Ave	937-4928	tknox@gdpm.org

**Desoto Demolition**  
**Section 7 Line 5**  
**Resident Comments**

**Section 7 Line 5:** GDPM sent out and have summarized responses to a questionnaire related to eventual demolition; the feedback was very positive towards the demolition of Desoto Bass. We had two responses from two different tenants of Desoto Bass.

*See attached for questionnaire summary and two submitted written comments.*

56 Respondents accounted for/118 households	Y	N	if not a y/n
1. Do you have a phone?	55	1	x
2. Are you on PIPP Vectren?	29	27	x
Are you on PIPP DP&L	31	25	x
No PIPP	x	x	22-27
Do you have an overdue balance with Vectren?	13	43	x
Do you have an overdue balance with DP&L?	15	41	x
Are any of your outstanding bills greater than \$100?	13	42	x
3. 1-2 hours each week at your disposal for apartment searching?	52	3	x
4. Do you have access to transportation other than the RTA?	36	20	x
1. Has your credit negatively impacted previous attempts at searching for apartments?	16	37	x
Are you worried that your credit may impact your ability to rent currently?	23	30	x



2. If necessary would you be able to afford a \$100 deposit prior to your current deposit being returned?	47	7	x
3. Do you have internet access?	41	13	x
If so can you access this link to our Section 8 database on you internet device?	44	10	x
4. Instead of using a Section 8 voucher, would you prefer to move to another available public housing unit?	19	33	2 conditional on the public housing available
5. Have you ever been evicted?	5	47	x
6. Do you have a criminal record?	11	40	x
Misdemeanor(s) and/or Felony(ies)	x	x	3 felonies, 6 Misdemeanor(s)
7. Section 8 vouchers in the past?	18	34	x
If so, were you successful in finding housing?	5	11	x



# Resident Comment Form

Date: 12/24/21

Name	Address	Phone number	Email Address
<u>Lerri</u> <u>Middleton</u>	<u>1013</u> <u>Danner Ave</u>	<u>937</u> <u>301-9212</u>	<u>LOOK</u> <u>Below ↓</u>

E-MAIL - terridennis00@gmail.com

Please submit your written comments to your property management office, via email at RAD@gdpm.org or mail to GDPM RAD, 400 Wayne Avenue Dayton Ohio 45410

I think this is a wonderful plan  
Im all for it. I would love to  
take the section 8 vouchers.  
Most of these old buildings  
need to be torn down and re-done  
they have a lot of mice.



## Resident Comment Form

Date: 12-24-21

Name	Address	Phone number	Email Address
MS. EURMA L. SELDON	1700 BERNARD St. DAYTON, OHIO	937-877-7951	euema_seldon@yahoo.com

Please submit your written comments to your property management office, via email at RAD@gdpm.org or mail to GDPM RAD, 400 Wayne Avenue Dayton Ohio 45410

I would like to participate, in this program. Cause, my apartment is (tore-down)!!!!  
from the air-conditional front & back doors, Mail-box, floors, Ceiling in kitchen and Bathroom to walls. also the Heating Condition! the Heat will not stay on!!! at all. So it's very cold in that unit the floors and tile on the floor is tore-up!!!  
However, I'm still grateful for the unit I'm got outside. please Help me Mrs. Eurma L. Seldon, to Help me find a better place to stay.

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.*

Because there is a commensurate public benefit if GDPM disposes of the property to Invictus, GDPM requests an exception to the requirement of offering the property for sale to resident groups.

**52860-A**

**Section 2 Line 4**  
**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).*

In May, 2023, GDPM was notified that it was awarded a reservation of 9% tax credits for “Renew Miami Chapel Phase I” (Renew Miami Chapel). This project represents the first phase of on-site redevelopment at Desoto Bass Courts. The project includes the construction of 44 family units. In order to facilitate the use of tax credits, GDPM will continue to own the property and will execute a long-term lease agreement with the tax credit owner entity. GDPM will also execute a 20 year PBV HAP Contract. GDPM will preserve these units and maintain the units as low-income housing. The result is a commensurate public benefit.



**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.*

For the initial on-site redevelopment phase, GDPM will execute a long-term ground lease with Renew Miami Chapel, LLC. Renew Miami Chapel, LLC will be the tax credit owner entity of Renew Miami Chapel Phase I (the first phase of on-site redevelopment). Currently, the sole member of Renew Miami Chapel Phase I, LLC is Renew Miami Chapel Phase I GDPM, Inc. GDPM's instrumentality Invictus Development Group, Inc. is the sole owner of Renew Miami Chapel Phase I GDPM, Inc. And, GDPM is the sole owner of Invictus Development Group, Inc.

I attached a certificate of Good Standing for Renew Miami Chapel Phase I, LLC, Renew Miami Chapel Phase I GDPM, Inc., and Invictus Development Group, Inc.

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 31st day of August, A.D. 2023.*

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

**Ohio Secretary of State**

**Validation Number: 202324301296**

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 RENEW MIAMI CHAPEL PHASE I - GDPM, INC., an Ohio not for profit corporation, Charter No. 5059991, having its principal location in Dayton, County of Montgomery, was incorporated on June 2, 2023 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 31st day of August, A.D. 2023.

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

Ohio Secretary of State

Validation Number: 202324301304

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 RENEW MIAMI CHAPEL PHASE I, LLC, an Ohio Limited Liability Company, Registration Number 5059992, was organized in the State of Ohio on June 2, 2023, is currently in FULL FORCE AND EFFECT upon the records of this office.



Witness my hand and the seal of the  
Secretary of State at Columbus, Ohio  
this 31st day of August, A.D. 2023.

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

Ohio Secretary of State

Validation Number: 202324301312



# HUD Physical Needs Assessment

REPORT DATE: March 22, 2023

**PROPERTY INFORMATION:**

Desoto Bass Courts  
811 Oldfield Avenue  
Dayton, Montgomery County, Ohio 45417

**PROJECT INFORMATION:**

AEI Project No. 468943  
Site Assessment Date: October 4 & 5, 2022

**PREPARED FOR:**

Greater Dayton Premier  
Management  
400 Wayne Avenue  
Dayton, Ohio 45410

**PREPARED BY:**

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





March 22, 2023

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

**Subject: HUD Physical Needs Assessment**  
Desoto Bass Courts  
811 Oldfield Avenue  
Dayton, Ohio 45417  
AEI Project No. 468943

Dear Xavier Gullatte:

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

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

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

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



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

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

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

Sincerely,

A handwritten signature in black ink that reads "Kathryn Goodwin". The signature is written in a cursive, flowing style.

Kathryn Goodwin  
Senior Vice President  
AEI Consultants

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

Scott Moyer  
Vice President - HUD Building Assessments  
AEI Consultants

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## 1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

AEI was retained by Greater Dayton Premier Management on September 6, 2022 to conduct a Physical Needs Assessment (PNA) for the property located at 811 Oldfield Avenue, Dayton, Montgomery County, Ohio (the "Property"). The property features 354 dwelling units within 43 apartment buildings, which were built from 1942 to 1953 and are situated on 33.35 acres. The property was observed in fair to poor physical condition.

The property is broken up into two sections, section 505 and section 502. Section 505 consists of Banker Place, Wilberforce Place, Attucks Place, the buildings along Danner Avenue Oldfield Avenue. and the Leasing Office Building. Section 502 consists of Hughes Place, Bragg Place, Upton Place, Custer Place, Robenson Place, and Benning Place along with the Melissa Bess Daycare Center and the Annex Building. The Melissa Bess Daycare Center and annex building are reportedly defunct and slated for demolition. There used to be two buildings along Knox Place; however, they have been demolished.

The Leasing Office is a 2-story building with partial basement. It consists of the Leasing office, Maintenance offices, and Maintenance storage. The basement is also maintenance storage.

900-914 Wilberforce Place is task force headquarters. It is a 2-story building with offices, a computer center, and a community room with a kitchen.

1801 Attucks Place is a single-story community building. It features a community gathering space and a community kitchen with a men's and women's restroom.

Please note that AEI's repair estimates for property needs over the next three years currently total **\$54,273,863** HUD's 2022 Total Development Cost (TDC) thresholds, the new construction cost allowance to completely rebuild the site is valued at **\$84,383,468**. According to HUD's Special Application Center's (SAC) PIH Notice 2021-07, in order for the property to be considered an qualified candidate for demolition or disposition, the ratio of renovation costs to new construction costs needs to exceed **57.14%**. Per this initial renovation model, the estimated costs for the required scope of work **Does Qualify** the property for a demolition/ disposition application as the cost ratio is **64.32%**.

**Earthwork will need to be completed on site. The earthwork needed is excavating, backfill and compaction of replaced utility lines and building perimeter grading.**

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

Item	Description
Property Type	Multifamily
Number of Floors	2
Number of Apartment Units	354
Total Number of Buildings	47
Number of Apartment Buildings	43
Ancillary Buildings	4: Leasing office, Maintenance Building, Annex Building (Abandoned), Melissa Bess Daycare (Abandoned)
Parking	179 total spaces 162 of Regular Spaces 17 of Accessible Spaces / 4 of Van Accessible Spaces Source: Site Count
Gross Floor Area	367,615 per Construction / As-Built Plans

Item	Description
Net Rentable Floor Area	299,096 per Appraisal
Site Area	33.35 acres per Appraisal
Year of Construction	1942 to 1953 per Appraisal



## 1.1 OVERALL CONDITION OF THE PROPERTY

### Code Compliance and Design

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

### Overall Condition of the Property

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

Assuming the level of maintenance currently being provided at the subject property is continued and deferred maintenance specified herein is corrected, the property should continue to retain its ability to perform and compete in the local market in the future.

### Accessibility Deficiencies:

#### ADAAG Concerns:

- Based upon the approximately 162 standard uncovered parking spaces available at the site, six handicapped accessible parking spaces, inclusive of one van accessible handicapped parking space are required by Americans with Disabilities Act Accessibility Guidelines (ADAAG). The site currently features approximately 6 non-compliant designated handicapped spaces. In order to comply with ADAAG, removal of existing non-compliant spaces and / or installation of compliant spaces should be completed. Standard handicapped spaces require a 60" wide access aisles and vertical and horizontal identification. Van accessible handicapped spaces require a 96" wide access aisle, vertical signage identifying the space as van accessible, and horizontal identification. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle.
- The Leasing office does not feature accessible handicap parking spaces or an accessible route from the accessible handicapped parking spaces to the leasing office. In order to comply with the Americans with Disabilities Act (ADAAG), the installation of an accessible route from the handicap parking spaces to the leasing office is required.

### UFAS/State Code Concerns:

- The property was originally constructed in 1943 and features project-based assistance. The apartments are therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% or eighteen (18) of the dwelling units must be handicapped accessible. Currently, the property does not feature designated handicapped accessible units. In order to comply with UFAS, the reconfiguring 5% or eighteen (18) of the dwelling units to become fully UFAS compliant is required.

- The property was originally constructed in 1974 and features project-based assistance. The apartments are therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 2% or eight (8) non-designated handicapped dwelling units are required to have audio/visual smoke alarms. In order to comply with UFAS, the installation of audio/visual smoke alarms in 2% or eight (8) non-designated handicapped dwelling units is required

#### **FHA Design Concerns:**

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

#### **Building Envelope:**

- Selective removal/replacement of floor slab due to replacement of the under-slab plumbing water/waste lines.
- The buildings' exterior brick veneer observed in fair to poor condition and past its estimated useful life. Select areas of sectional brick restoration/tuck-pointing (approximately 10%) and 100% pressure wash cleaning is recommended.
- This represents the materials and labor to repair the damaged walls and ceilings where plumbing water/waste lines are being replaced.
- Costs included are for replacement of baseboards due to plumbing line replacement demolition of kitchen countertops, interior and exterior trims and railings.
- Costs included are for replacement of siding/soffit/fascia/trim due to damage and component has reached or exceeded the EUL. Replacement of caulking and sealants due to replacement of plumbing water/waste lines. There is water damage and Mold throughout many of the units.
- Replacement of insulation due to replacement of plumbing water/waste lines.
- The asphalt shingle and slate tile roofs were observed in poor condition and past their estimated useful life. Replacement of the roofs is recommended.
- The buildings gutters/downspouts and roof flashing was observed in fair to poor condition, leading to moisture intrusion. Replacement is recommended.
- Select dwelling unit entry doors were in poor condition with rusted brackets, deteriorated paint, and generally older, replace is warranted. Select interior doors was observed with damage due to tenant abuse and water damage, replacement is warranted.
- Select dwelling unit storm doors were observed with damage, replace is warranted.
- The aluminum windows were observed in poor condition and past their estimated useful life. Replacement of the windows is recommended. Contractor bid to replace windows.

#### **Unit Finishes:**

- The drywall is in generally poor condition throughout the property. The drywall as observed with areas of extensive damage/cracking/separating/holes and water damage from various sources as well as replacement where needed when removal

of plumbing lines. As a result, the drywall in the units is need of replacement and painting. Also the drywall would have to be replaced during MEP replacements and subfloor/framing replacements from moisture damage.

- The dwelling units bathroom floor and wall tile was observed to be in poor condition with areas of missing/damaged areas. As part of replacing the underfloor plumbing piping, replacement of the VCT flooring (approximately 75%) in the units is recommended.
- The dwelling units flooring was observed to be in poor condition with areas of curled/missing/water damaged/mismatched vinyl tiles. As part of replacing the underfloor plumbing piping, replacement of the VCT flooring in the units is recommended.
- Costs included are for painting of all ceilings and walls of the dwelling units as a result from gypsum board replacement/repairs and repairs due to plumbing pipe replacement.
- Mirrors were observed in poor condition and need to be replaced.
- The range hoods were observed in fair to poor condition and replacement is recommended.
- The six dwelling unit kitchen cabinets/tops and vanities/tops were observed to be in poor condition and near or at the end of the estimated useful life (EUL). The units were observed with broken /missing hardware, delaminating doors/drawers, rotted bottoms of cabinet bases and countertops that were observed damaged. Replacement of the cabinets and tops in the units is recommended. All cabinets and tops in the dwelling units will need to be removed during the plumbing pipe replacement.
- Finishes to include cabinets, countertops, appliances, bathroom fixtures, flooring and walls systems were observed to be in poor to fair condition. The overwhelming vast majority of cabinets, countertops, and bathroom fixtures such as toilets, sinks, bathtubs have reached and/or exceeded their expected useful lives. Replacement of various apartment finishes, fixtures and some older appliances is recommended.

#### **Plumbing:**

- The plumbing lines on-site (copper supply and cast-iron waste) were observed to be in poor condition with the site reporting multiple issues of leaks/backups/low water pressure in a majority of the inspected units. The cabinets below the sinks of kitchens and bathrooms in select units were observed with water damage to the cabinets. Replacement of the water and waste lines and all plumbing fixtures is recommended. Select water heaters were observed of various ages and some were not all functioning.

#### **HVAC:**

- The buildings feature gas-fired water heaters (for DHW) and connected to hot water furnaces for heating. Select components were observed in various conditions (some appear to be in disrepair/not functioning properly). Multiple tenants complained that the boilers were insufficient for heating the dwelling units. Replacement of the water heaters and furnaces are recommended.

#### **Unit Electrical Service:**

- Apartment units' circuit breaker panels and electrical devices require modernization. Select electrical devices were observed to be original to the date of construction and therefore, replacement in conjunction with the panel replacement is recommended. Based on observations during the inspection, select fixtures were broken, non-operational, missing. Replacement of lighting fixtures is recommended. The dwelling units feature bathroom exhaust fans that were reported in various operating conditions. Replacement of the fans and ducting is recommended."
- The dwelling units for section 502 were equipped with Federal Pacific Stab-Lok panels. These panels have a reputation in the industry of overheating. Replacement of these panels is recommended.
- 1806 Germantown Street was observed with water infiltration in the basement. The water was leaking directly behind the electrical panel. The repair of the leak and inspection of the panel and cable is recommended.

### Fire & Life Safety:

Some of the dwelling unit bedrooms were observed without smoke detectors or with non-compliant smoke detectors. The hallways outside of the sleeping rooms were observed with hard-wired smoke detectors. Per HUD MAP Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area; therefore, the installation of compliant smoke detectors within all the dwelling unit bedrooms is required.

The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features, according to the HUD MAP Guidelines: the cell must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life; the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery-operated smoke detectors are allowable.

If further clarification is needed regarding smoke detector compliance, please contact the local reviewing HUD office.

**Hazardous Materials:** Removing the ACMs and LBP's in advance of interior construction activities is required.

### Recommendations in this Report

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

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

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

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

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

## 1.2 REMAINING USEFUL LIFE

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

## 1.3 LIST OF COMMONLY USED ACRONYMS

ADA	The Americans with Disabilities Act
AHU	Air Handling Unit
ASTM	American Society for Testing and Materials
BOMA	Building Owners & Managers Association
BUR	Built-up Roof System
BTU	British Thermal Unit (a measurement of heat)
DWV	Drainage, Waste, Ventilation
EIFS	Exterior Insulation and Finish System
EMS	Energy Management System
EPDM	Ethylene Propylene Diene Monomer (rubber membrane roof)
EUL	Expected Useful Life
FCU	Fan Coil Unit
FEMA	Federal Emergency Management Agency
FFHA	Federal Fair Housing Act
FHA	Forced Hot Air
FHW	Forced Hot Water
FIRMS	Flood Insurance Rate Maps
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.
FOIL	Freedom of Information Letter
GFI	Ground Fault Interrupt (circuit)
GPNA	Green Physical Needs Assessment
GWB	Gypsum Wall Board
HVAC	Heating, Ventilating and Air Conditioning
IAQ	Indoor Air Quality
IM / IR	Critical or Non-Critical Repair
MEP	Mechanical, Electrical & Plumbing
MDP	Main Distribution Panel
NA	Not Applicable
NFPA	National Fire Protection Association
PCA	Property Condition Assessment
PCR	Property Condition Report
PML	Probable Maximum Loss
PTAC	Packaged Through-wall Air Conditioning (Unit)
R&M	Repair and Maintain - Routine Maintenance
RR	Replacement Reserve
RTU	Rooftop Unit
SF	Square Feet
TPO	Thermoplastic Polyolefin Roof Membrane
VAV	Variable Air Volume Box
WDO	Wood Destroying Organisms



## 2.0 PURPOSE AND SCOPE

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### Cost Calculation Methodology

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

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

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

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

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

## 2.1 PURPOSE

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

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

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

## 2.2 SCOPE OF WORK

AEI was retained by Greater Dayton Premier Management on September 6, 2022 to conduct a Physical Needs Assessment (PNA) to fulfill the due diligence requirements of a pending real estate transaction. The PNA was performed in conformance with the scope and limitations of ASTM Standard Practice E2018-15 and HUD's PIH Notice 2021-07. The PNA was performed for the property located at 811 Oldfield Avenue, Dayton, Montgomery County, Ohio (the "Property"). The scope of work included the following:

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

### 2.2.1 ASSESSMENT METHODOLOGY

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

#### Preliminary Due Diligence

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

### **Site Reconnaissance**

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

### **Interviews and Research**

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

### **Report**

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

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

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

## 2.3 SITE VISIT INFORMATION

### Site Visit Facts

Date of Site Visit	October 4 & 5, 2022
Time of Site Visit	9:00am
Weather Conditions	70° F and Clear
Site Assessor	Christopher Johnson
Site Escorts	Angela Stearns
Point of Contact	Datalion Culpepper
Total Units Inspected	110

### Dwelling Units Inspected

Building Identification	Unit Type	Unit Identification	Unit Status
800-814 Oldfield Avenue	1-bed/1-bath	800 Oldfield Avenue	Vacant
800-814 Oldfield Avenue	1-bed/1-bath	814 Oldfield Avenue	Vacant
800-814 Oldfield Avenue	1-bed/1-bath	812 Oldfield Avenue	Occupied
816-830 Oldfield Avenue	1-bed/1-bath	818 Oldfield Avenue	Vacant
816-830 Oldfield Avenue	1-bed/1-bath	816 Oldfield Avenue	Occupied
816-830 Oldfield Avenue	1-bed/1-bath	830 Oldfield Avenue	Occupied
816-830 Oldfield Avenue	1-bed/1-bath	828 Oldfield Avenue	Occupied
1802 - 1822 Germantown Street	2-bed/1-bath	1808 Germantown Street	Occupied
1802 - 1822 Germantown Street	2-bed/1-bath	1806 Germantown Street	Occupied
1802 - 1822 Germantown Street	1-bed/1-bath	1820 Germantown Street	Occupied
1802 - 1822 Germantown Street	2-bed/1-bath	1816 Germantown Street	Occupied
1801-1819 Banker Place	1-bed/1-bath	1819 Banker Place	Occupied
1801-1819 Banker Place	3-bed/1-bath	1811 Banker Place	Occupied
1801-1819 Banker Place	3-bed/1-bath	1813 Banker Place	Occupied
1801-1819 Banker Place	3-bed/1-bath	1807 Banker Place	Occupied
1801-1819 Banker Place	3-bed/1-bath	1805 Banker Place	Occupied
1801-1819 Banker Place	3-bed/1-bath	1809 Banker Place	Occupied
1737-1751 Banker Place	1-bed/1-bath	1751 Banker Place	Occupied
1737-1751 Banker Place	2-bed/1-bath	1747 Banker Place	Occupied
1737-1751 Banker Place	2-bed/1-bath	1741 Banker Place	Occupied
1737-1751 Banker Place	1-bed/1-bath	1739 Banker Place	Occupied
1700-1722 Germantown Street	1-bed/1-bath	1720 Germantown Street	Occupied
1700-1722 Germantown Street	1-bed/1-bath	1722 Germantown Street	Occupied
1700-1722 Germantown Street	2-bed/1-bath	1716 Germantown Street	Occupied

Building Identification	Unit Type	Unit Identification	Unit Status
1700-1722 Germantown Street	2-bed/1-bath	1704 Germantown Street	Occupied
1721-1735 Banker Place	2-bed/1-bath	1725 Banker Place	Occupied
1721-1735 Banker Place	2-bed/1-bath	1731 Banker Place	Occupied
1721-1735 Banker Place	2-bed/1-bath	1733 Banker Place	Occupied
800-818 Boone Place	2-bed/1-bath	808 Boone Place	Occupied
800-818 Boone Place	2-bed/1-bath	804 Boone Place	Occupied
800-818 Boone Place	2-bed/1-bath	814 Boone Place	Occupied
1740-1754 Germantown Street	2-bed/1-bath	1750 Germantown Street	Occupied
1740-1754 Germantown Street	2-bed/1-bath	1748 Germantown Street	Occupied
1724-1738 Germantown Street	1-bed/1-bath	1724 Germantown Street	Occupied
1724-1738 Germantown Street	1-bed/1-bath	1726 Germantown Street	Occupied
800-818 Wilberforce Place	2-bed/1-bath	804 Wilberforce Place	Occupied
800-818 Wilberforce Place	2-bed/1-bath	806 Wilberforce Place	Occupied
801-819 Danner Avenue	1-bed/1-bath	803 Danner Avenue	Occupied
801-819 Danner Avenue	2-bed/1-bath	813 Danner Avenue	Occupied
1701-1719 Banker Place	1-bed/1-bath	1703 Banker Place	Occupied
1701-1719 Banker Place	2-bed/1-bath	1707 Banker Place	Occupied
1701-1719 Banker Place	2-bed/1-bath	1709 Banker Place	Occupied
1701-1719 Banker Place	1-bed/1-bath	1719 Banker Place	Occupied
901-915 Danner Avenue	2-bed/1-bath	905 Danner Avenue	Occupied
901-915 Danner Avenue	2-bed/1-bath	907 Danner Avenue	Occupied
917-935 Danner Avenue	2-bed/1-bath	921 Danner Avenue	Occupied
917-935 Danner Avenue	2-bed/1-bath	923 Danner Avenue	Occupied
1001-1015 Danner Avenue	2-bed/1-bath	1005 Danner Avenue	Occupied
1001-1015 Danner Avenue	2-bed/1-bath	1007 Danner Avenue	Occupied
900-914 Wilberforce Place	2-bed/1-bath	904 Wilberforce Place	Occupied
900-914 Wilberforce Place	2-bed/1-bath	906 Wilberforce Place	Occupied
916-930 Wilberforce Place	2-bed/1-bath	920 Wilberforce Place	Occupied
916-930 Wilberforce Place	2-bed/1-bath	922 Wilberforce Place	Occupied
1033-1053 Danner Avenue	2-bed/1-bath	1045 Danner Avenue	Occupied
1033-1053 Danner Avenue	4-bed/1-bath	1041 Danner Avenue	Occupied



Building Identification	Unit Type	Unit Identification	Unit Status
1033-1053 Danner Avenue	4-bed/1-bath	1043 Danner Avenue	Occupied
1033-1053 Carver Place	2-bed/1-bath	1033 Carver Place	Vacant
1033-1053 Carver Place	2-bed/1-bath	1037 Carver Avenue	Occupied
1033-1053 Carver Place	2-bed/1-bath	1049 Carver Avenue	Occupied
1601-1621 West Stewart Street	2-bed/1-bath	1601 West Stewart Street	Occupied
1601-1621 West Stewart Street	2-bed/1-bath	1619 West Stewart Street	Occupied
1601-1621 West Stewart Street	2-bed/1-bath	1617 West Stewart Street	Occupied
1701-1721 West Stewart Street	3-bed/1-bath	1715 West Stewart Street	Vacant
1701-1721 West Stewart Street	4-bed/1-bath	1713 West Stewart Street	Vacant
1033-1053 Robenson Place	3-bed/1-bath	1051 Robenson Place	Occupied
1033-1053 Robenson Place	3-bed/1-bath	1049 Robenson Place	Occupied
1033-1053 Hughes Place	4-bed/1-bath	1045 Hughes Place	Vacant
1033-1053 Hughes Place	3-bed/1-bath	1035 Hughes Place	Vacant
17-31 Upton Place	2-bed/1-bath	25 Upton Place	Occupied
17-31 Upton Place	2-bed/1-bath	19 Upton Place	Vacant
2-12 Bragg Place	1-bed/1-bath	2 Bragg Place	Occupied
2-12 Bragg Place	2-bed/1-bath	4 Bragg Place	Occupied
20-34 Bragg Place	2-bed/1-bath	24 Bragg Place	Vacant
20-34 Bragg Place	2-bed/1-bath	30 Bragg Place	Vacant
20-34 Bragg Place	2-bed/1-bath	32 Bragg Place	Occupied
40-50 Bragg Place	2-bed/1-bath	48 Bragg Place	Vacant
40-50 Bragg Place	2-bed/1-bath	40 Bragg Place	Occupied
58-68 Bragg Place	2-bed/1-bath	60 Bragg Place	Occupied
58-68 Bragg Place	2-bed/1-bath	62 Bragg Place	Occupied
70-84 Bragg Place	2-bed/1-bath	72 Bragg Place	Vacant
70-84 Bragg Place	2-bed/1-bath	82 Bragg Place	Occupied
70-84 Bragg Place	2-bed/1-bath	84 Bragg Place	Occupied
70-84 Bragg Place	1-bed/1-bath	86 Bragg Place	Occupied
88-96 Bragg Place	2-bed/1-bath	92 Bragg Place	Occupied
88-96 Bragg Place	2-bed/1-bath	88 Bragg Place	Occupied
88-96 Bragg Place	2-bed/1-bath	94 Bragg Place	Occupied
903-915 Custer Place	2-bed/1-bath	905 Custer Place	Occupied
903-915 Custer Place	2-bed/1-bath	907 Custer Place	Occupied
902-916 Custer Place	2-bed/1-bath	904 Custer Place	Occupied
902-916 Custer Place	2-bed/1-bath	906 Custer Place	Occupied
920-928 Custer Place	2-bed/1-bath	928 Custer Place	Vacant
920-928 Custer Place	2-bed/1-bath	926 Custer Place	Occupied
921-935 Custer Place	2-bed/1-bath	931 Custer Place	Occupied
921-935 Custer Place	2-bed/1-bath	933 Custer Place	Occupied
1-11 Benning Place	2-bed/1-bath	5 Benning Place	Occupied

Building Identification	Unit Type	Unit Identification	Unit Status
1-11 Benning Place	2-bed/1-bath	7 Benning Place	Occupied
2-12 Benning Place	1-bed/1-bath	2 Benning Place	Occupied
2-12 Benning Place	2-bed/1-bath	10 Benning Place	Occupied
15-25 Benning Place	2-bed/1-bath	17 Benning Place	Occupied
15-25 Benning Place	2-bed/1-bath	19 Benning Place	Occupied
43-57 Benning Place	2-bed/1-bath	45 Benning Place	Occupied
43-57 Benning Place	2-bed/1-bath	57 Benning Place	Occupied
59-73 Benning Place	2-bed/1-bath	61 Benning Place	Occupied
59-73 Benning Place	2-bed/1-bath	63 Benning Place	Occupied
75-85 Benning Place	2-bed/1-bath	81 Benning Place	Vacant
75-85 Benning Place	2-bed/1-bath	79 Benning Place	Occupied
86-96 Benning Place	1-bed/1-bath	86 Benning Place	Occupied
86-96 Benning Place	2-bed/1-bath	94 Benning Place	Occupied
87-97 Benning Place	2-bed/1-bath	89 Benning Place	Occupied
87-97 Benning Place	2-bed/1-bath	91 Benning Place	Occupied

## 2.4 RELIANCE

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

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

### 3.0 OVERALL GENERAL DESCRIPTION

#### 3.1 BUILDING AND UNIT SUMMARY

The Project Manager's findings are derived from a thorough review of all available resources, including but not limited to, construction drawings, rent rolls, interviews with property management, and field inspection observations.

##### *Unit Mix Breakdown*

Unit Type ID	Square Feet	# of This Floorplan	Total Unit Square Footage
1-bed/1-bath	598	90	53,820
2-bed/1-bath	832	185	153,920
3-bed/1-bath	1,140	67	76,380
4-bed/1-bath	1,248	12	14,976
		Total NSF:	299,096

##### *Building Breakdown*

No.	Building Identifier	# Floors	Bldg. GSF
1	800-814 Oldfield Avenue	2	7,894
2	816-830 Oldfield Avenue	2	7,894
3	1802 - 1822 Germantown Street	2	12,486
4	1801-1819 Banker Place	2	12,740
5	1737-1751 Banker Place	2	7,894
6	1700-1722 Germantown Street	2	12,486
7	1721-1735 Banker Place	2	7,894
8	800-818 Boone Place	2	10,190
9	1740-1754 Germantown Street	2	7,894
10	1724-1738 Germantown Street	2	7,894
11	800-818 Wilberforce Place	2	10,190
12	801-819 Danner Avenue	2	12,740
13	1701-1719 Banker Place	2	10,190
1	901-915 Danner Avenue	2	7,894
15	917-935 Danner Avenue	2	10,190
16	1001-1015 Danner Avenue	2	7,894
17	900-914 Wilberforce Place	2	2,512
18	916-930 Wilberforce Place	2	7,894
19	1033-1053 Danner Avenue	2	12,630
20	1033-1053 Carver Place	2	9,610
21	1601-1621 West Stewart Street	2	9,610
22	1701-1721 West Stewart Street	2	9,610
23	1033-1053 Robenson Place	2	9,610
24	1033-1053 Hughes Place	2	9,610
25	17-31 Upton Place	2	6,989
26	2-12 Bragg Place	2	4,750
27	20-34 Bragg Place	2	6,989
28	40-50 Bragg Place	2	7,182
29	58-68 Bragg Place	2	7,182
30	70-84 Bragg Place	2	6,989
31	88-96 Bragg Place	2	4,750
32	903-915 Custer Place	2	5,242
33	902-916 Custer Place	2	6,989
34	920-928 Custer Place	2	6,497

No.	Building Identifier	# Floors	Bldg. GSF
35	921-935 Custer Place	2	6,989
36	1-11 Benning Place	2	6,044
37	2-12 Benning Place	2	6,044
38	15-25 Benning Place	2	7,182
39	43-57 Benning Place	2	9,576
40	59-73 Benning Place	2	9,576
41	75-85 Benning Place	2	7,182
42	86-96 Benning Place	2	6,044
43	87-97 Benning Place	2	6,044
44	Leasing Office	2	11,131
45	1801 Attucks Place, Community	2	2,054
46	Maintenance Garage	1	740
47	Melissa Bess Daycare Center	1	0
48	Annex Building	1	0
		Total GSF:	367,615

### 3.2 SITE

#### 3.2.1 SITE TOPOGRAPHY

The Property slopes moderately throughout the site.

#### 3.2.2 STORMWATER DRAINAGE

Catch basins are full and need to be jetted.

Item	Description	Action	Condition
Topography	Moderate slopes throughout Property	R&M	Good
Retaining Walls	Not applicable	NA	Not applicable
Adjoining Properties	Roughly at similar elevation to the Property.	R&M	Good
Storm Water Collection System	Underground municipal drainage system	IM	Fair/Poor
Landscape Drainage System	Landscaped areas sloped towards area drains	IM	Fair/Poor
Pavement Drainage System	Storm water area drains	IM	Fair/Poor
Foundation Drainage System	Landscaping slopes away from the foundation.	IM	Fair/Poor

#### ASSESSMENT / RECOMMENDATION

Leaks were observed in the basement foundation walls.

Photographs



Leasing office asphalt parking lot



Knox Place



Knox Place



Banker Place



916-930 Wilberforce Place, front facade



900-914 Wilberforce Place, front facade

3.2.3 ACCESS & EGRESS

Items	Description	Action	Condition
Site Access	Provided by multiple entrances / exits from following adjoining municipal streets: Germantown Street, West Stewart Street, Danner Avenue, Clement Avenue	R&M	Good



Items	Description	Action	Condition
Signalization at Site Access	No traffic lights are provided at the entrances to the Property.	NA	Not applicable
Easement or Alley Way	Not applicable	NA	Not applicable

### Photographs



Germantown Street



Germantown Street

### 3.2.4 PAVING, CURBING, & PARKING

Items	Description	Action	Condition
Asphalt Pavement	Asphalt pavement is provided for on-site parking and drive lanes	IM/RR	Fair/Poor
Concrete Pavement	Brick pavers are provided in the parking spaces by the leasing office/clubhouse	IM/RR	Fair/Poor
Curbing	Concrete	IM/RR	Fair/Poor
Seal Coating	Recently applied, Worn and considered at the end of its useful life	IM/RR	Fair
Striping	Pavement painted striping recently applied/ reapplied, Painted parking striping faded and worn	IM/RR	Fair/Poor
Total Number of Parking Spaces	179 spaces in open lots	NA	Not applicable
Number of ADA Spaces	17	NA	Not applicable

Photographs



Leasing office asphalt parking lot, damaged



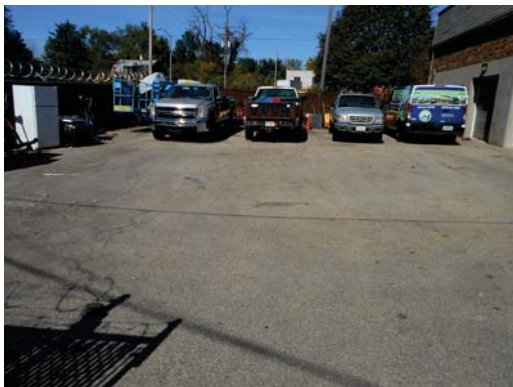
Leasing office asphalt parking lot, damaged



Leasing office asphalt parking lot



Leasing office asphalt parking lot



Leasing office asphalt parking lot



Knox Place



Knox Place



916-930 Wilberforce Place, front facade



900-914 Wilberforce Place, front facade



900-914 Wilberforce Place, front facade



Handicap parking by Custer place, no access aisle or path to curb cut



Handicap parking by Custer place, curb cut

### 3.2.5 FLATWORK (WALKS, PLAZAS, TERRACES, PATIOS)

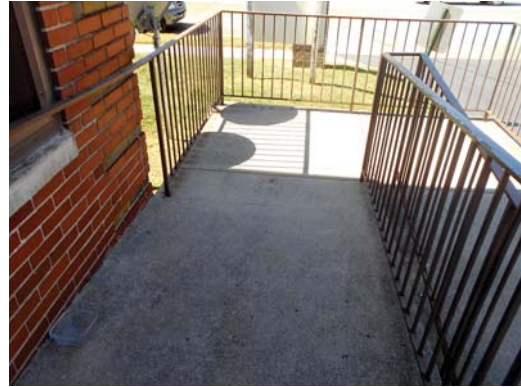
Item	Description	Action	Condition
Sidewalks	Concrete	IM/RR	Fair/Poor
Ramps	Poured in place concrete	IM/RR	Fair/Poor
Exterior Steps	Concrete steps and landing(s) at building entrance(s)	IM/RR	Fair/Poor
Handrails	Steel handrails protect exterior steps and ramps.	IM/RR	Fair/Poor
Loading Docks	Not applicable	NA	Not applicable



Photographs



814 Oldfield Avenue, 1bed/1bath, ground floor unit, vacant - Concrete ramp to unit entrance



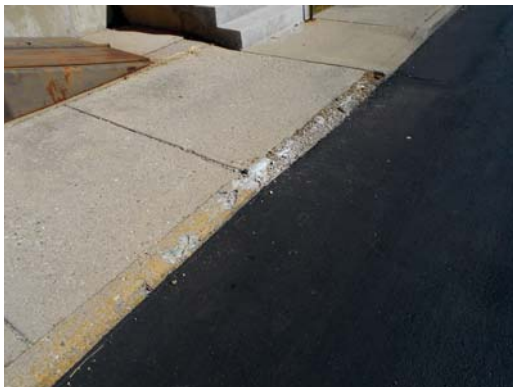
814 Oldfield Avenue, 1bed/1bath, ground floor unit, vacant - Concrete ramp to unit entrance



Leasing office main entrance



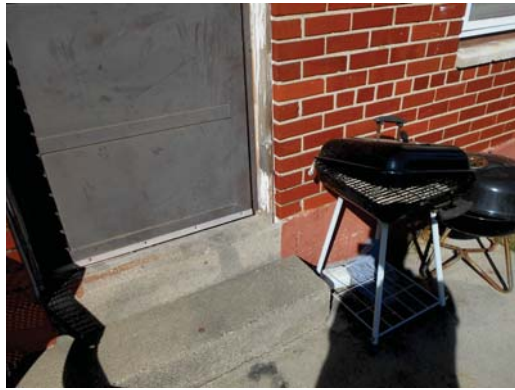
Leasing office main entrance



Concrete curb by building C-1 damaged



Typical Section 505 unit entrance



86-96 Benning Place, front facade, aging door frame

### 3.2.6 LANDSCAPING & APPURTENANCES

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and lawn	IM/RR	Fair
Irrigation	Not applicable	NA	Not applicable
Perimeter Fencing	Tubular metal fencing	IM/RR	Fair/Poor
Entry Gates	Not applicable	NA	Not applicable
Patio Fencing	Not applicable	NA	Not applicable
Refuse Area Fencing	Not applicable	NA	Not applicable
Site/Building Lighting	Exterior building mounted high intensity lights	IM/RR	Fair/Poor
Parking Area Lighting	Pole-mounted fixtures	IM/RR	Fair/Poor
Signage	Monument sign	IM/RR	Fair/Poor
Water Features	Not applicable	NA	Not applicable

### Photographs



Property Signage



Foliage growing along 15-25 Benning Place, rear facade



### 3.2.7 RECREATIONAL FACILITIES

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

#### Other Structures

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

### 3.2.8 SITE UTILITIES

Utility Provider	Provider
Natural Gas	CenterPoint Energy
Electricity	AES
Potable Water	City Of Dayton
Sanitary Sewerage	City Of Dayton
Storm Sewer	Municipal
Fuel Oil	Not applicable

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

### 3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

### 3.3.1 FOUNDATION

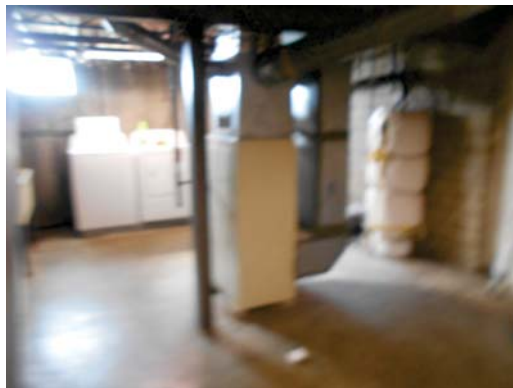
Selective removal/replacement of floor slab due to replacement of the under-slab plumbing water/waste lines.

Item	Description	Action	Condition
Foundation Type	Basement, Slab on grade	IM	Fair
Foundation Walls	Shallow foundation (thickened and reinforced concrete slab)	IM/RR	Fair/Poor
Building Slab	Concrete slab-on-grade	IM/RR	Fair/Poor
Moisture Control	Moisture was observed in the basement walls	IM/RR	Fair/Poor
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed.	NA	Not applicable

#### ASSESSMENT / RECOMMENDATION

Moisture was observed in the basement walls.

#### Photographs



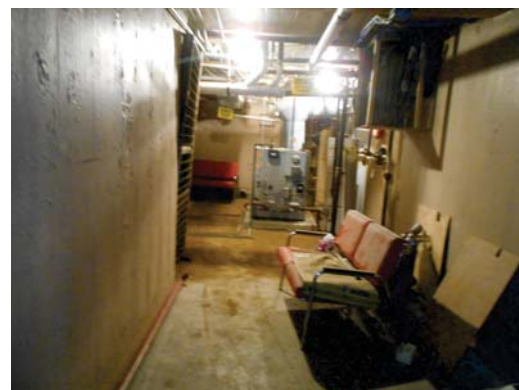
1007 Danner Avenue, 2bed/1bath,  
Townhouse unit - Basement



1007 Danner Avenue, 2bed/1bath,  
Townhouse unit - Basement stairs



900-914 Wilberforce Place, Task Force HQ,  
Mechanical Basement



900-914 Wilberforce Place, Task Force HQ,  
Mechanical Basement



900-914 Wilberforce Place, Task Force HQ,  
Mechanical Basement, water heater and  
boiler



Typical Section 505 basement entrance



Typical Basement electrical equipment



Typical basement stairs from entrance



Typical Basement electrical equipment



Typical Basement Electrical panel

### 3.3.2 FRAMING

### 3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

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

Item	Description	Action	Condition
Wall Structure	Masonry bearing walls and wood framing	IM/RR	Fair/Poor
Secondary Framing Members	Steel lintels at window and door openings	IM/RR	Fair/Poor
Mezzanine	Not applicable	NA	Not applicable
Walls and Floors Plumb, Level and Stable	No unusual problems were observed or reported.	IM/RR	Fair/Poor
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	IM/RR	Fair/Poor

### 3.3.2.2 CRAWL SPACES, ENVELOPE PENETRATIONS

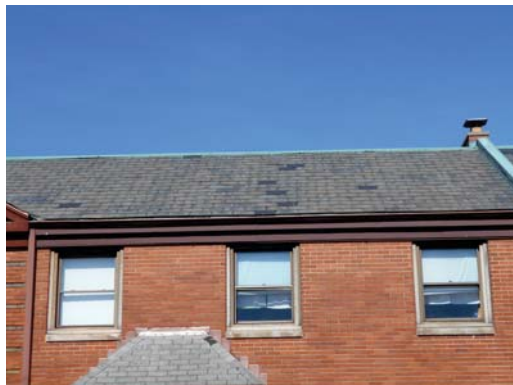
There are no crawl spaces at the apartment buildings.

### 3.3.2.3 ROOF FRAME & SHEATHING

Second floors of Benning place and the 5-5 area need all new floor sheathing.

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

### Photographs



Typical slate tile roofing



Building A-1

### 3.3.2.4 FLASHING & MOISTURE PROTECTION

Roof flashing appeared to be in overall fair condition.

### 3.3.2.5 ATTICS & EAVES

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

### 3.3.2.6 INSULATION

The roofs are insulated with blown-in insulation.

The depth of the insulation was observed to be approximately 6 inches with a R value of approximately 24.

Insulation will be added at exterior walls to protect plumbing lines, which are currently freezing.

### 3.3.2.7 EXTERIOR STAIRS, RAILS, BALCONIES/PORCHES, CANOPIES

Item	Description	Action	Condition
Balcony Framing	Not applicable	NA	Not applicable
Balcony Deck Material	Not applicable	NA	Not applicable
Balcony Railing	Not applicable	NA	Not applicable
Patio Construction	Not applicable	NA	Not applicable
Terraces	Not applicable	NA	Not applicable
Fire Escapes	Not applicable	NA	Not applicable
Elevated Walkway	Not applicable	NA	Not applicable
Exterior Stairs	Not applicable	NA	Not applicable

### 3.3.2.8 EXTERIOR DOORS & ENTRY SYSTEMS

Select dwelling unit entry doors were in poor condition with rusted brackets, deteriorated paint, and generally older, replace is warranted.

Select dwelling unit storm doors were observed with damage, replace is warranted.

Item	Description	Action	Condition
Unit Entry Doors	Steel clad insulated door	IM/RR	Fair/Poor
Service Doors	Steel clad insulated door	IM/RR	Fair
Sliding Glass Doors	Not applicable	NA	Not applicable
Overhead Doors	Roll-up, commercial grade doors at maintenance area	IM/RR	Fair/Poor
Common Entrance Doors	Aluminum storefront	IM/RR	Fair/Poor



## Photographs



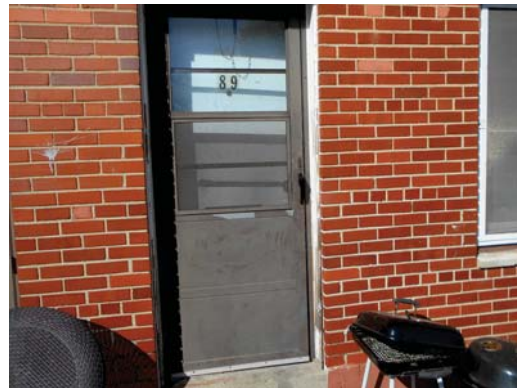
Leasing office entrance



Leasing office entrance



Leasing office rear facade



86-96 Benning Place, front facade, aging doors

### 3.3.3 SIDEWALL SYSTEM

Replacement of siding/soffit/fascia/trim due to damage and component has reached or exceeded the EUL.

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Painted cement board siding and brick veneer	IM/RR	Fair/Poor
Trim Finishes	Not applicable	NA	Not applicable
Soffits/Eaves	Exposed	IM/RR	Fair/Poor
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	IM/RR	Fair/Poor
Painting	Last painted 7 year ago.	IM/RR	Fair/Poor

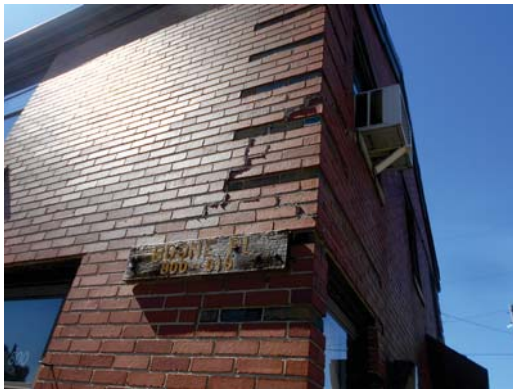
Photographs



Typical Section 505 building



Typical Section 505 building, exterior steps are not code compliant, treads are not long enough and railings are not compliant



Boone Place, damaged facade



Typical section 502 building



Typical section 502 building, older exterior siding



Typical section 502 building



Typical section 502 building, aging/damaged siding



86-96 Benning Place



86-96 Benning Place, dirt buildup on soffit

### 3.3.3.1 WINDOWS

The aluminum windows were observed in poor condition and past their estimated useful life. Replacement of the windows is recommended. Contractor bid to replace windows. Security screens will be added to all first floor windows.

Item	Description	Action	Condition
Window Type	Single hung windows	IM/RR	Fair/Poor
Window Frame	Vinyl (Newer), Aluminum (Older)	IM/RR	Fair/Poor
Window Panes	Double pane insulated	IM/RR	Fair/Poor



## Photographs



1049 Carver Avenue, 2bed/1bath, Townhouse unit - Window



928 Custer Place, 2bed/1bath, Townhouse unit - Vinyl windows



Typical aluminum windows with screen, typical screen in poor condition

### 3.3.4 ROOFING FINISH

The asphalt shingle and slate tile roofs were observed in poor condition and past their estimated useful life. Replacement of the roofs is recommended.

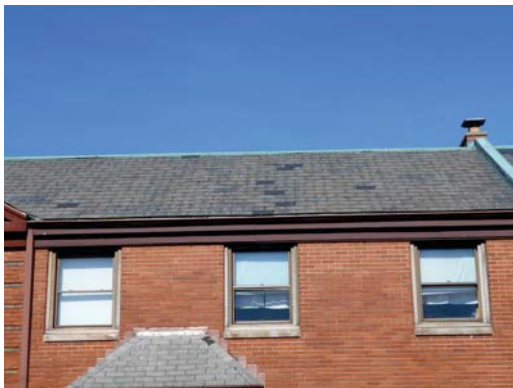
The buildings gutters/downspouts and roof flashing were observed in fair to poor condition, leading to moisture intrusion. Replacement is recommended.

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
Section 505 - Slate tile roofing	Pitched with slate shingles	75,000 SF	23 years	2 years	N/A	IM/RR	Poor
Section 502 - Asphalt shingle tile roofing	Pitched with asphalt shingles	85,320 SF	15 years	5 years	N/A	IM/RR	Poor
Leasing Office & 1801 Attucks - Asphalt shingle tile roofing	Pitched with asphalt shingles	5,780 SF	15 years	5 years	N/A	RM	Fair

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
900-914 Wilberforce Community roof EPDM Roof	Low slope with EPDM (mechanically fastened)	1,870 SF	7 years	13 years	N/A	RM	Fair

Roof ID	Drainage	Coping (parapet)	Skylights	Action	Condition
Section 505 - Slate tile roofing	Gutters and downspouts	Not applicable	Not applicable	IM/RR	Fair/Poor
Section 502 - Asphalt shingle tile roofing	Gutters and downspouts	Not applicable	Not applicable	IM/RR	Fair/Poor
Leasing Office & 1801 Attucks - Asphalt shingle tile roofing	Gutters and downspouts	Not applicable	Not applicable	IM/RR	Fair/Poor
900-914 Wilberforce Community roof EPDM Roof	Gutters and downspouts	Not applicable	Not applicable	IM/RR	Fair/Poor

### Photographs



Typical slate tile roofing



Asphalt shingle tile roofing



Asphalt shingle tile roofing



Asphalt shingle tile roofing

### 3.4 MECHANICAL & ELECTRICAL SYSTEMS

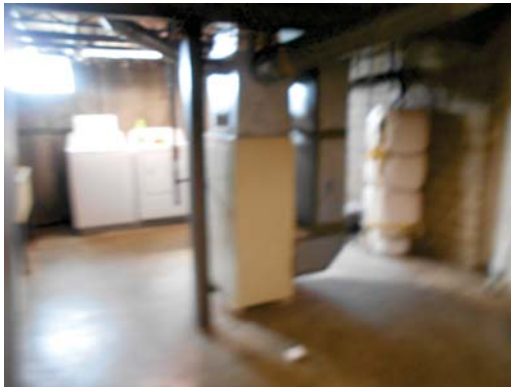


### 3.4.1 PLUMBING

The plumbing lines on-site (copper supply and cast iron waste) were observed to be in poor condition with the site reporting multiple issues of leaks/backups/low water pressure in a majority of the inspected units. The cabinets below the sinks of kitchens and bathrooms in select units were observed with water damage to the cabinets. Replacement of the water and waste lines and all plumbing fixtures is recommended. Select water heaters were observed of various ages and some were not all functioning.

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

#### Photographs



1007 Danner Avenue, 2bed/1bath,  
Townhouse unit - Basement



1049 Carver Avenue, 2bed/1bath, Townhouse  
unit - Steam boiler and Water heater



1619 West Stewart Street, 2bed/1bath,  
Townhouse unit - Radiator



82 Bragg Place, 2bed/1bath, Townhouse unit  
- Furnace and water heater



82 Bragg Place, 2bed/1bath, Townhouse unit  
- Furnace and water heater



928 Custer Place, 2bed/1bath, Townhouse unit - Furnace and water heater, newer



Leasing office mechanical



Leasing office mechanical, hot water heater



Leasing office mechanical, hot water heater



Leasing office mechanical, hot water heater



900-914 Wilberforce Place, Task Force HQ, Mechanical Basement, water heater and boiler



900-914 Wilberforce Place, Task Force HQ, Mechanical Basement water heater



900-914 Wilberforce Place, Task Force HQ, Mechanical Basement sprinkler main



Typical Basement electrical equipment





Typical Basement water heater



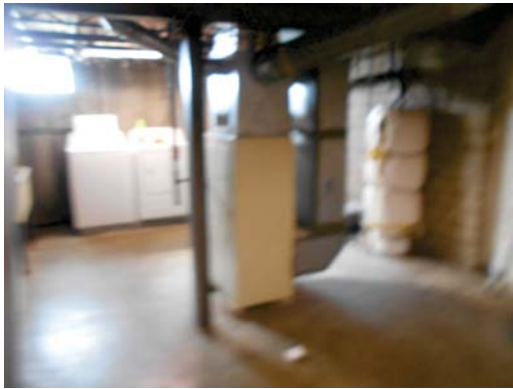
Typical Basement air handler

### 3.4.2 HVAC SYSTEMS

The buildings feature gas-fired water heaters (for DHW) and connected to hot water furnaces for heating. Select components were observed in various conditions (some appear to be in disrepair/not functioning properly). Multiple tenants complained that the boilers were insufficient for heating the dwelling units. Replacement of the water heaters and furnaces are recommended. 200 window A/C units will be added.

Item	Description	Action	Condition
Cooling Equipment	Not applicable	NA	Not applicable
Heating Equipment	Individual Gas Furnace (integral with Split system), Individual boiler units	IM/RR	Fair/Poor
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Baseboard radiant heaters	IM/RR	Fair/Poor
Tonnage of Cooling Equipment	Not applicable	NA	Not applicable
Distribution System	Ducted forced-air system, Radiator units	IM	Fair/Poor
Controls	Local Thermostat	IM	Fair/Poor
Supplemental Systems	Not applicable	NA	Not applicable
Corridor and Stair-tower Ventilation	Not applicable	NA	Not applicable
Toilet Room Ventilation	Direct vent bathroom fans	IM	Fair/Poor

Photographs



1007 Danner Avenue, 2bed/1bath,  
Townhouse unit - Basement



1619 West Stewart Street, 2bed/1bath,  
Townhouse unit - Radiator



82 Bragg Place, 2bed/1bath, Townhouse unit  
- Furnace and water heater



928 Custer Place, 2bed/1bath, Townhouse unit  
- Furnace and water heater, newer



Leasing office mechanical



Leasing office mechanical, boiler





900-914 Wilberforce Place, Task Force HQ,  
Mechanical Basement, water heater and  
boiler

### 3.4.3 ELECTRICAL SYSTEM

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

Item	Description	Action	Condition
Service Type	Underground lines to pad-mounted transformers, Overhead lines and pole-mounted electrical transformer(s)	IM	Fair/Poor
Building Service	400-Amp, 120/240-Volt, three-phase, four-wire, alternating current (AC)	IM	Fair/Poor
Typical Tenant Service Amperage	125 Ampere breaker panel	IM	Fair/Poor
Panel Manufacturer	Square D, Federal Pacific	IM	Fair/Poor
Overload Protection	Circuit breaker switches	IM	Fair/Poor
Service Wire	Copper wiring observed	IM	Fair/Poor
Branch Wiring	Aluminum wiring observed	IM	Fair/Poor
Ground Fault Circuit Interrupter	Observed in kitchen, bathrooms, and wet areas	IM	Fair/Poor

Photographs



814 Oldfield Avenue, 1bed/1bath, ground floor unit - Kitchen GFCI



814 Oldfield Avenue, 1bed/1bath, ground floor unit - Bathroom GFCI



82 Bragg Place, 2bed/1bath, Townhouse unit - Stab-Lok electrical panel



928 Custer Place, 2bed/1bath, Townhouse unit - Stab-Lok electrical panels



1806 Germantown Street, 2bed/1bath, Townhouse unit - Basement, water damage by electrical panel



1806 Germantown Street, 2bed/1bath, Townhouse unit - Basement, water damage by electrical panel



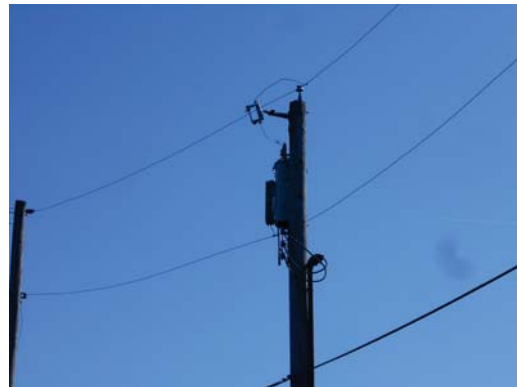
Leasing office electrical panel



Leasing office electrical panel



Leasing office mechanical, boiler electrical and fire panel



Pole mounted electrical transformer



Typical Basement electrical equipment



Typical Basement Electrical panel



Pad mounted electric transformer

### ASSESSMENT / RECOMMENDATION

The dwelling units for section 502 were equipped with Federal Pacific Stab-Lok panels. These panels have a reputation in the industry of overheating. Replacement of these panels is recommended. Federal Pacific Stab-Lok electrical panels were observed at the Property. While no issues were reported, Stab-Lok circuit breaker panels have been identified as a potential fire hazard due to a high failure rate that occurs when the breaker does not trip in an overload or short circuit situation. Stab-Lok electrical equipment has not been manufactured in decades. In a class action lawsuit, brought in New Jersey state court in 2005, the court determined that FPE violated the New Jersey Consumer Fraud Act by reporting false test results required for UL listing. Due to potential safety considerations and the inability to purchase replacement parts, AEI recommends immediate replacement of all FPE Stab-Lok circuit breaker panels at the Property. An opinion of cost for this work is included in the Tables.

1806 Germantown Street was observed with water infiltration in the basement. The water was leaking directly behind the electrical panel.

### 3.5 ELEVATORS

#### *Elevator Summary*

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

#### *Elevator Inspection*

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

### ASSESSMENT / RECOMMENDATION

There are no elevators at the subject property.

### 3.6 LIFE & FIRE SAFETY

CO alarms will need to be installed due to a PIH notice requirement.

Item	Description	Condition	Action
Fire Suppression Systems	Partial coverage, Wet pipe system sprinkler system in 900-914 Wilberforce Place	Fair	IM
Fire Suppression System Inspection Date	4/7/2022	Fair	IM
Other Equipment and Devices	Illuminated exit signs Battery back up light fixtures Hard-wired smoke detectors with battery back-up CO Detectors Some units missing smoke detectors in dwelling unit bedrooms	Fair	IM
Fire Extinguishers	Mounted on common area interior walls Last inspection completed on February 2022	Fair	IM
Fire Alarms	Hard-wired alarm panel in 900-914 Wilberforce place and the Lea	Fair	IM
Fire Alarm Inspection Date	June 2022	Not applicable	NA
Fire Hydrants	There are fire hydrants located along the drive lanes	Fair	IM
Fire Egress Stairs	Not applicable	Not applicable	NA

#### Photographs



818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Living area smoke detector and CO2 detector



Leasing office fire extinguisher







900-914 Wilberforce Place, Task Force HQ,  
Fire panel, Inspected June 2022



Fire hydrant

### 3.7 INTERIOR ELEMENTS

#### 3.7.1 COMMON AREA INTERIOR ELEMENTS

Item	Description	Action	Condition
Task Force HQ	Task Force HQ with several offices, computer work stations, tables, chairs, and accessories is located in the 900-914 Wilberforce Place building	IM/RR	Fair
1801 Attucks, community building	A club room with numerous sofas, chairs, tables, and accessories is located in the 1801 Attucks building. Finishes include Laminate Wood plank tile and carpeted flooring with painted drywall and painted drywall ceilings.	IM/RR	Fair
Business Center	Not applicable	NA	Not applicable
Common Area Kitchen	Not applicable	NA	Not applicable
Common Area Laundry	Not Applicable	NA	Not applicable

#### Photographs



1801 Attucks, community building



1801 Attucks, community building kitchenette



1801 Attucks, community building restroom



900-914 Wilberforce Place, Task Force HQ, Office

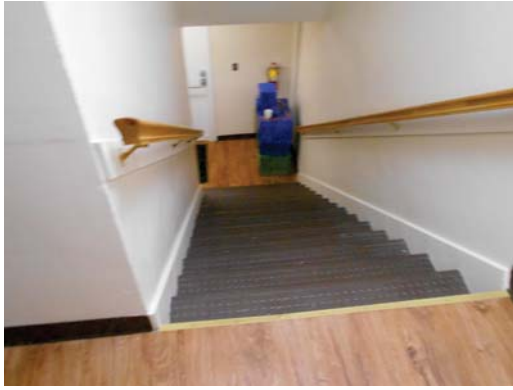


900-914 Wilberforce Place, Task Force HQ, computer room



900-914 Wilberforce Place, Task Force HQ, computer room





900-914 Wilberforce Place, Task Force HQ,  
Stairs



900-914 Wilberforce Place, Task Force HQ,  
2nd floor Main room



900-914 Wilberforce Place, Task Force HQ,  
2nd floor Main room kitchen



900-914 Wilberforce Place, Task Force HQ,  
2nd floor Main room kitchen

### 3.7.2 DWELLING UNIT INTERIOR ELEMENTS

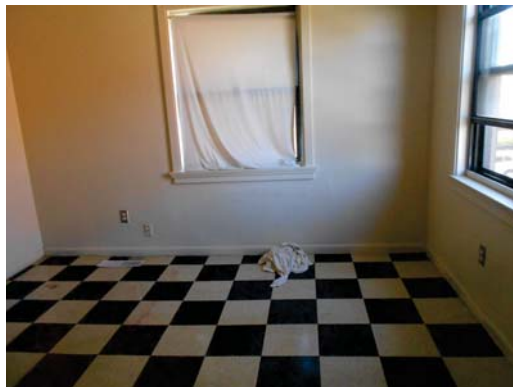
- The drywall is in generally poor condition throughout the property. The drywall as observed with areas of extensive damage/cracking/separating/holes and water damage from various sources as well as replacement where needed when removal of plumbing lines. As a result, the drywall in the units is need of replacement and painting. Also the drywall would have to be replaced during MEP replacements and subfloor/framing replacements from moisture damage.
- The dwelling units bathroom floor and wall tile was observed to be in poor condition with areas of missing/damaged areas. As part of replacing the underfloor plumbing piping, replacement of the VCT flooring (approximately 75%) in the units is recommended.
- The dwelling units flooring was observed to be in poor condition with areas of curled/missing/water damaged/mismatched vinyl tiles. As part of replacing the underfloor plumbing piping, replacement of the VCT flooring in the units is recommended.
- Costs included are for painting of all ceilings and walls of the dwelling units as a result from gypsum board replacement/repairs and repairs due to plumbing pipe replacement.
- Mirrors were observed in poor condition and need to be replaced.

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

*Unit Finishes*

Item	Description	Action	Condition
Carpet	Commercial grade carpet at leasing office	IM/RR	Fair
Resilient Flooring (vinyl)	Vinyl tile	IM/RR	Fair/Poor
Other	Not applicable	NA	Not applicable
Walls	Gypsum board with painted finish	IM/RR	Fair
Ceilings	Gypsum board with painted finish	IM/RR	Fair
Window Coverings	Window blinds are provided	IM/RR	Fair

**Photographs**



818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Living area



818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Kitchen entrance

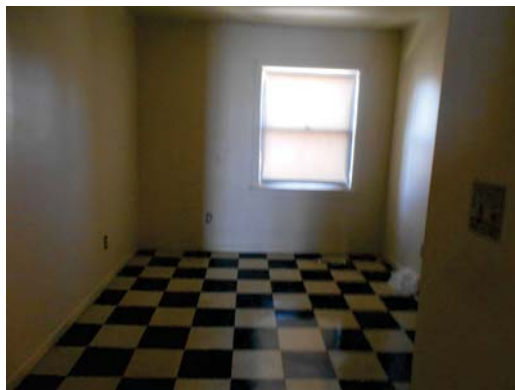




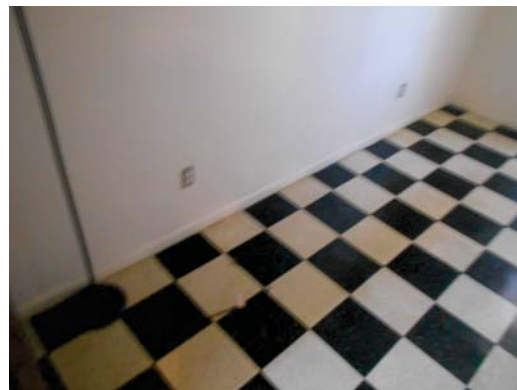
818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Kitchen



818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Kitchen



818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Bedroom



818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Bedroom



1619 West Stewart Street, 2bed/1bath, Townhouse unit - Kitchen ceiling, leak from above bathroom



928 Custer Place, 2bed/1bath, Townhouse unit - Bedroom 1



928 Custer Place, 2bed/1bath, Townhouse unit - Bedroom 2



928 Custer Place, 2bed/1bath, Townhouse unit - Bathroom

### Appliances

Item	Description	Action	Condition
Refrigerators	Units vary in age and condition	IM/RR	Fair/Poor
Ranges	Units vary in age and condition	IM/RR	Fair/Poor
Range hoods	Units vary in age and condition	R&M	Fair/Poor
Dishwashers	Not applicable	NA	Not applicable
Microwaves	Not applicable	NA	Not applicable
Garbage Disposals	Not applicable	NA	Not applicable
Dryers	Not applicable	NA	Not applicable
Washers	Not applicable	NA	Not applicable
Washer/Dryer Connection	Each unit has a washer/dryer connection, with the exception of the Section 505 1-bedroom units	IM	Fair/Poor

### Photographs



818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Kitchen



818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Kitchen



818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Kitchen



1049 Carver Avenue, 2bed/1bath, Townhouse unit - Kitchen



1619 West Stewart Street, 2bed/1bath, Townhouse unit - Kitchen, newer cabinets



928 Custer Place, 2bed/1bath, Townhouse unit - Kitchen

*Cabinets & Fixtures*

Item	Description	Action	Condition
Kitchen Sink & Countertop	Plastic laminated particle board	IM/RR	Fair/Poor
Bathroom Sink and Countertop	Wall-mounted sinks	IM/RR	Fair/Poor
Kitchen Cabinetry	Wood frame with solid wood doors	IM/RR	Fair/Poor
Bathroom Cabinetry	Not applicable	NA	Not applicable
Bathtub/Shower and Enclosure	Fiberglass bathtub with fiberglass tub surround	IM/RR	Fair/Poor
Toilet	Tank top toilet with large capacity tank	IM/RR	Fair/Poor
Accessories	Towel bars	IM/RR	Fair/Poor
	Wall mounted mirror		

Photographs



818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Kitchen



818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Kitchen



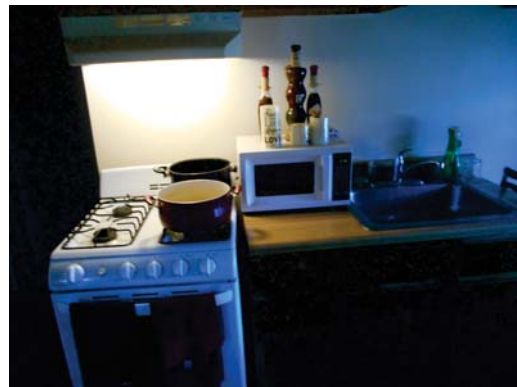
818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Kitchen



818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Bathroom



818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Bathroom

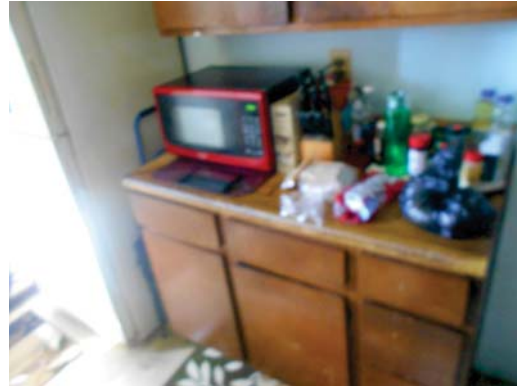


814 Oldfield Avenue, 1bed/1bath, ground floor unit - Kitchen





814 Oldfield Avenue, 1bed/1bath, ground floor unit - Bathroom



1007 Danner Avenue, 2bed/1bath, Townhouse unit - Kitchen



1007 Danner Avenue, 2bed/1bath, Townhouse unit - Kitchen, old cabinets



## 4.0 ADDITIONAL CONSIDERATIONS

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### 4.1 MOISTURE AND MICROBIAL GROWTH

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

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

In each basement there are areas of Mold at the floor joists due to moisture infiltration.

#### ASSESSMENT / RECOMMENDATION

No repair or reserve funding is recommended at this time.

### 4.2 PEST MANAGEMENT

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

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

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

## ASSESSMENT / RECOMMENDATION

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

### 4.3 SEISMIC ZONE

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

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

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

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

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

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

No further action recommended.

## ASSESSMENT / RECOMMENDATION

There are no further recommendations.

### 4.4 WIND ZONE

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

Wind Zones are defined as follows:

**Zone I (130 MPH)**

**Zone II (160 MPH)**

**Zone III (200 MPH)**

**Zone IV (250 MPH)**

**Special Wind Zone**

**Hurricane Susceptible Zone**

#### 4.5 FLOOD PLAIN

AEI reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 39113C0251E, dated 01/06/2005, this property is located within Flood Zone X (Non-shaded).

Flood Zones are described as follows:

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

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

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

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

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

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

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

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

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

#### 4.6 KNOWN PROBLEMATIC BUILDING MATERIALS

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

Red Flag Material or System	Identified	Action Recommended
Fire Retardant Treated Plywood (FRTP)	No	Not applicable
Compressed Wood or Composite Board Siding	No	Not applicable
Exterior Insulation and Finishing (EIFS)	No	Not applicable
Problem Drywall (aka "Chinese Drywall")	No	Not applicable
Unit electrical capacity less than 60 amps	No	Not applicable
Electrical Overload Protection - Fused Subpanels	No	Not applicable
Federal Pacific Electric Stab-Lok panels	Yes	Repair
Polybutylene Water Distribution Lines	No	Not applicable
Galvanized Steel Water Distribution Lines	No	Not applicable

Red Flag Material or System	Identified	Action Recommended
Recalled fire sprinkler heads (Central, Omega, Gem, Star)	No	Not applicable
Recalled Cadet Brand Electric in-Wall Heaters	No	Not applicable
Recalled General Electric / Hotpoint dishwashers	No	Not applicable
Microbial Growth	No	Not applicable
Wood Destroying Organisms	No	Not applicable

## 5.0 DOCUMENT REVIEW & INTERVIEWS

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### 5.1 DOCUMENTS REVIEWED

Document	Source / Author	Date
Rent Roll	Property management	10/3/2022

### 5.2 INTERVIEWS

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

### 5.3 BUILDING CODE COMPLIANCE

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

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

### 5.4 FIRE CODE COMPLIANCE

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

Dayton Fire department does not have any inspection or emergency run records for this property

### 5.5 ZONING COMPLIANCE

The property is zoned R-6 and based on online research the property is a legal conforming use.

### 5.6 HUD REAL ESTATE ASSESSMENT CENTER (REAC) INSPECTION

AEI was provided with a copy of the most recent REAC inspection, dated 08/02/2022, during the site visit. The REAC includes buildings along Groveland Avenue and McCabe Avenue.

The results of the most recent REAC inspection are as follows:

Non-Life Threatening Projected Counts: 389  
Life Threatening Projected Counts: 64  
Smoke Detector Projected Counts: 58  
Final Score: **62c**



Because the property received a REAC score of 60 or above, HUD requires that all Non-EH&S deficiencies be corrected as part of the property's ongoing maintenance program. The site contacts indicated that the correction of Non-EH&S deficiencies is ongoing as of the date of this Report.

## 6.0 ACCESSIBILITY & INTRUSIVE EXAMINATIONS

### 6.1 ACCESSIBILITY

#### *Determination of ADA, UFAS, FHA Applicability*

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

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

#### Abbreviated Screening Checklist for ADAAG Compliance

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

#### Parking

1.	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			179 total spaces 17 designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?	✓			
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✓			
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?		✓		The leasing office does not have a route from an designated handicap parking space to the leasing office entrance.
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?		✓		Some parking spaces were lacking concrete curb cuts or access to the concrete sidewalks.

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

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

#### Toilet Rooms

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

#### Pools

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

#### Abbreviated Screening Checklist for UFAS Compliance

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



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

*Abbreviated Screening Checklist for FHA Compliance*

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

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

## RECOMMENDATIONS

### ADAAG Concerns:

- Based upon the approximately 162 standard uncovered parking spaces available at the site, six handicapped accessible parking spaces, inclusive of one van accessible handicapped parking space are required by Americans with Disabilities Act Accessibility Guidelines (ADAAG). The site currently features approximately 6 non-compliant designated handicapped spaces. In order to comply with ADAAG, removal of existing non-compliant spaces and / or installation of compliant spaces should be completed. Standard handicapped spaces require a 60” wide access aisles and vertical and horizontal identification. Van accessible handicapped spaces require a 96” wide access

aisle, vertical signage identifying the space as van accessible, and horizontal identification. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle.

- The Leasing office does not feature accessible handicap parking spaces or an accessible route from the accessible handicapped parking spaces to the leasing office. In order to comply with the Americans with Disabilities Act (ADAAG), the installation of an accessible route from the handicap parking spaces to the leasing office is required.

#### **UFAS/State Code Concerns:**

- The property was originally constructed in 1943 and features project-based assistance. The apartments are therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% or eighteen (18) of the dwelling units must be handicapped accessible. Currently, the property does not feature designated handicapped accessible units. In order to comply with UFAS, the reconfiguring 5% or eighteen (18) of the dwelling units to become fully UFAS compliant is required.
- The property was originally constructed in 1974 and features project-based assistance. The apartments are therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 2% or eight (8) non-designated handicapped dwelling units are required to have audio/visual smoke alarms. In order to comply with UFAS, the installation of audio/visual smoke alarms in 2% or eight (8) non-designated handicapped dwelling units is required.

#### **FHA Design Concerns:**

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

### **6.2 INTRUSIVE EXAMINATIONS**

#### **6.2.1 SEWER INSPECTION**

No sewer inspections were performed as part of this investigation.

#### **6.2.2 ELECTRICAL INSPECTION**

No electrical inspections were performed as part of this investigation.

### **6.3 OWNER PROPOSED IMPROVEMENTS**

There are no additional owner proposed improvements.

## 7.0 ASSESSOR QUALIFICATIONS

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

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

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

The site inspection was completed on October 4 & 5, 2022

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



Christopher Johnson, Assessment Project Manager



Jeb Bonnett, Senior Vice President - HUD Building Assessments



David Taylor, Accessibility Manager



Roy Anderson PE, Vice President

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



## 8.0 LIMITING CONDITIONS

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Physical Needs Assessments performed by AEI Consultants are based upon, but not limited to, the scope of work outlined by ASTM Standard E2018-15 and HUD's PIH Notice 2021-07. Our review of the subject property consisted of a visual inspection of the site, the structure(s) and the interior spaces. Technical Assessments were made based on the appearance of the improvements at the time of this Assessment. No destructive or invasive testing was included in the scope of this review.

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

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

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

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

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

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

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

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

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

Access to the attic spaces was not available at the time of inspection.

# APPENDIX A

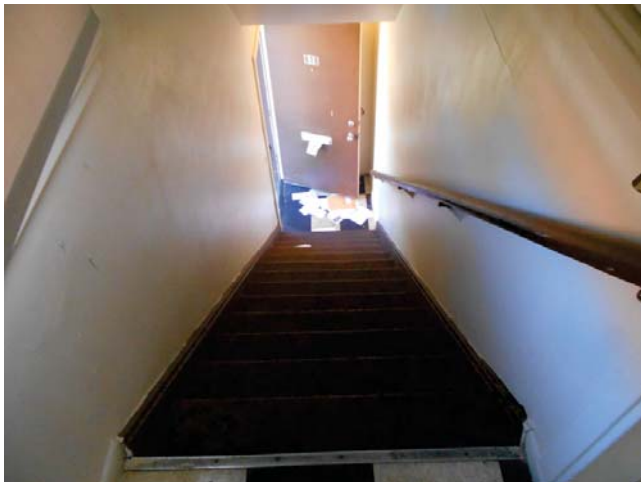
## Dwelling Unit Photo Documentation



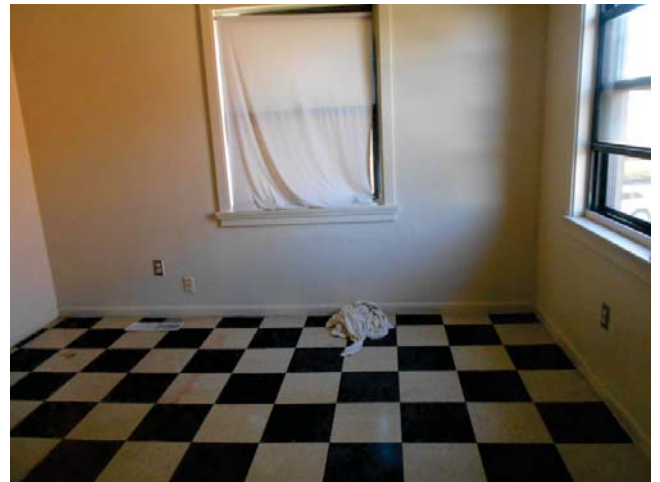
1. 818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Unit ID



2. 818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Stairs



3. 818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Stairs



4. 818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Living area



5. 818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Kitchen entrance



6. 818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Living area smoke detector and CO2 detector



7. 818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Kitchen



8. 818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Kitchen





9. 818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Kitchen



10. 818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Kitchen



11. 818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Bathroom



12. 818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Bathroom



13. 818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Bathroom



14. 818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Bathroom



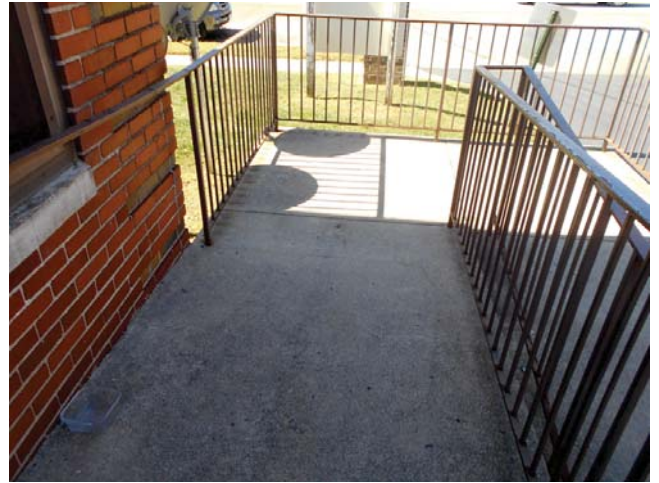
15. 818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Bedroom



16. 818 Oldfield Avenue, 1bed/1bath, upstairs unit, vacant - Bedroom



17. 814 Oldfield Avenue, 1bed/1bath, ground floor unit, vacant - Concrete ramp to unit entrance



18. 814 Oldfield Avenue, 1bed/1bath, ground floor unit, vacant - Concrete ramp to unit entrance



19. 814 Oldfield Avenue, 1bed/1bath, ground floor unit - Unit ID



20. 814 Oldfield Avenue, 1bed/1bath, ground floor unit - Living area





21. 814 Oldfield Avenue, 1bed/1bath, ground floor unit - Kitchen



22. 814 Oldfield Avenue, 1bed/1bath, ground floor unit - Kitchen



23. 814 Oldfield Avenue, 1bed/1bath, ground floor unit - Kitchen



24. 814 Oldfield Avenue, 1bed/1bath, ground floor unit - Bathroom



25. 814 Oldfield Avenue, 1bed/1bath, ground floor unit - Bedroom



26. 814 Oldfield Avenue, 1bed/1bath, ground floor unit - Bedroom ceiling, no smoke detector



27. 814 Oldfield Avenue, 1bed/1bath, ground floor unit - Kitchen GFCI



28. 814 Oldfield Avenue, 1bed/1bath, ground floor unit - Bathroom GFCI

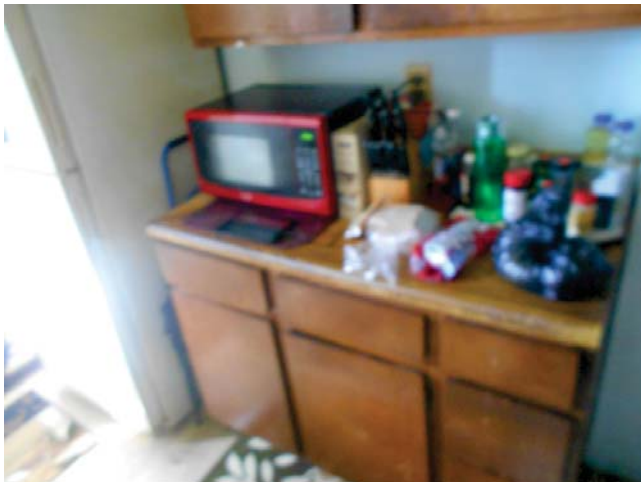




29. 1007 Danner Avenue, 2bed/1bath, Townhouse unit - Unit ID



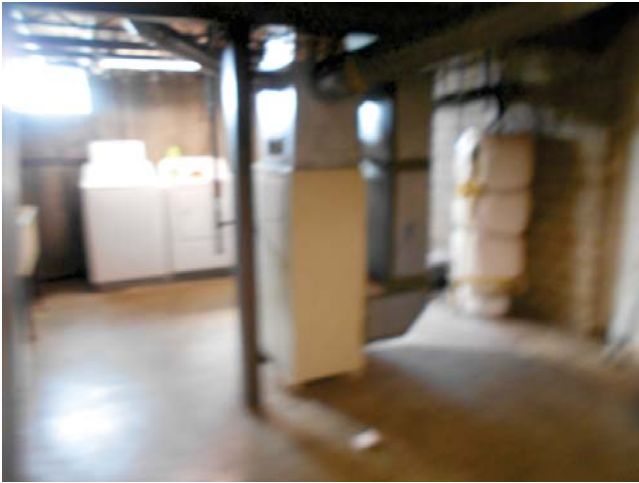
30. 1007 Danner Avenue, 2bed/1bath, Townhouse unit - Kitchen



31. 1007 Danner Avenue, 2bed/1bath, Townhouse unit - Kitchen



32. 1007 Danner Avenue, 2bed/1bath, Townhouse unit - Kitchen, old cabinets



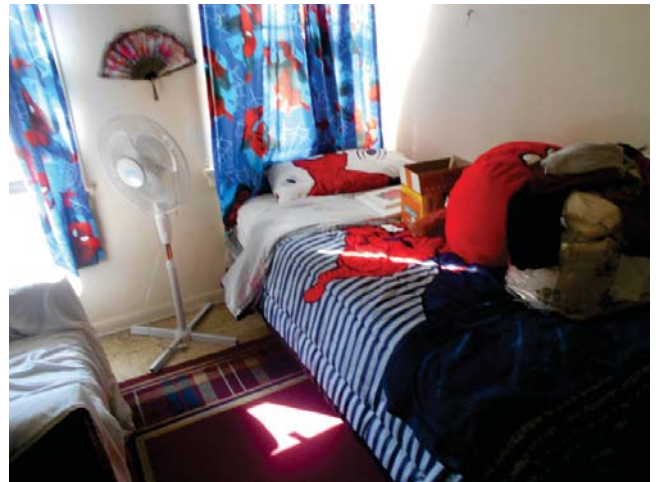
33. 1007 Danner Avenue, 2bed/1bath, Townhouse unit - Basement



34. 1007 Danner Avenue, 2bed/1bath, Townhouse unit - Basement stairs



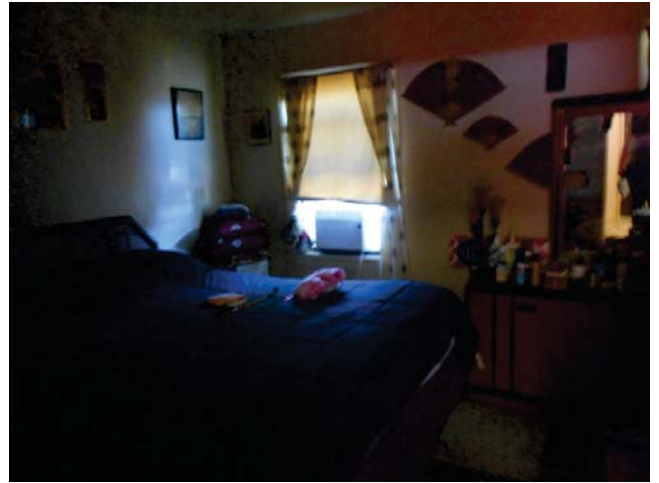
35. 1007 Danner Avenue, 2bed/1bath, Townhouse unit - Bathroom



36. 1007 Danner Avenue, 2bed/1bath, Townhouse unit - Bedroom 1



37. 1007 Danner Avenue, 2bed/1bath, Townhouse unit - Bathroom, damaged drywall



38. 1007 Danner Avenue, 2bed/1bath, Townhouse unit - Bedroom 2



39. 1049 Carver Avenue, 2bed/1bath, Townhouse unit - Unit ID

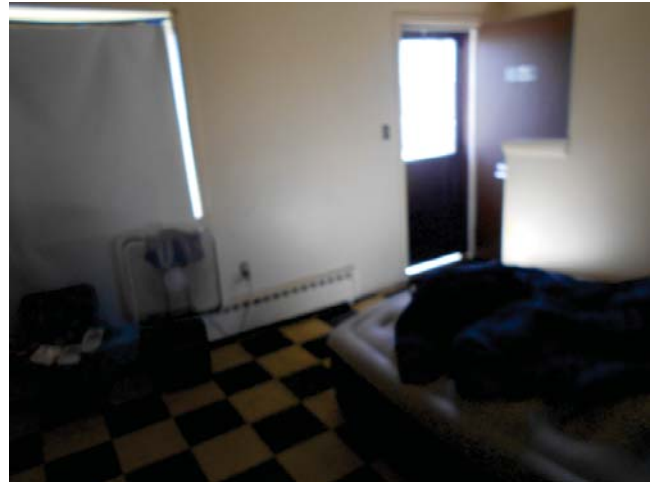


40. 1049 Carver Avenue, 2bed/1bath, Townhouse unit - Kitchen

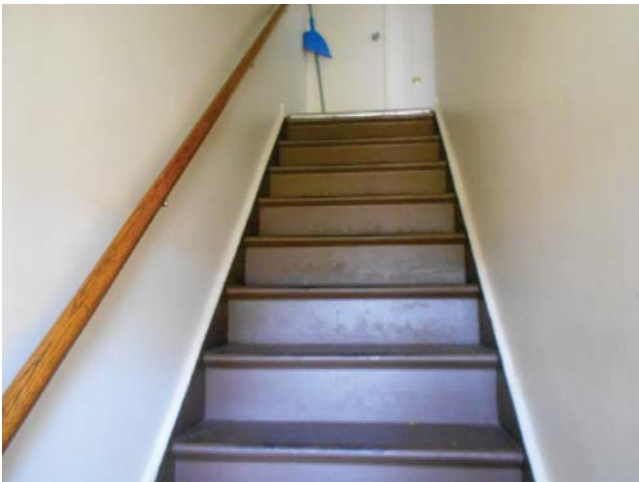




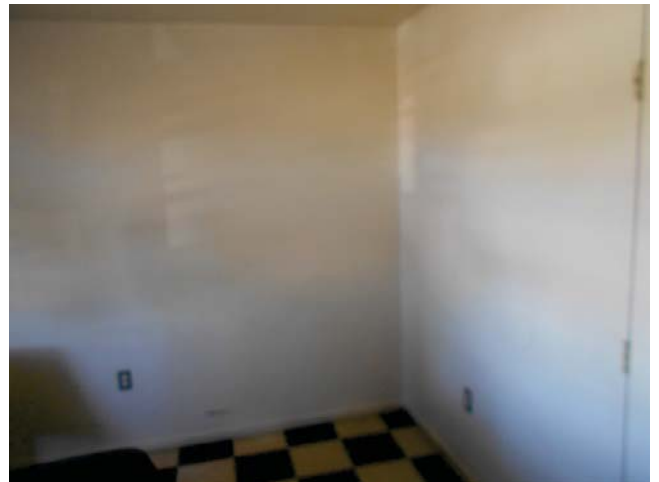
41. 1049 Carver Avenue, 2bed/1bath, Townhouse unit - Steam boiler and Water heater



42. 1049 Carver Avenue, 2bed/1bath, Townhouse unit - Living area



43. 1049 Carver Avenue, 2bed/1bath, Townhouse unit - Stairs



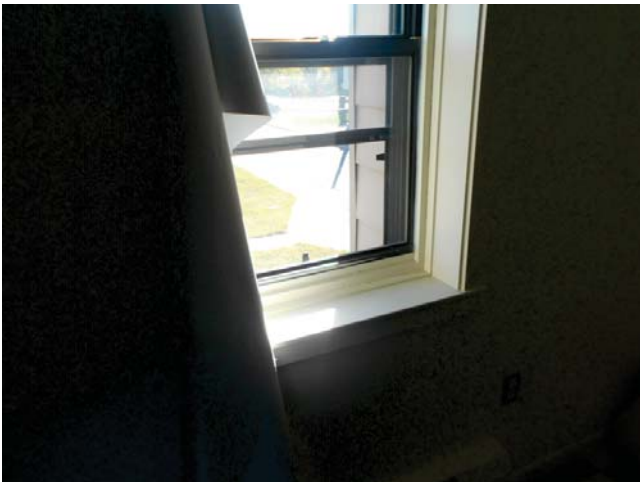
44. 1049 Carver Avenue, 2bed/1bath, Townhouse unit - Bedroom 1



45. 1049 Carver Avenue, 2bed/1bath, Townhouse unit - Bedroom 2



46. 1049 Carver Avenue, 2bed/1bath, Townhouse unit - Bedroom 2



47. 1049 Carver Avenue, 2bed/1bath, Townhouse unit - Window



48. 1619 West Stewart Street, 2bed/1bath, Townhouse unit - Unit ID





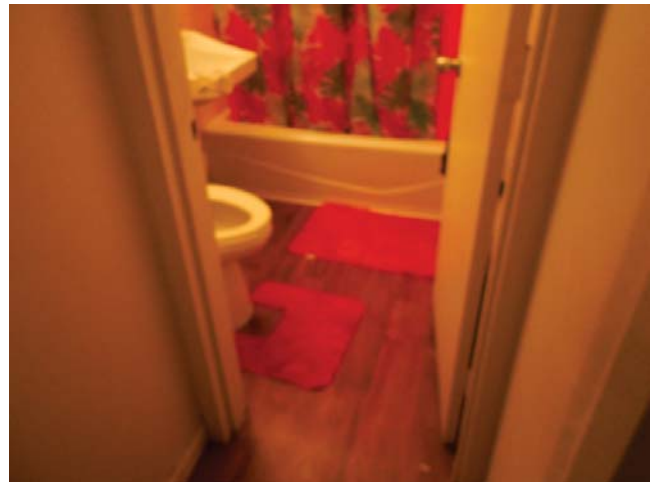
49. 1619 West Stewart Street, 2bed/1bath,  
Townhouse unit - Kitchen, newer cabinets



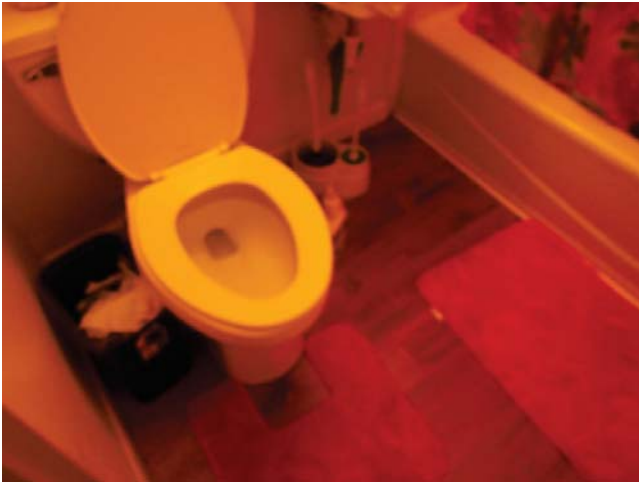
50. 1619 West Stewart Street, 2bed/1bath,  
Townhouse unit - Kitchen ceiling, leak from above  
bathroom



51. 1619 West Stewart Street, 2bed/1bath,  
Townhouse unit - Radiator



52. 1619 West Stewart Street, 2bed/1bath,  
Townhouse unit - Bathroom



53. 1619 West Stewart Street, 2bed/1bath,  
Townhouse unit - Bathroom



54. 1619 West Stewart Street, 2bed/1bath,  
Townhouse unit - Bathroom exhaust



55. 1619 West Stewart Street, 2bed/1bath,  
Townhouse unit - Bathroom sink



56. 1619 West Stewart Street, 2bed/1bath,  
Townhouse unit - Damaged door



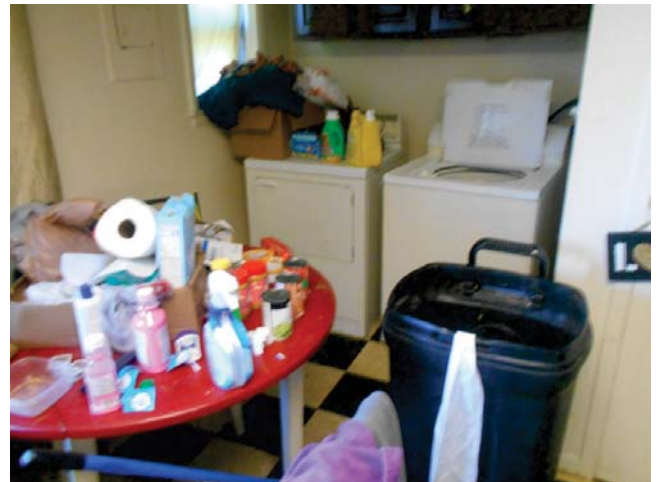
57. 1619 West Stewart Street, 2bed/1bath,  
Townhouse unit - Damaged door



58. 82 Bragg Place, 2bed/1bath, Townhouse unit -  
Unit ID



59. 82 Bragg Place, 2bed/1bath, Townhouse unit -  
Kitchen



60. 82 Bragg Place, 2bed/1bath, Townhouse unit -  
Kitchen, washer/dryer owned by tenant





61. 82 Bragg Place, 2bed/1bath, Townhouse unit -  
Stab-Lok electrical panel



62. 82 Bragg Place, 2bed/1bath, Townhouse unit -  
Stairs



63. 82 Bragg Place, 2bed/1bath, Townhouse unit -  
Bedroom 1



64. 82 Bragg Place, 2bed/1bath, Townhouse unit -  
Bedroom 2



65. 82 Bragg Place, 2bed/1bath, Townhouse unit - Bathroom



66. 82 Bragg Place, 2bed/1bath, Townhouse unit - Furnace and water heater



67. 82 Bragg Place, 2bed/1bath, Townhouse unit - Furnace and water heater



68. 928 Custer Place, 2bed/1bath, Townhouse unit - Unit ID





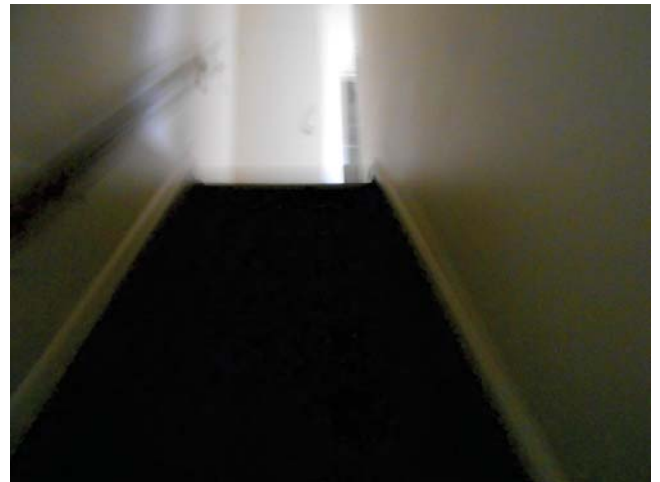
69. 928 Custer Place, 2bed/1bath, Townhouse unit  
- Kitchen



70. 928 Custer Place, 2bed/1bath, Townhouse unit  
- Stab-Lok electrical panels



71. 928 Custer Place, 2bed/1bath, Townhouse unit  
- Living area



72. 928 Custer Place, 2bed/1bath, Townhouse unit  
- Stairs



73. 928 Custer Place, 2bed/1bath, Townhouse unit  
- Bedroom 1



74. 928 Custer Place, 2bed/1bath, Townhouse unit  
- Bedroom 2



75. 928 Custer Place, 2bed/1bath, Townhouse unit  
- Bathroom



76. 928 Custer Place, 2bed/1bath, Townhouse unit  
- Vinyl windows



77. 928 Custer Place, 2bed/1bath, Townhouse unit  
- Furnace and water heater, newer



78. 1806 Germantown Street, 2bed/1bath,  
Townhouse unit - Unit ID



79. 1806 Germantown Street, 2bed/1bath,  
Townhouse unit - Basement, water damage by  
electrical panel



80. 1806 Germantown Street, 2bed/1bath,  
Townhouse unit - Basement, water damage by  
electrical panel

# APPENDIX B

## General Photo Documentation





1. Leasing office



2. Leasing office entrance



3. Leasing office entrance



4. Leasing office entrance door width, 36"





5. Leasing office lobby



6. Leasing office entrance smoke detector



7. Leasing office lobby



8. Leasing office public restroom



9. Leasing office public restroom door width, 36"



10. Leasing office public restroom



11. Leasing office public restroom, side grab bar



12. Leasing office public restroom, side grab bar, 54"



13. Leasing office public restroom, rear grab bar



14. Leasing office public restroom, rear grab bar, 38"



15. Leasing office public restroom, soap dispenser height, 41"



16. Leasing office public restroom, sink height, 34"





17. Leasing office public restroom, sink clear floor space



18. Leasing office public restroom, sink scald abrasion protection



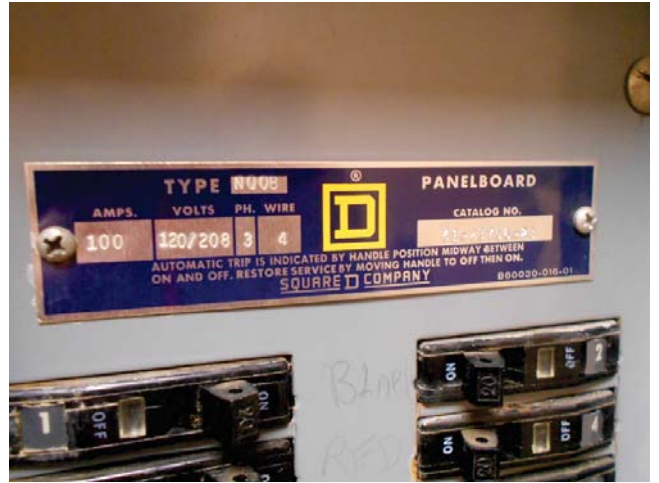
19. Leasing office public restroom, mirror height, 40"



20. Leasing office public restroom, paper towel dispenser height, 48"



21. Leasing office electrical panel



22. Leasing office electrical panel



23. Leasing office



24. Leasing office





25. Leasing office ACT



26. Leasing office maintenance garage



27. Leasing office maintenance garage



28. Leasing office maintenance garage



29. Leasing office fire extinguisher



30. Leasing office fire extinguisher, inspected February 2022



31. Leasing office mechanical



32. Leasing office mechanical





33. Leasing office mechanical, hot water heater



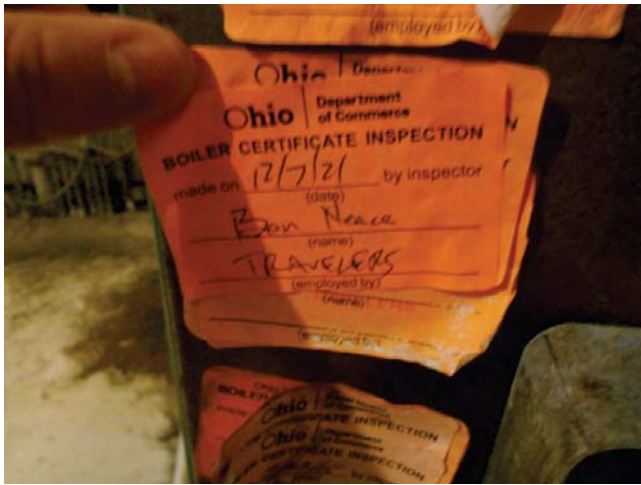
34. Leasing office mechanical, hot water heater



35. Leasing office mechanical, hot water heater



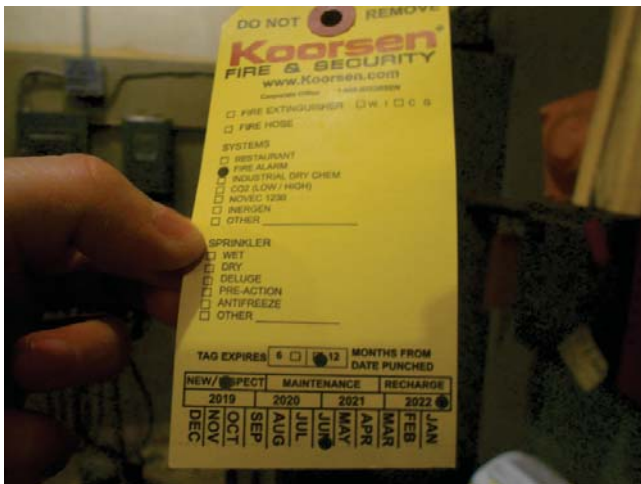
36. Leasing office mechanical, boiler



37. Leasing office mechanical, boiler



38. Leasing office mechanical, boiler electrical and fire panel



39. Leasing office mechanical, fire panel inspected June 2022



40. Leasing office mechanical, electrical equipment



41. Leasing office mechanical, electrical equipment



42. Leasing office maintenance offices



43. Leasing office maintenance offices ceiling



44. Leasing office maintenance offices





45. Leasing office maintenance offices restroom



46. Leasing office maintenance offices restroom



47. Leasing office maintenance offices restroom



48. Leasing office maintenance offices restroom



49. 1801 Attucks, community building



50. 1801 Attucks, community building entrance



51. 1801 Attucks, community building kitchenette



52. 1801 Attucks, community building restroom



53. 1801 Attucks, community building restroom



54. 900-914 Wilberforce Place, Task Force HQ



55. 900-914 Wilberforce Place, Task Force HQ,  
Office



56. 900-914 Wilberforce Place, Task Force HQ,  
computer room





57. 900-914 Wilberforce Place, Task Force HQ, computer room



58. 900-914 Wilberforce Place, Task Force HQ, Mechanical Basement



59. 900-914 Wilberforce Place, Task Force HQ, Mechanical Basement



60. 900-914 Wilberforce Place, Task Force HQ, Mechanical Basement, water heater and boiler



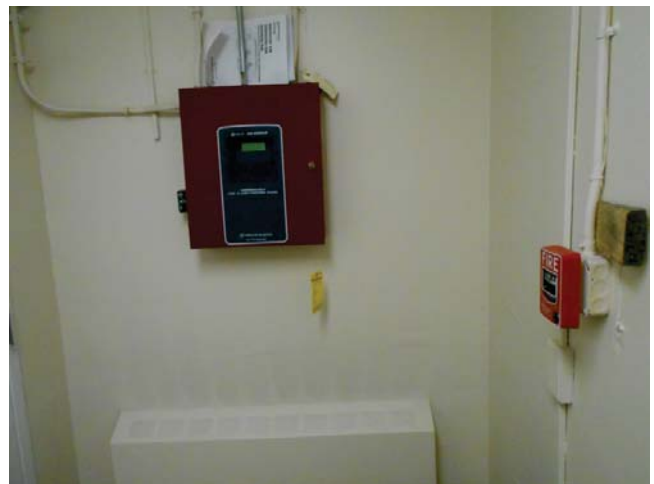
61. 900-914 Wilberforce Place, Task Force HQ, Mechanical Basement water heater



62. 900-914 Wilberforce Place, Task Force HQ, Mechanical Basement sprinkler main

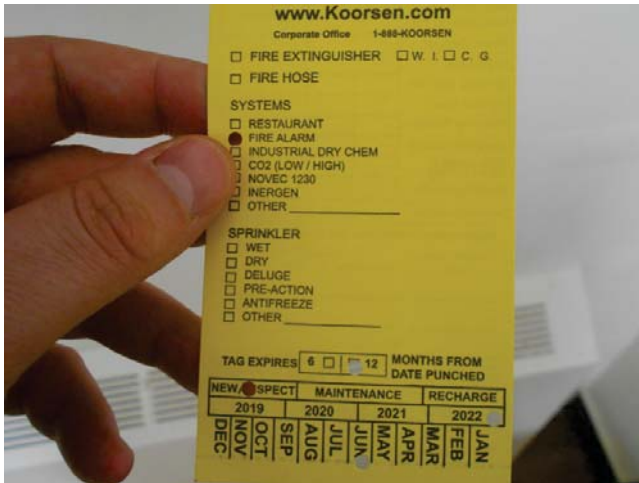


63. 900-914 Wilberforce Place Task Force HQ, Mechanical Basement sprinkler main, inspected 4/7/2022



64. 900-914 Wilberforce Place, Task Force HQ, Fire panel





65. 900-914 Wilberforce Place, Task Force HQ, Fire panel, Inspected June 2022



66. 900-914 Wilberforce Place, Task Force HQ, Stairs



67. 900-914 Wilberforce Place, Task Force HQ, 2nd floor Main room



68. 900-914 Wilberforce Place, Task Force HQ, 2nd floor Main room kitchen



69. 900-914 Wilberforce Place, Task Force HQ, 2nd floor Main room kitchen



70. 900-914 Wilberforce Place, Task Force HQ, 2nd floor Main room kitchen stove fire suppression system



71. 900-914 Wilberforce Place, Task Force HQ, Radiator



72. Garage building, damaged siding



73. Garage building, damaged siding



74. Garage building



75. Garage building



76. Garage building





77. Leasing office asphalt parking lot, damaged



78. Leasing office asphalt parking lot, damaged



79. Leasing office asphalt parking lot



80. Leasing office asphalt parking lot



81. Leasing office asphalt parking lot



82. Leasing office rear facade



83. Knox Place



84. Knox Place





85. Paved area drainage



86. Property Signage



87. Germantown Street



88. Germantown Street



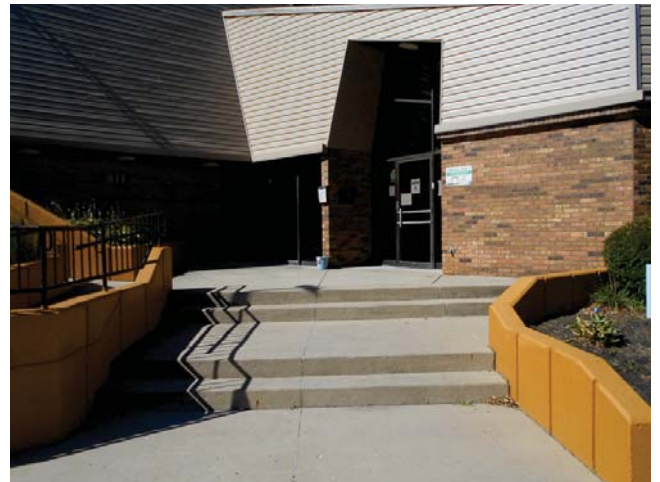
89. Leasing office



90. Leasing office rear facade



91. Leasing office rear facade



92. Leasing office main entrance





93. Leasing office main entrance



94. Leasing office main entrance



95. Typical Section 505 building



96. Typical Section 505 unit entrance



97. Typical Section 505 basement entrance



98. Concrete curb by building C-1 damaged



99. Typical Section 505 building, exterior steps are not code compliant, treads are not long enough and railings are not compliant



100. Banker Place





101. Typical aluminum windows with screen, typical screen in poor condition



102. Typical exterior building lighting



103. 1801 Attucks Place, community building



104. 1801 Attucks Place, community building

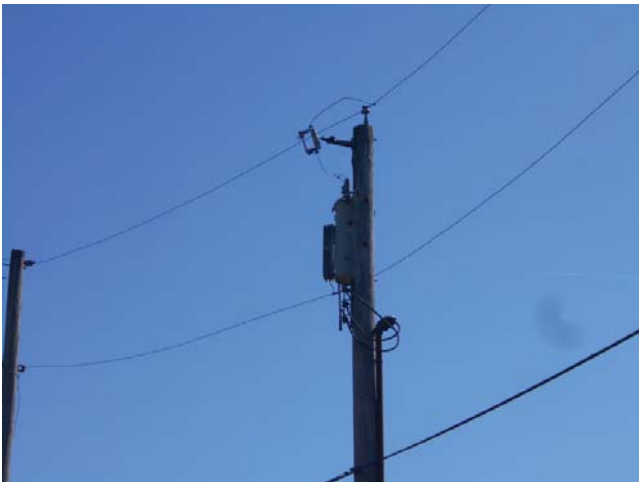




105. 1801 Attucks Place, community building



106. Typical slate tile roofing



107. Pole mounted electrical transformer



108. Typical unit entrance, wood railing, not code compliant



109. Boone Place, damaged facade



110. Typical Basement electrical equipment



111. Typical basement stairs from entrance



112. Typical Basement electrical equipment



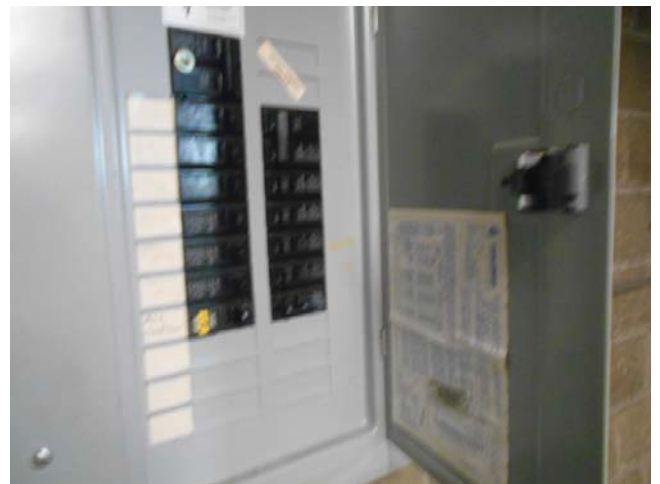
113. Typical Basement electrical equipment



114. Typical Basement water heater



115. Typical Basement air handler



116. Typical Basement Electrical panel

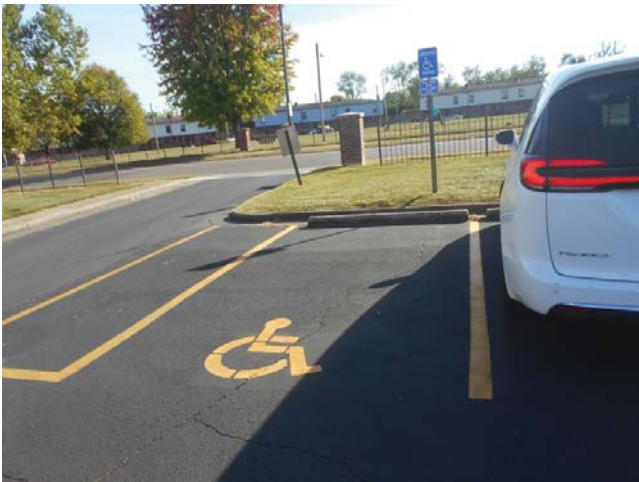




117. Typical Basement air handler



118. Typical Basement Electrical panel



119. Handicap parking by 1701-1721 West Stewart Avenue, no path from access aisle to sidewalk



120. Handicap parking by Hughes Place, no access aisle or path to sidewalk



121. Fire hydrant



122. Newer asphalt pavement and seal coat



123. Typical section 502 building



124. Typical section 502 building





125. Typical section 502 building



126. Typical section 502 building, older exterior siding



127. Typical section 502 building



128. Typical section 502 building, aging/damaged siding



129. Playground by Bragg Place, aging



130. Playground by Bragg Place, aging



131. 916-930 Wilberforce Place, front facade



132. 900-914 Wilberforce Place, front facade





133. 900-914 Wilberforce Place, front facade



134. Maintenance garage



135. Pad mounted electric transformer



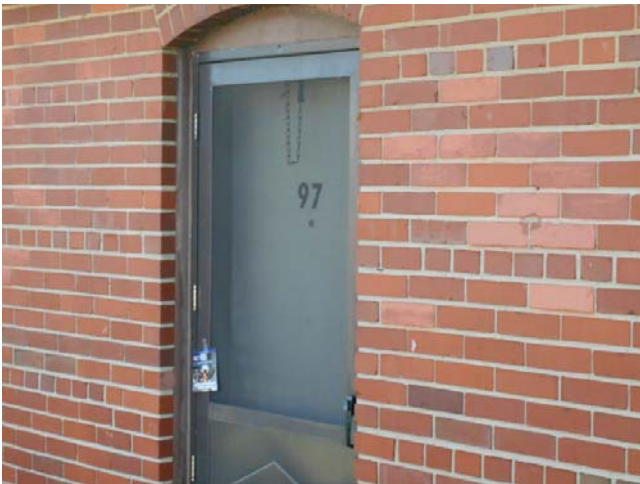
136. 86-96 Benning Place



137. 86-96 Benning Place



138. 86-96 Benning Place, dirt buildup on soffit



139. DSCN8233



140. 86-96 Benning Place, Side facade





141. 86-96 Benning Place, front facade



142. 86-96 Benning Place, front facade, aging siding



143. 86-96 Benning Place, front facade, aging doors



144. 86-96 Benning Place, front facade, aging door frame





145. 921-935 Custer Place, side and front facade



146. 921-935 Custer Place, electrical meter



147. 921-935 Custer Place, rear facade



148. Handicap parking by Custer place, no access aisle or path to curb cut



149. Handicap parking by Custer place, curb cut



150. Typical sidewalk condition



151. Playground by Benning place



152. Foliage growing along 15-25 Benning Place, rear facade





153. Playground in Gillespie Park



154. Playground in Gillespie Park



155. Damaged chain-link fencing in Gillespie Park



156. Damaged chain-link fencing in Gillespie Park



157. Handicap parking in Benning Place, no curb cut, missing 1 vertical sign



158. Typical soffit condition



159. Sports court



160. Sports court





161. Melissa Bess Daycare Center



162. Annex Building



163. Asphalt shingle tile roofing



164. Asphalt shingle tile roofing

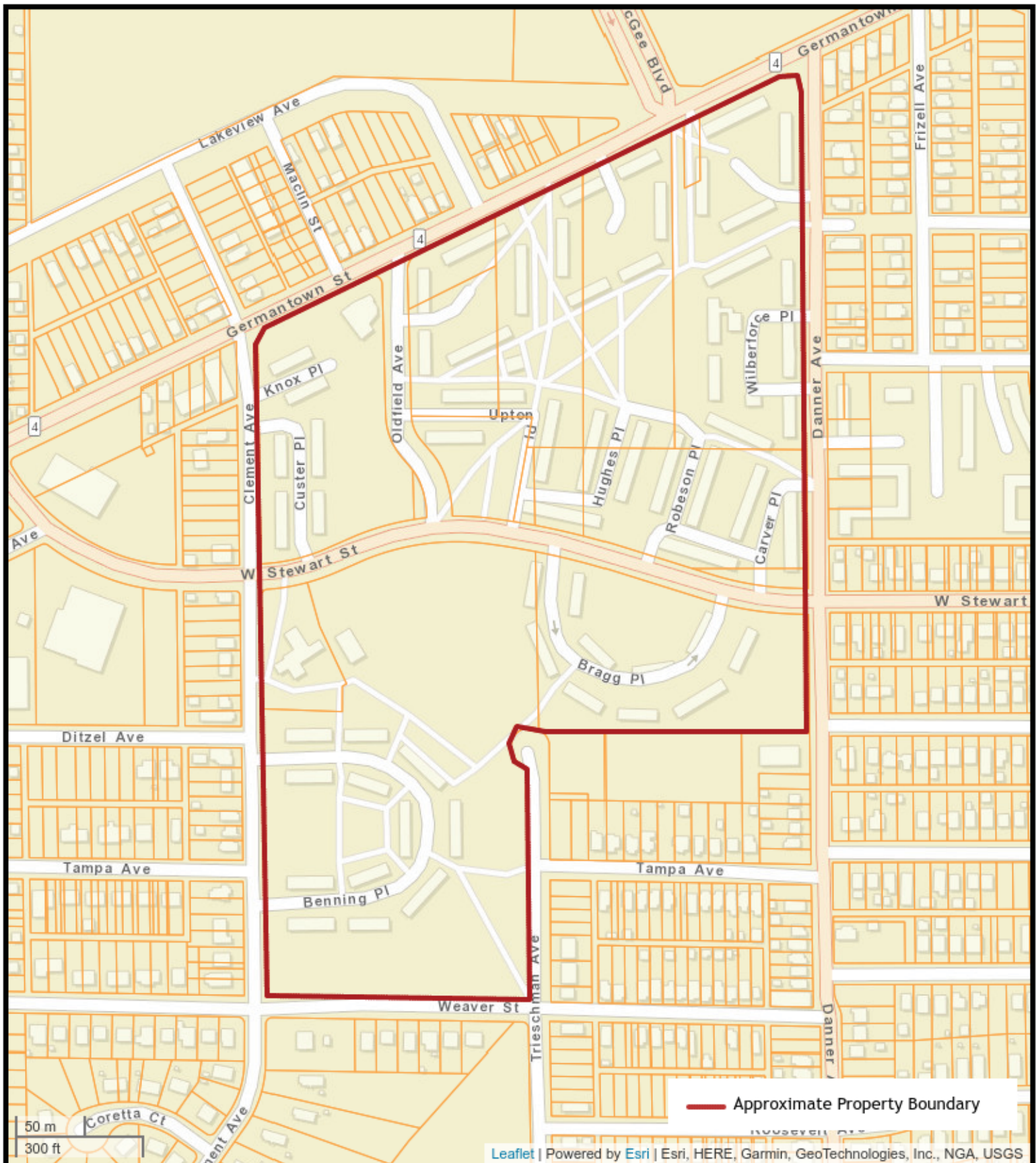




165. Asphalt shingle tile roofing

# APPENDIX C

## Street Map and Aerial Photo



## STREET MAP

811 Oldfield Avenue, Dayton, Ohio 45417

AEI Project Number: 468943







## AERIAL PHOTO

811 Oldfield Avenue, Dayton, Ohio 45417  
AEI Project Number: 468943



# APPENDIX D

## USGS Seismic Design Map





### 811 Oldfield Ave, Dayton, OH 45417, USA

Latitude, Longitude: 39.7436128, -84.2259574



<b>Date</b>	11/3/2022, 10:12:35 AM
<b>Design Code Reference Document</b>	ASCE41-13
<b>Risk Category</b>	
<b>Site Class</b>	D - Stiff Soil

Type	Description	Value
Hazard Level		BSE-2N
S <sub>s</sub>	spectral response (0.2 s)	0.153
S <sub>1</sub>	spectral response (1.0 s)	0.072
S <sub>Xs</sub>	site-modified spectral response (0.2 s)	0.245
S <sub>X1</sub>	site-modified spectral response (1.0 s)	0.173
F <sub>a</sub>	site amplification factor (0.2 s)	1.6
F <sub>v</sub>	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.166
crs	coefficient of risk (0.2 s)	0.922

Type	Description	Value
ssrt	risk-targeted hazard (0.2 s)	0.153
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.081
cr1	coefficient of risk (1.0 s)	0.888
s1rt	risk-targeted hazard (1.0 s)	0.072
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
$S_{XS}$	site-modified spectral response (0.2 s)	0.163
$S_{X1}$	site-modified spectral response (1.0 s)	0.116

Type	Description	Value
Hazard Level		BSE-2E
$S_S$	spectral response (0.2 s)	0.098
$S_1$	spectral response (1.0 s)	0.052
$S_{XS}$	site-modified spectral response (0.2 s)	0.156
$S_{X1}$	site-modified spectral response (1.0 s)	0.125
$f_a$	site amplification factor (0.2 s)	1.6
$f_v$	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		BSE-1E
$S_S$	spectral response (0.2 s)	0.038
$S_1$	spectral response (1.0 s)	0.02
$S_{XS}$	site-modified spectral response (0.2 s)	0.06
$S_{X1}$	site-modified spectral response (1.0 s)	0.047
$F_a$	site amplification factor (0.2 s)	1.6
$F_v$	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	12

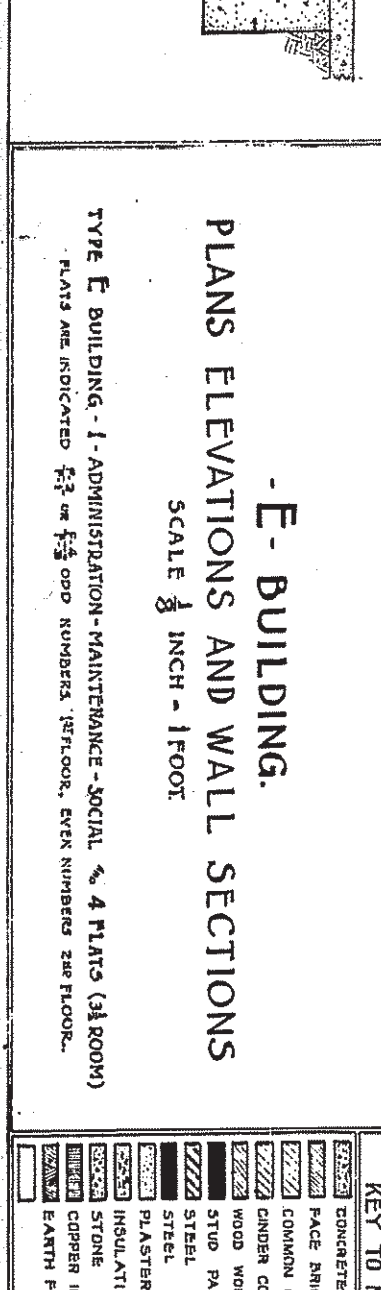
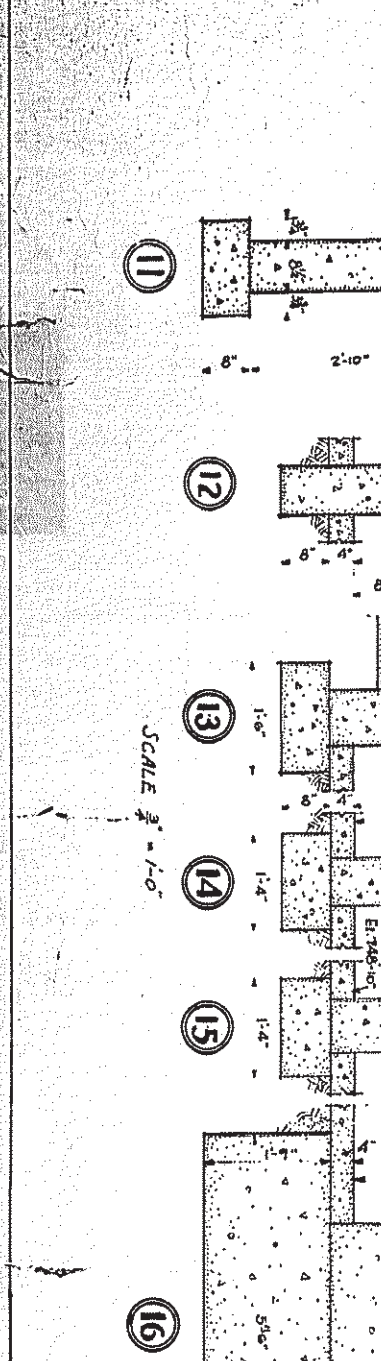
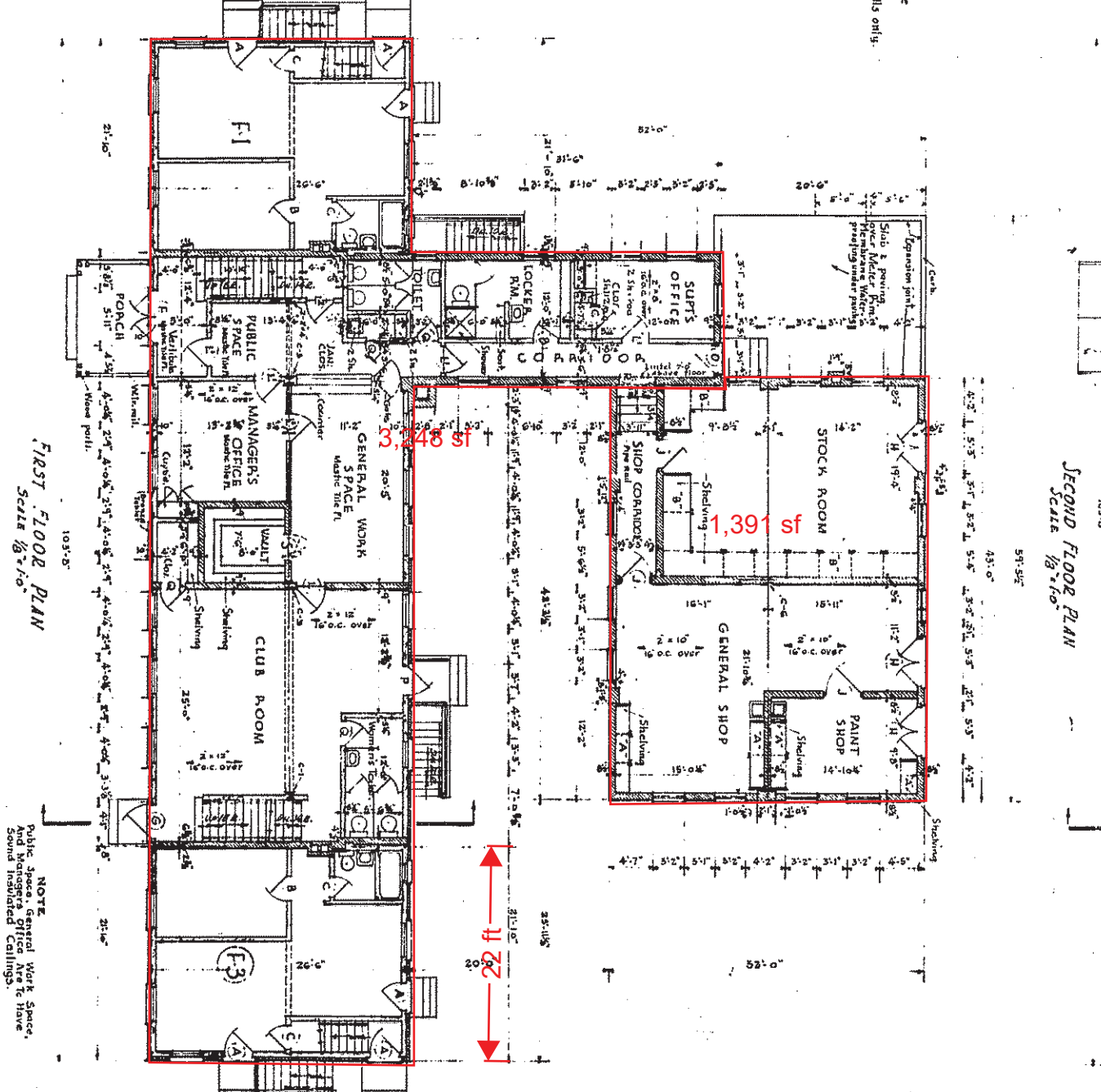
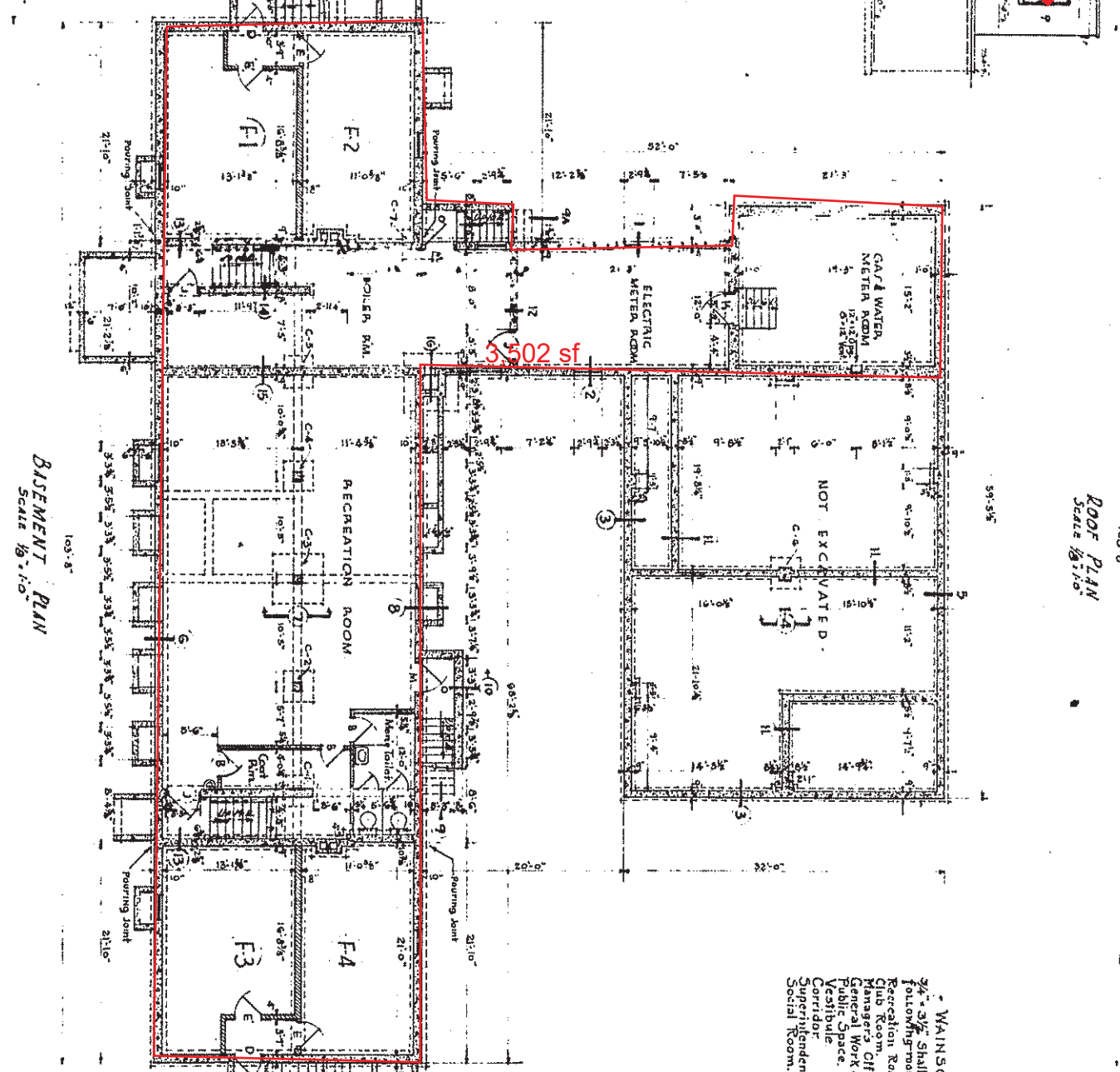
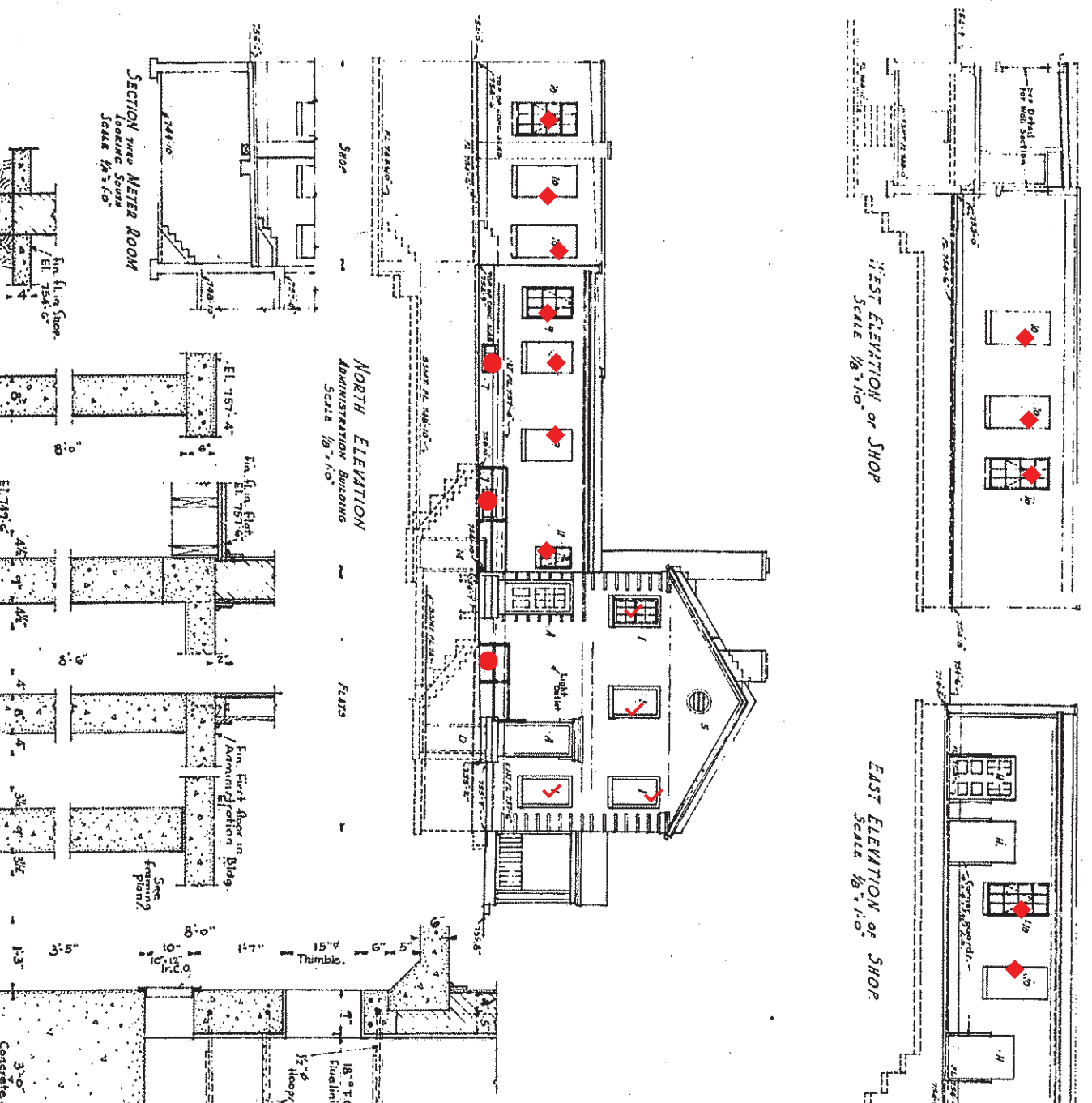
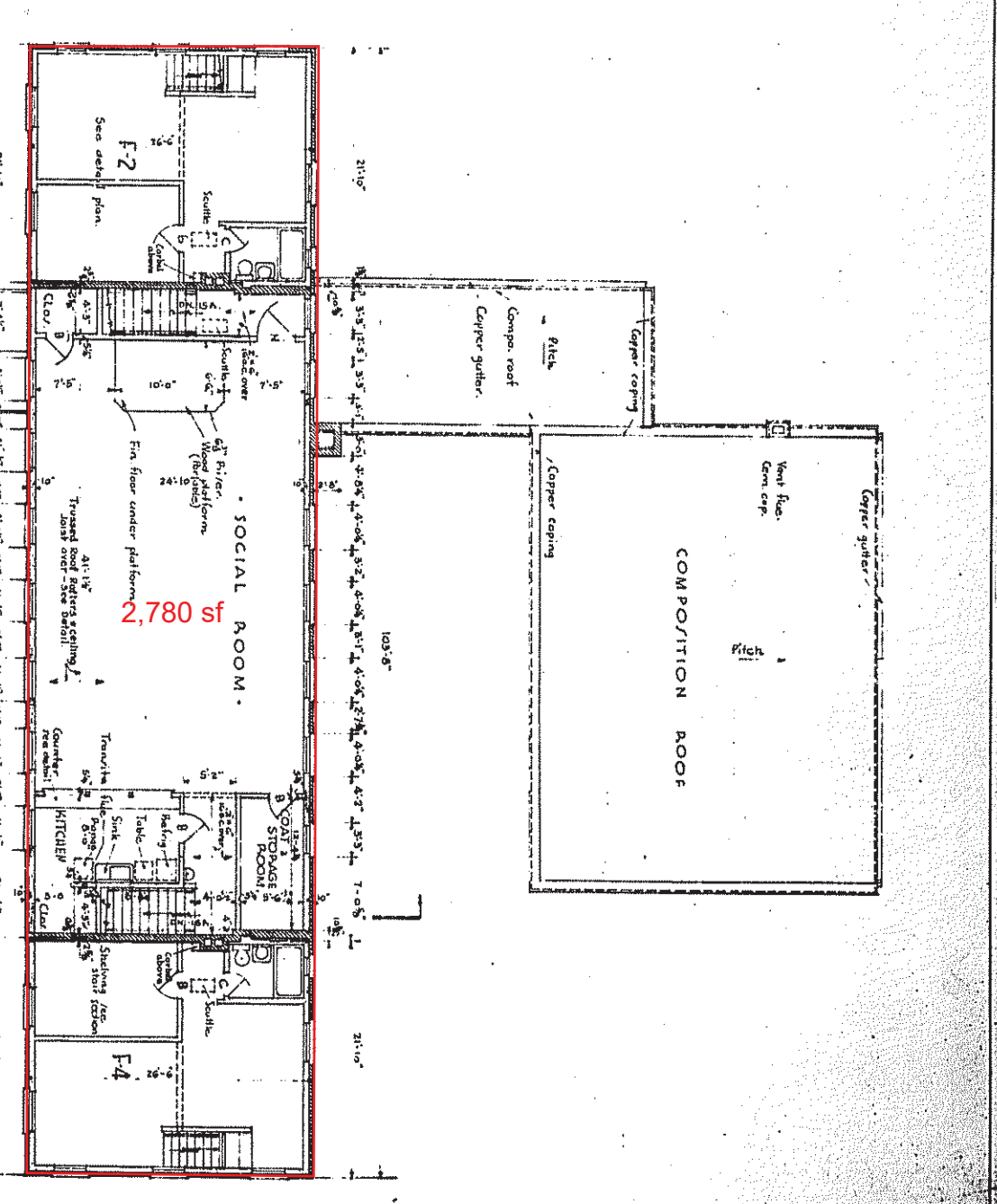
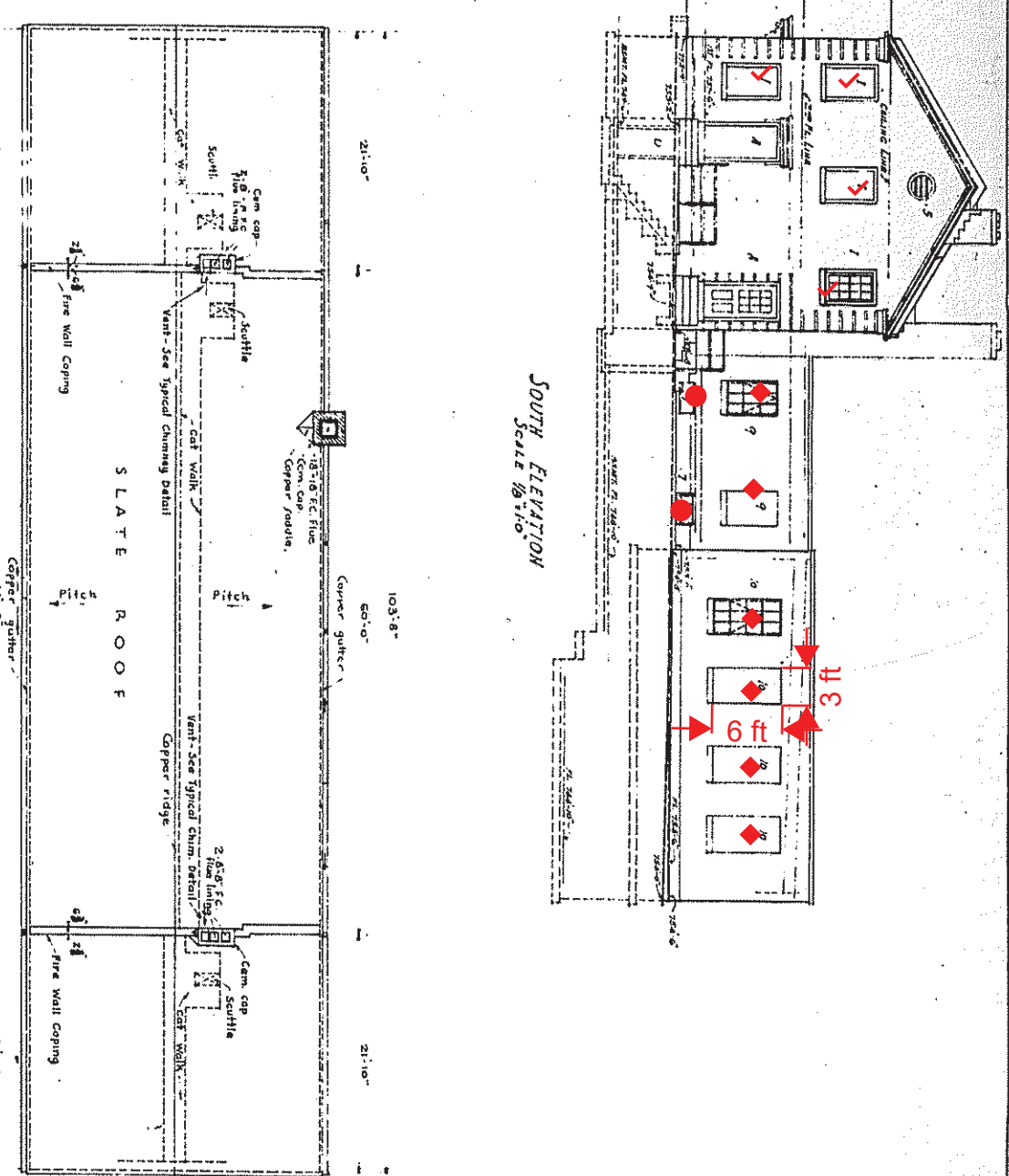
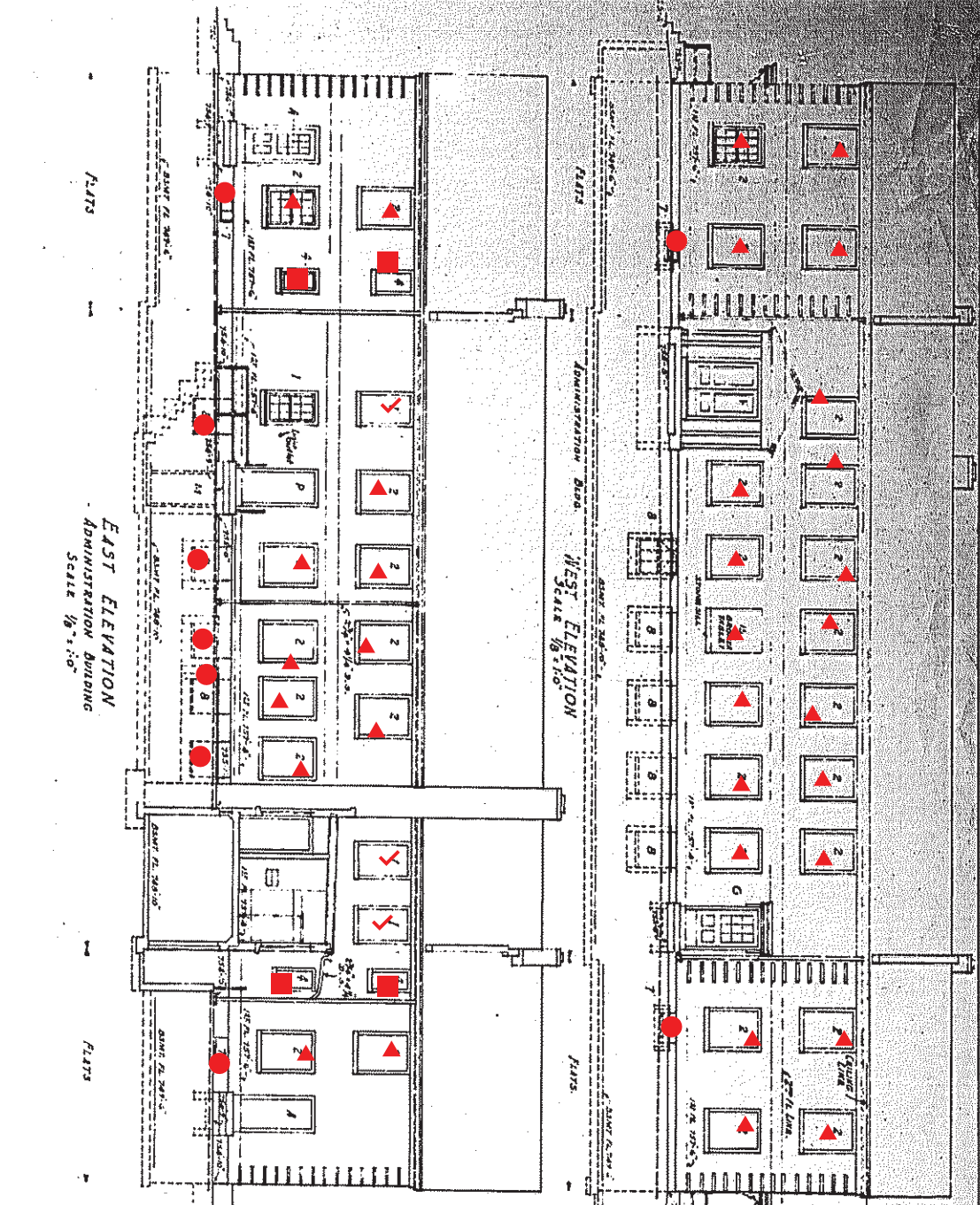
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# APPENDIX E

## Plan Quantity Take Off Drawings





**- E - BUILDING.**  
PLANS ELEVATIONS AND WALL SECTIONS  
SCALE 1/8" = 1'-0"

TYPE E BUILDING - 1 - ADMINISTRATION - MAINTENANCE - SOCIAL & 4 FLATS (34 ROOMS)  
FLATS ARE INDICATED BY RED ORANGE NUMBERS, REFERENCE TO FLOOR, EXCEPT NUMBERS SEE FLOOR.

KEY TO MATERIAL	REVISIONS
CONCRETE	
FACE BRICK	
COMMON CONCRETE BRICK	
GLAZED CONCRETE BLOCK	
WOOD WORK	
STEEL PARTITION	
STEEL	
INSULATION	
PLASTER	
STONE	
COPPER IN ELEVATION	
EARTH FILL	

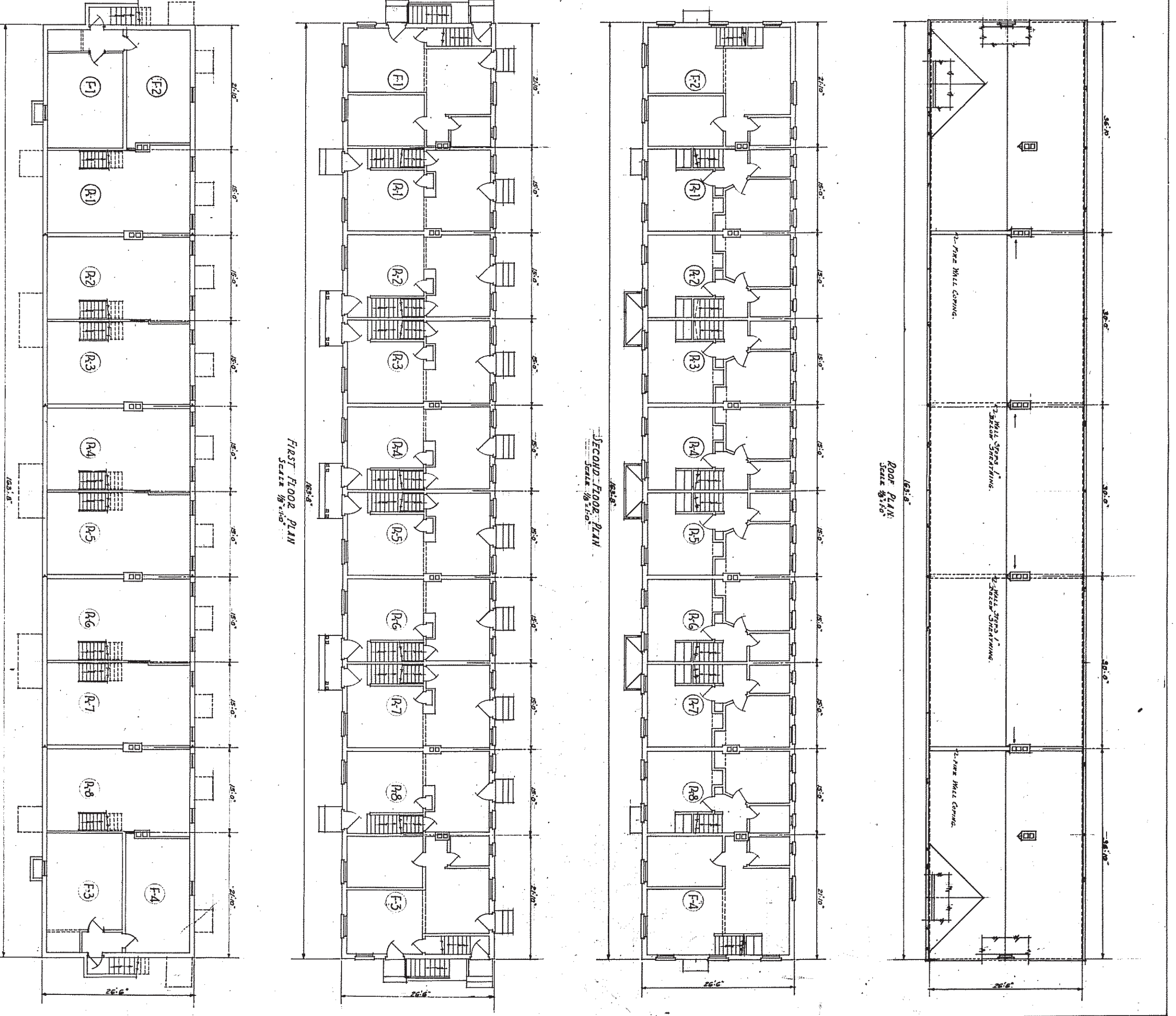
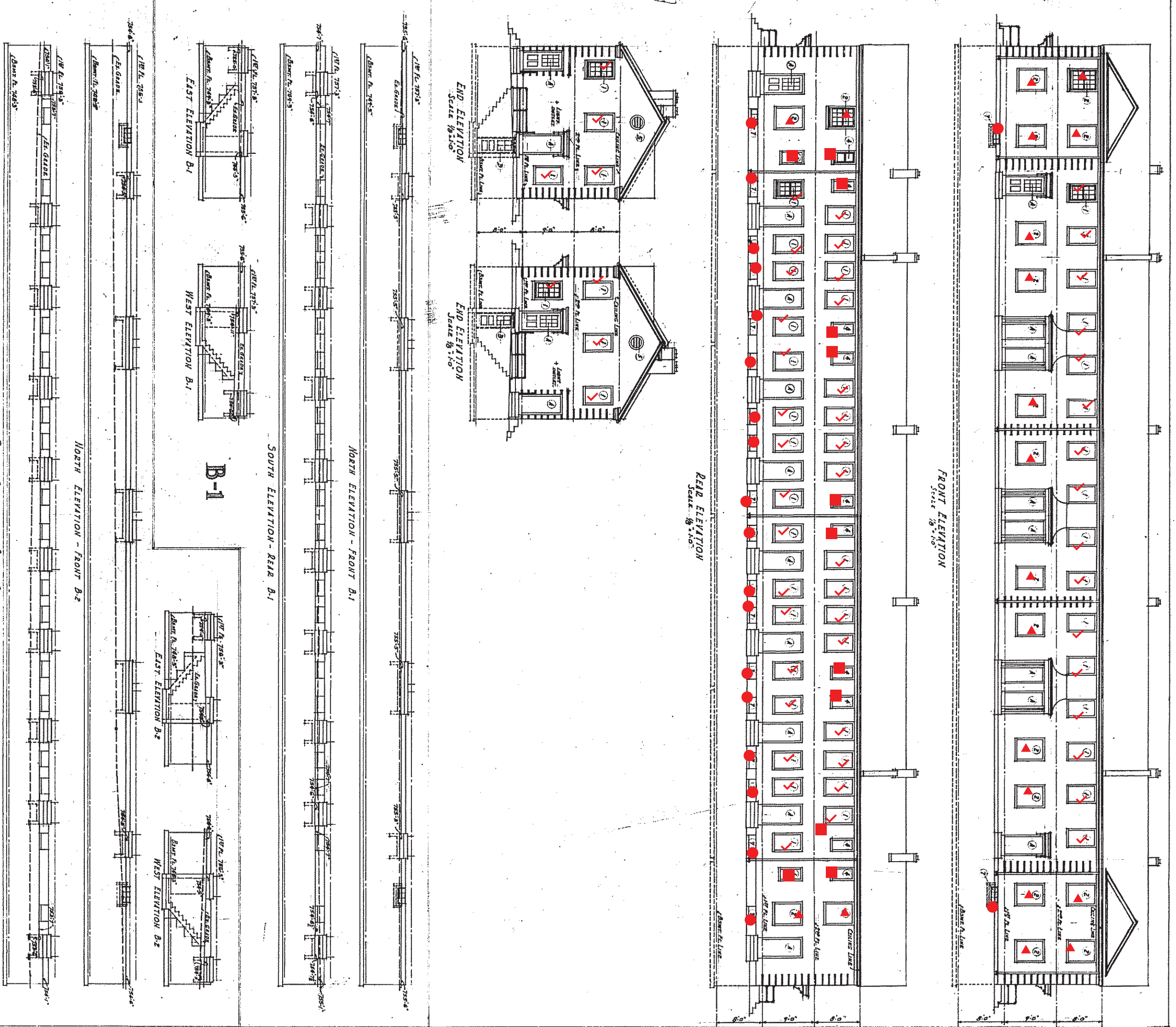
KEY PLAN

**FERMANTOWN STREET PROJECT**  
U.S.H.A. PROJECT OHIO 5-2  
DAYTON METROPOLITAN HOUSING AUTHORITY  
DAYTON, OHIO

DAYTON HOUSING ARCHITECTS  
111 E. LEXINGTON  
DAYTON, OHIO  
GEO. SIBBINGHOLE & S.S. ZIMMUNG  
H. B. NOCK, MECHANICAL, LANDSCAPE ARCHITECTS.

APPROVED BY DAYTON METROPOLITAN HOUSING AUTHORITY  
DATE: 1-15-39  
DRAWING NO. **113**

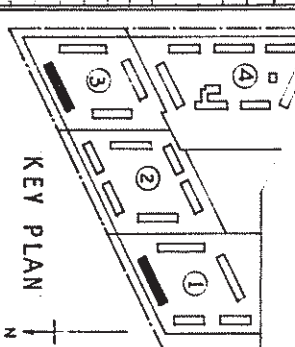




**- B - BUILDINGS.**  
PLANS AND ELEVATIONS  
SCALE 1/8" = 1'-0"

TYPE B BUILDING 8 TWO BEDROOM (4 1/2 ROOM) UNITS, 4 FLATS (4 ROOM)  
FLATS ARE INDICATED BY "F" AND ROOM NUMBERS (1ST FLOOR, EVEN NUMBERS 2ND FLOOR,  
ODD NUMBERS ARE INDICATED BY "R", R-1, R-2, ETC.

**REVISIONS**

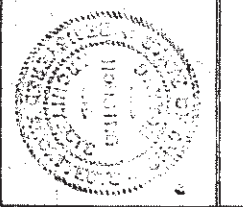


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U.S.H.A. PROJECT OHIO 5-2  
DAYTON METROPOLITAN HOUSING AUTHORITY  
DAYTON  
OHIO

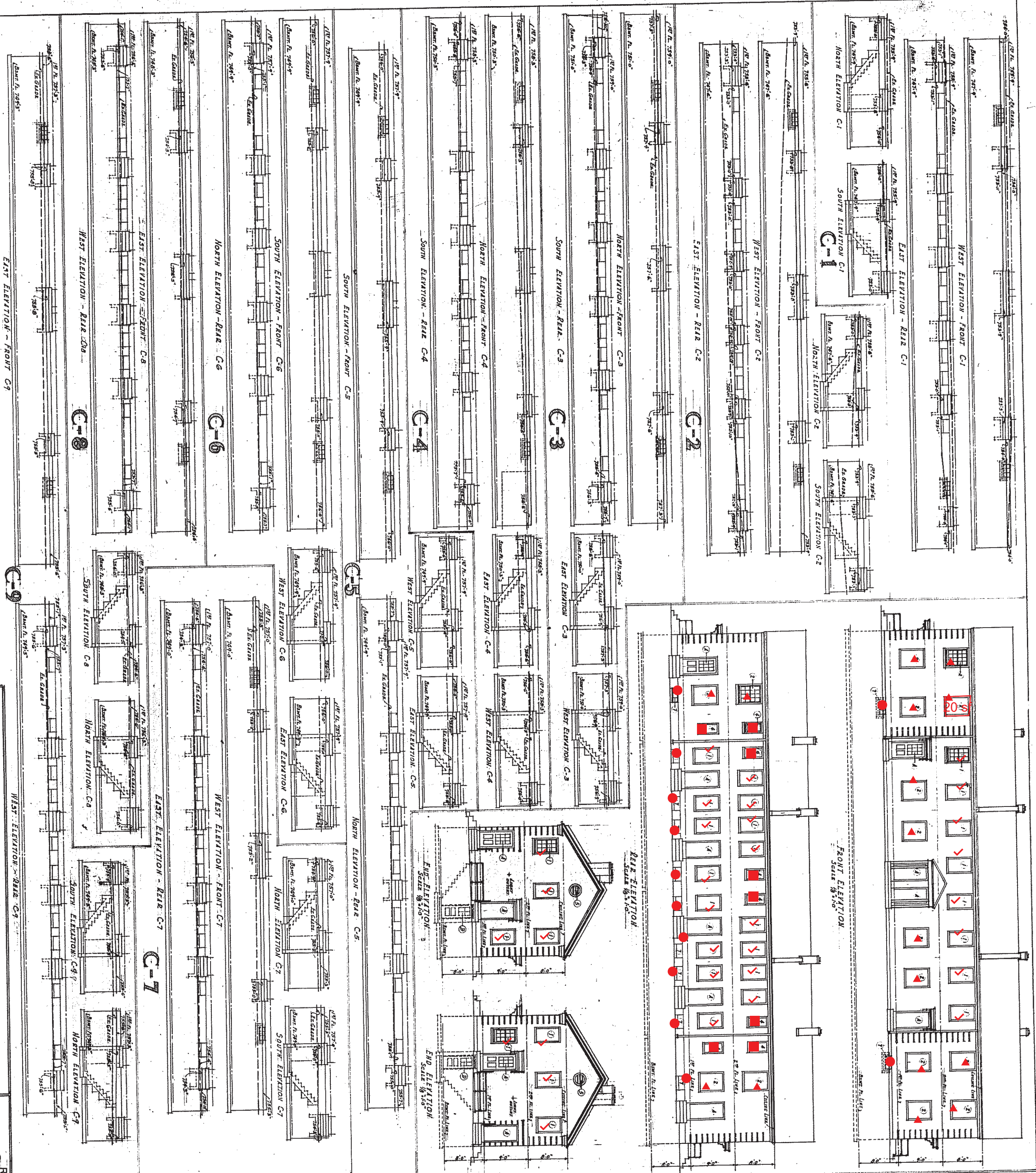
**DAYTON HOUSING ARCHITECTS**  
DAYTON HOUSING ARCHITECTS  
1300 BROADWAY  
DAYTON OHIO

**M.S. HOCK** MECHANICAL ENGINEER  
DAYTON METROPOLITAN HOUSING AUTHORITY  
DAYTON OHIO

DRIVING NO. **104**

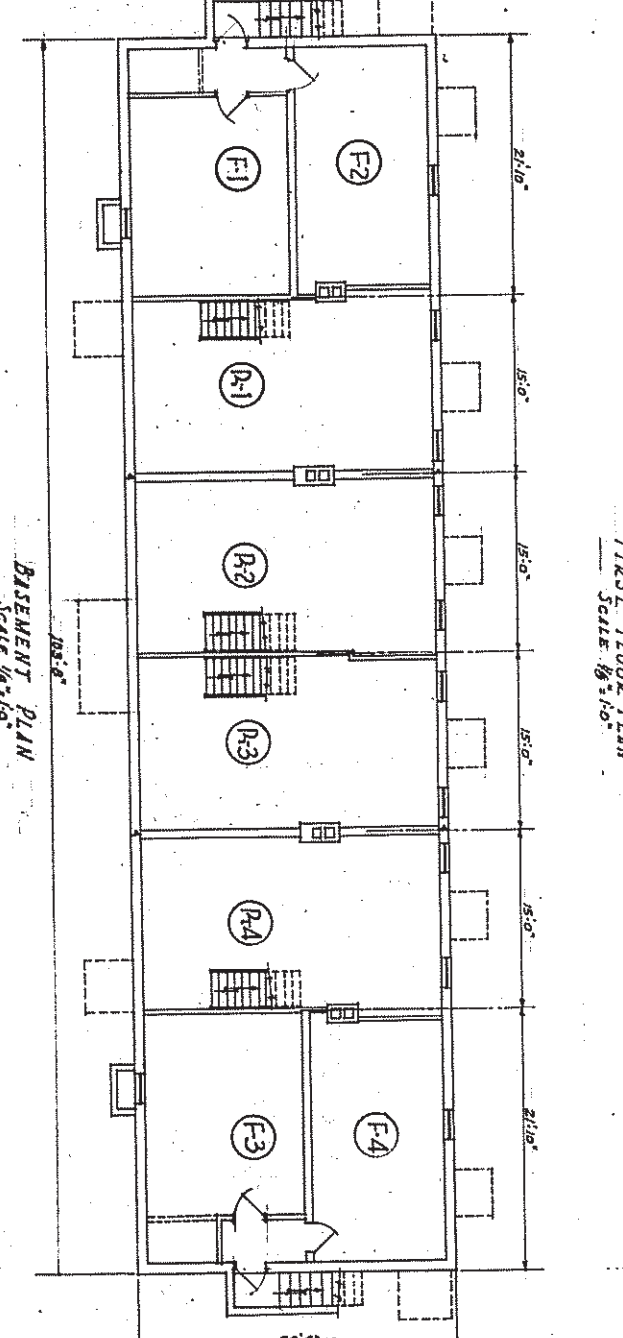
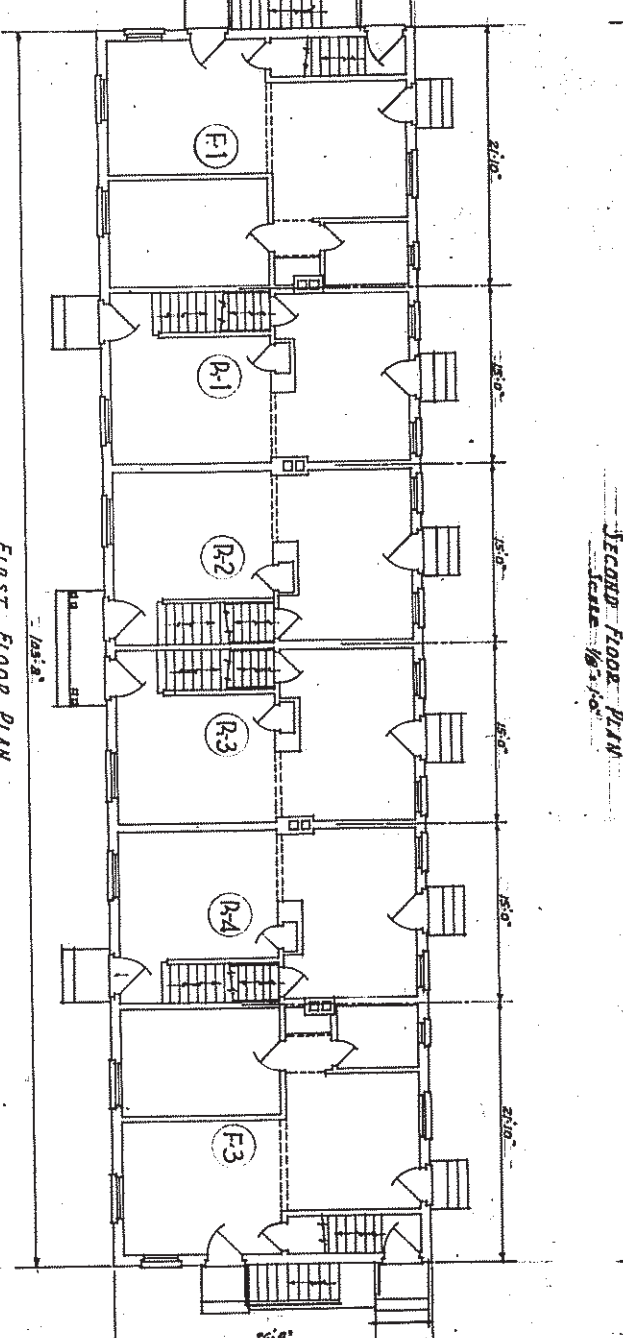
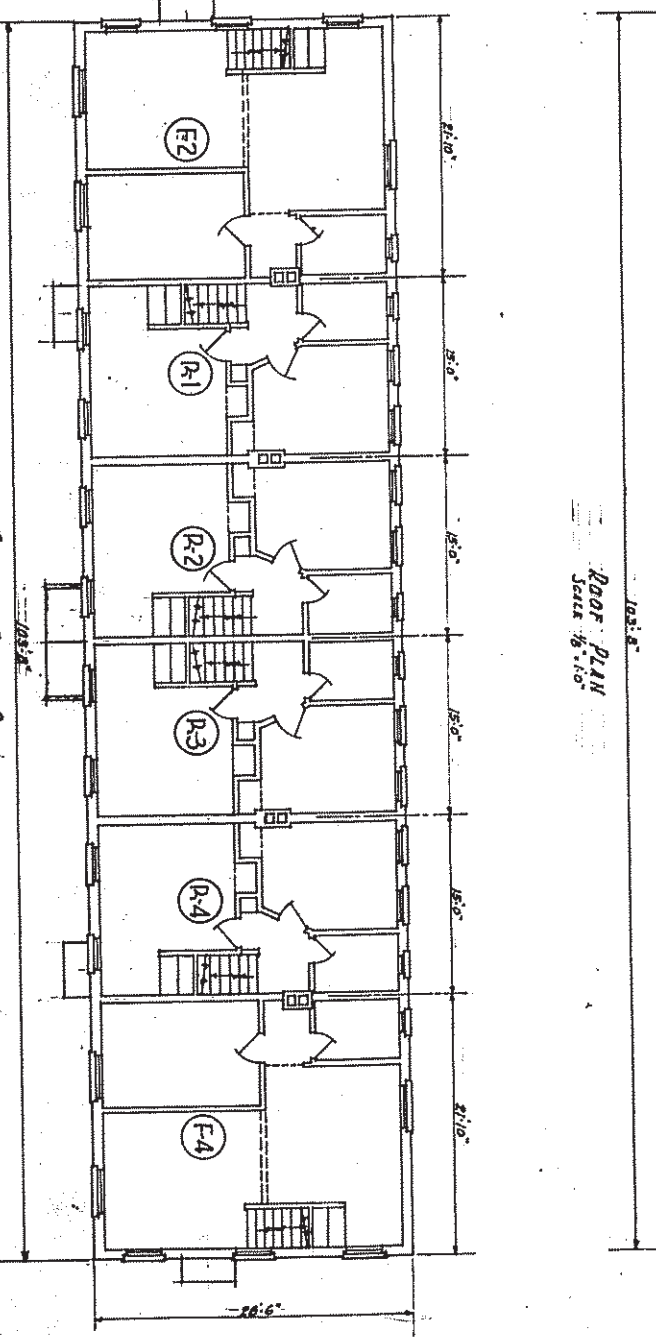
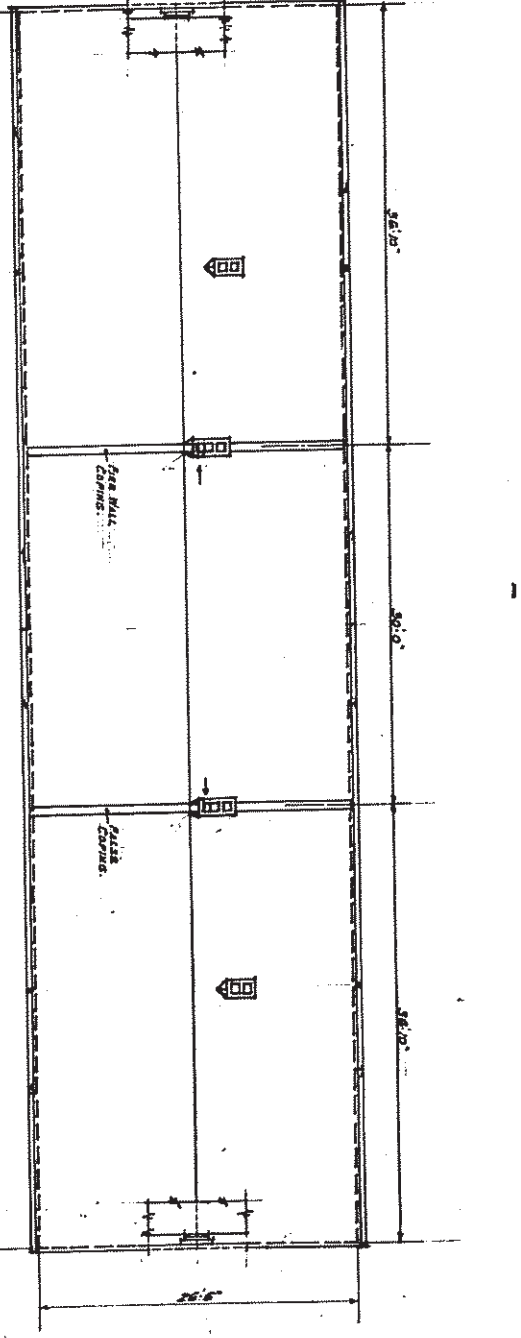
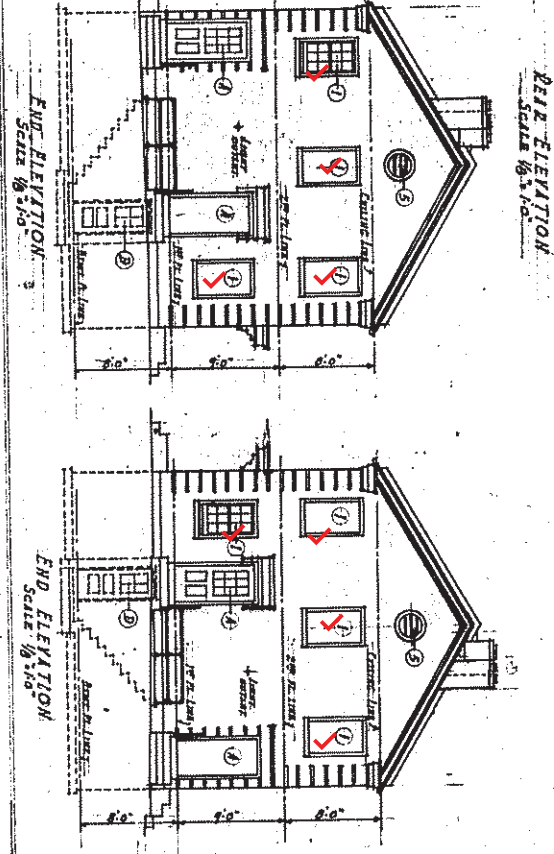
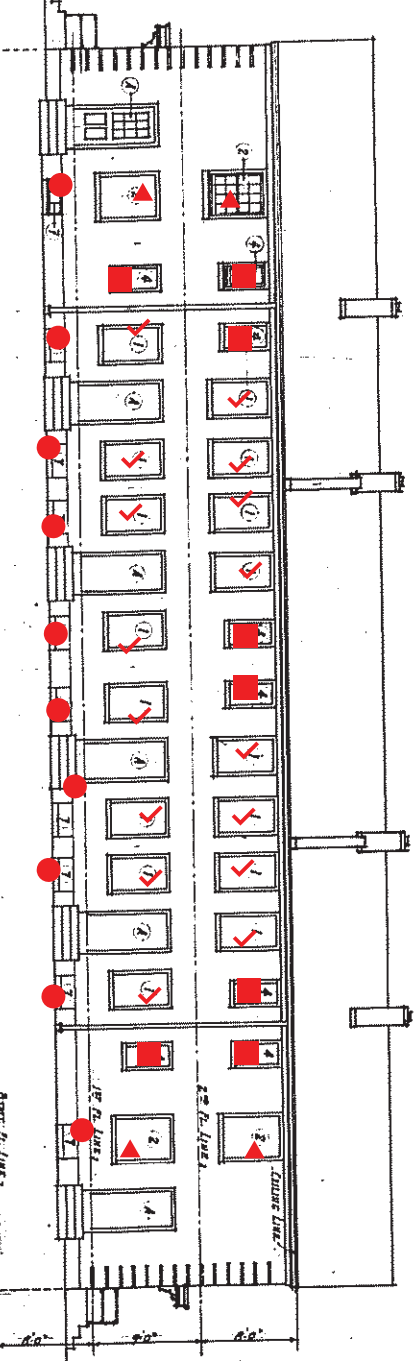
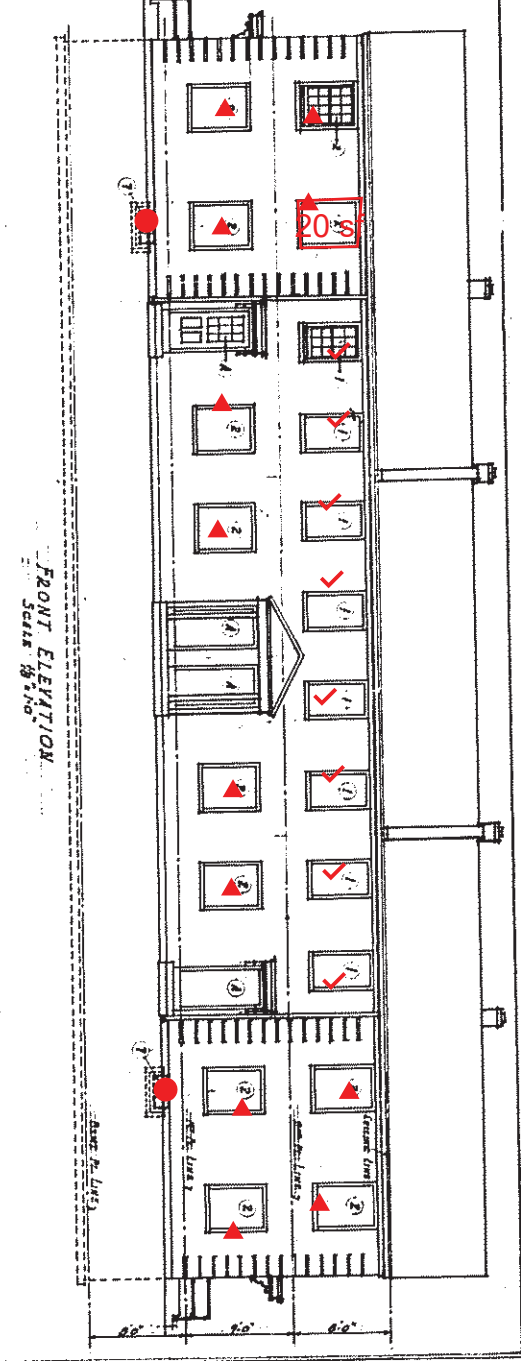




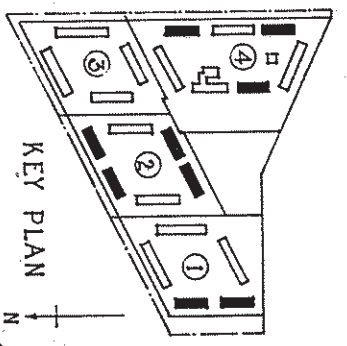


**-C- BUILDINGS.  
PLANS AND ELEVATIONS.**  
SCALE 1/8" = 1' FOOT.

TYPE C BUILDING - 4-TWO BEDROOM (4 1/2 ROOM) UNITS & 4 PLATS (3 1/2 ROOM)  
PLATS ARE INDICATED BY OR NUMBERS, 1ST FLOOR, EVEN NUMBERS 2ND FLOOR.  
ROW NUMBERS ARE INDICATED R-1, R-2, ETC.



REVISIONS

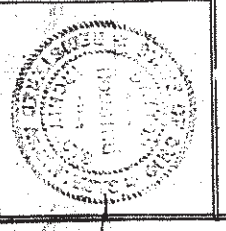


**GERMANTOWN STREET PROJECT**  
U.H.A. PROJECT OHIO 52  
**DAYTON METROPOLITAN HOUSING AUTHORITY**  
DAYTON OHIO

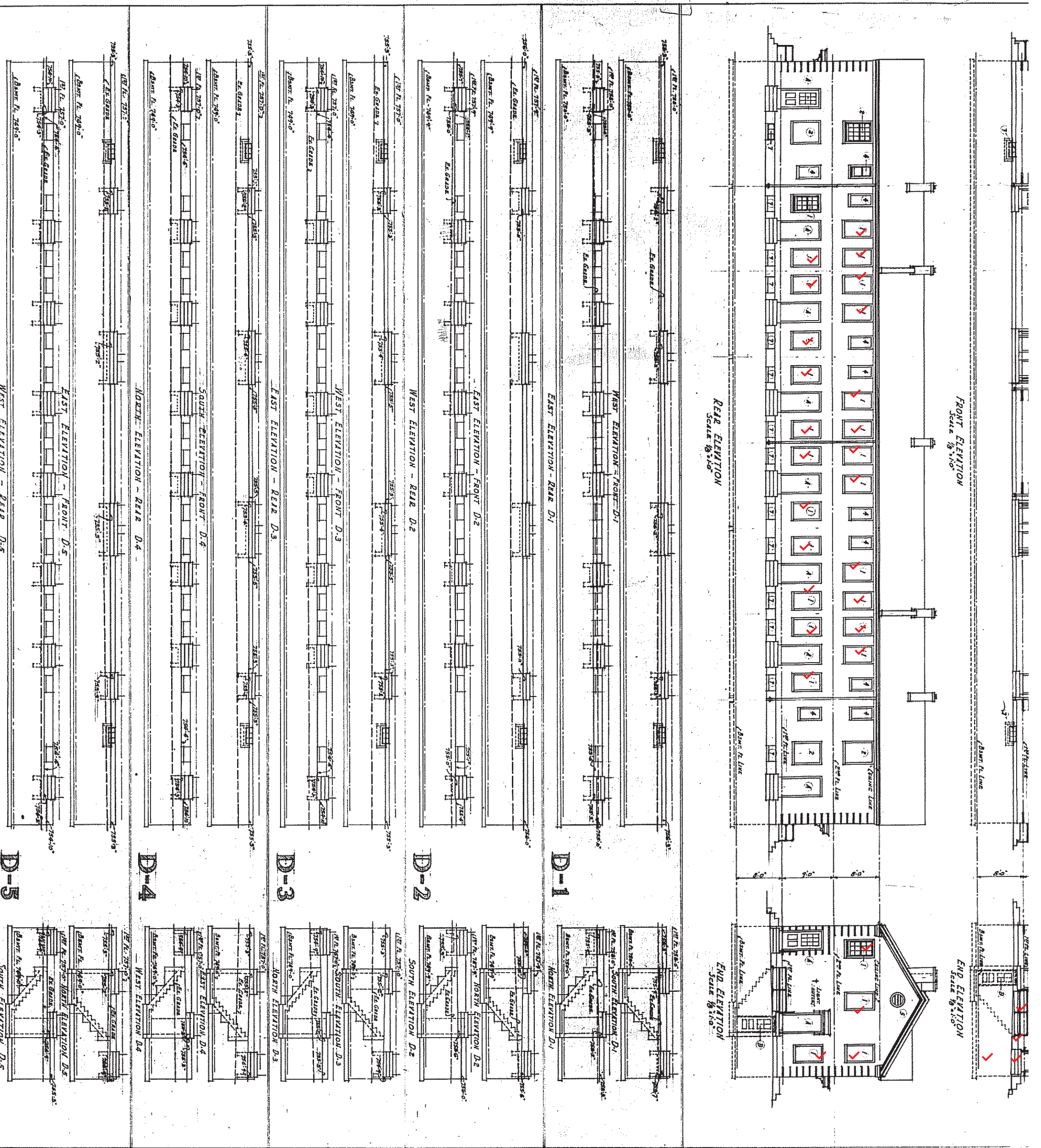
**DAYTON HOUSING ARCHITECTS**  
125 BROADWAY  
DAYTON, OHIO

H. D. NICK MECHANICAL ENGINEERS  
LANSING ARCHITECTS

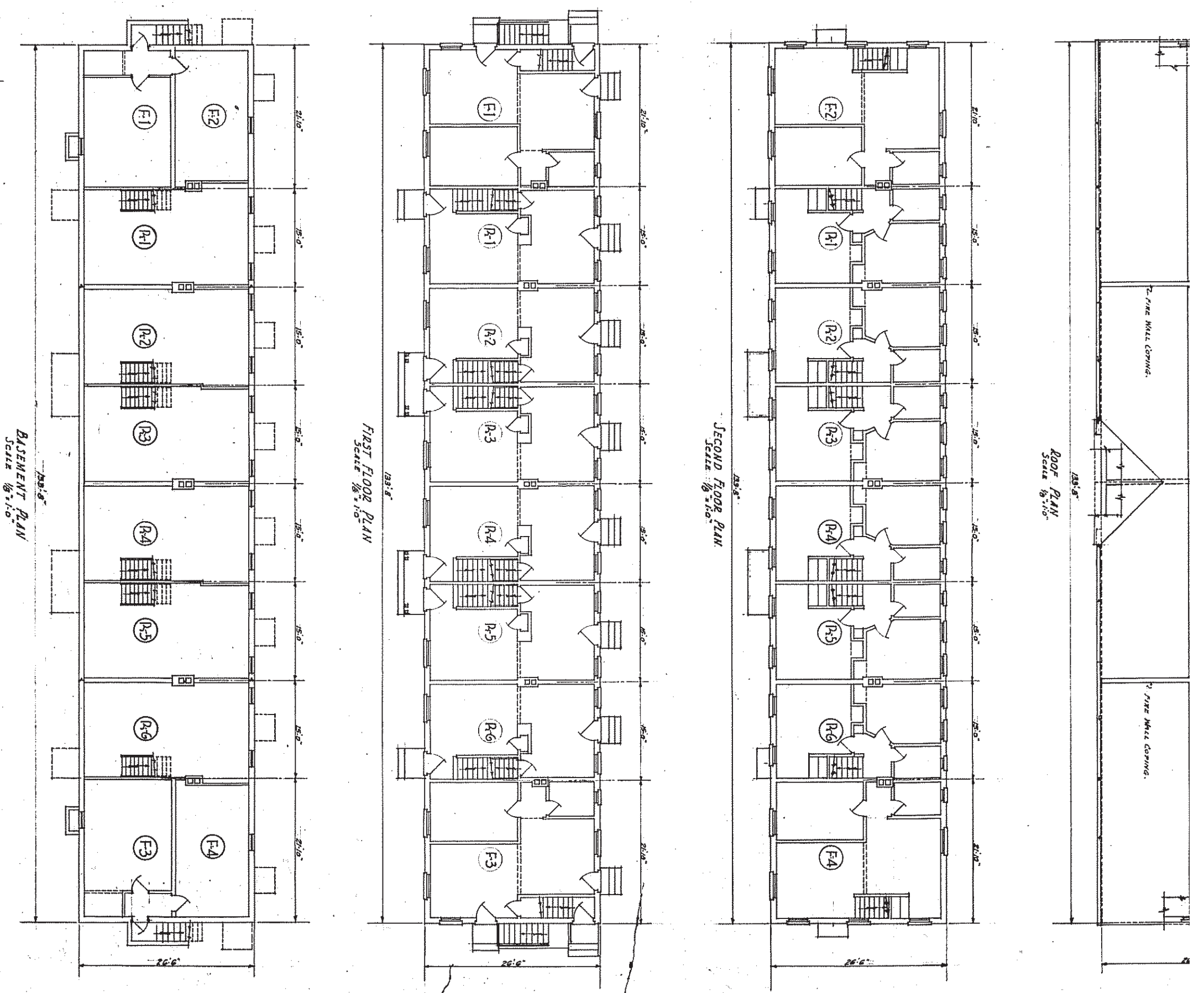
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DATE: FEB. 4, 1939  
DRAWING NO. **105**



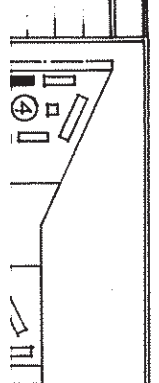




D-BUILDINGS.

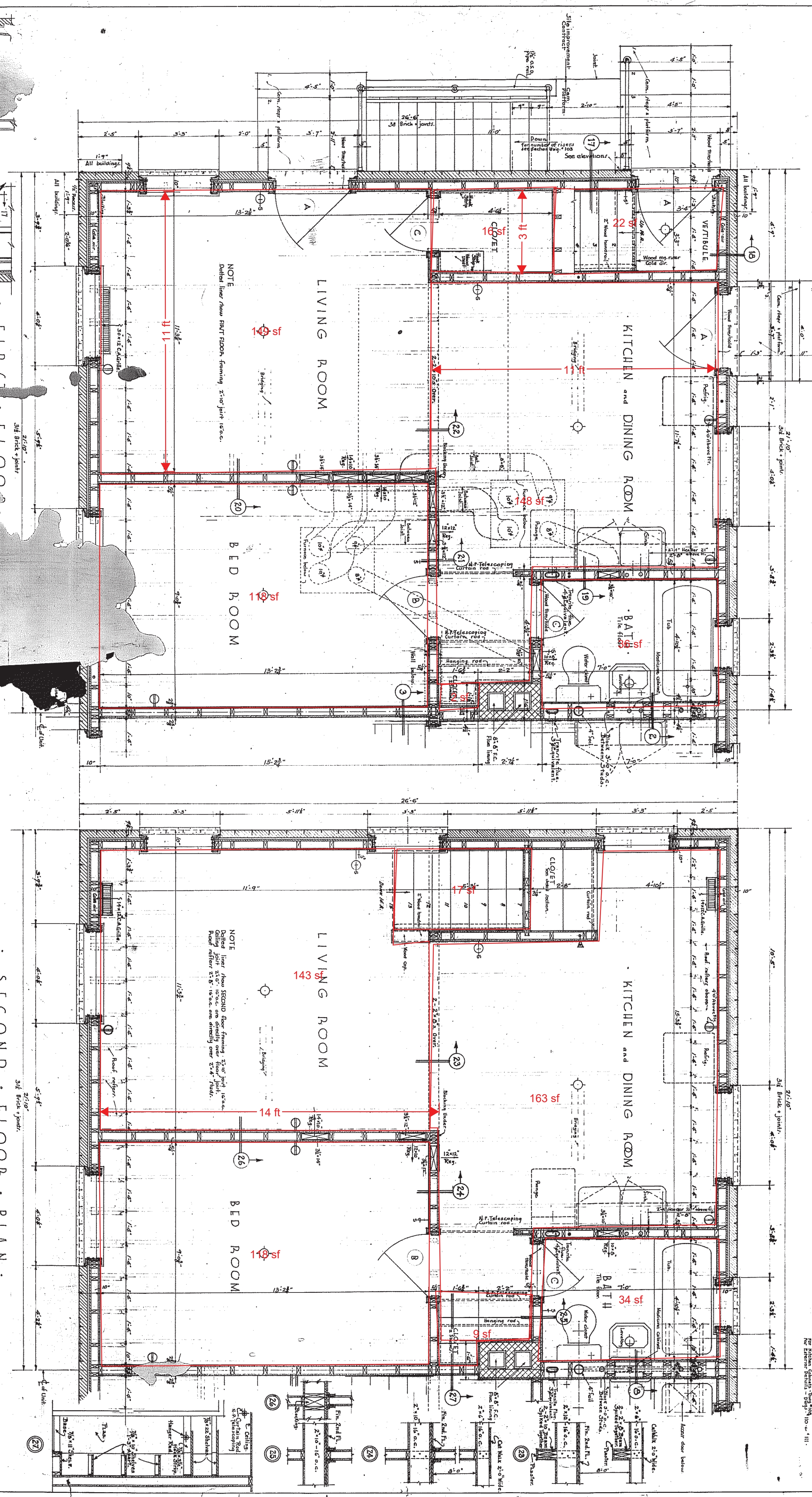


REVISIONS



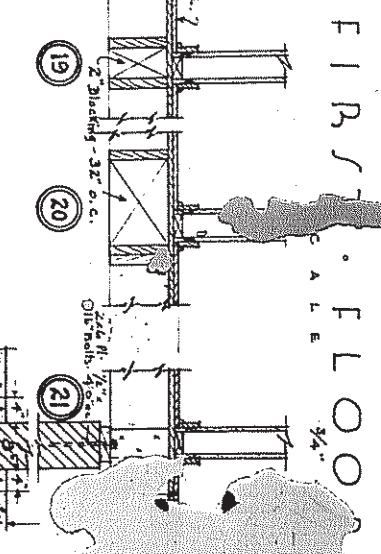
GERMANTOWN STREET PROJECT  
 U.H.A. PROJECT OHIO 5-2  
 DAYTON METROPOLITAN HOUSING AUTHORITY





NOTE  
 Detail lower floor flat floor framing 2' x 10' joist 15' o.c.

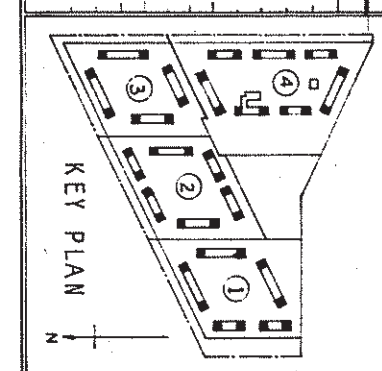
NOTE  
 Detail lower second floor framing 2' x 10' joist 15' o.c. Bed room floor 2' x 8' joists are directly over 2' x 4' joists.



TAIL PLAN OF FLATS  
 SCALE 3/8" = 1'-0"  
 TYPICAL FOR FLAT - OPPOSITE HAND

SECOND FLOOR PLAN  
 SCALE 3/8" = 1'-0"

KEY TO MATERIAL	REVISIONS
CONCRETE	
BRICK	
COMMON CEMENT BRICK	
CONCRETE BLOCK	
WOOD	
WOOD JOIST	
STEEL	
STEEL JOIST	
INSULATION	
PLASTER	
COPPER IN ELEVATION	
EARTH FILL	



GERMANTOWN STREET PROJECT  
 UHA PROJECT OHIO 52  
 DAYTON METROPOLITAN HOUSING AUTHORITY  
 DAYTON OHIO

DAYTON HOUSING ARCHITECTS  
 1000 W. 12TH STREET  
 DAYTON OHIO 45402

ARCHITECTS  
 N. O. NICKERSON, P.E. ARCHITECT  
 LANSING, MICHIGAN

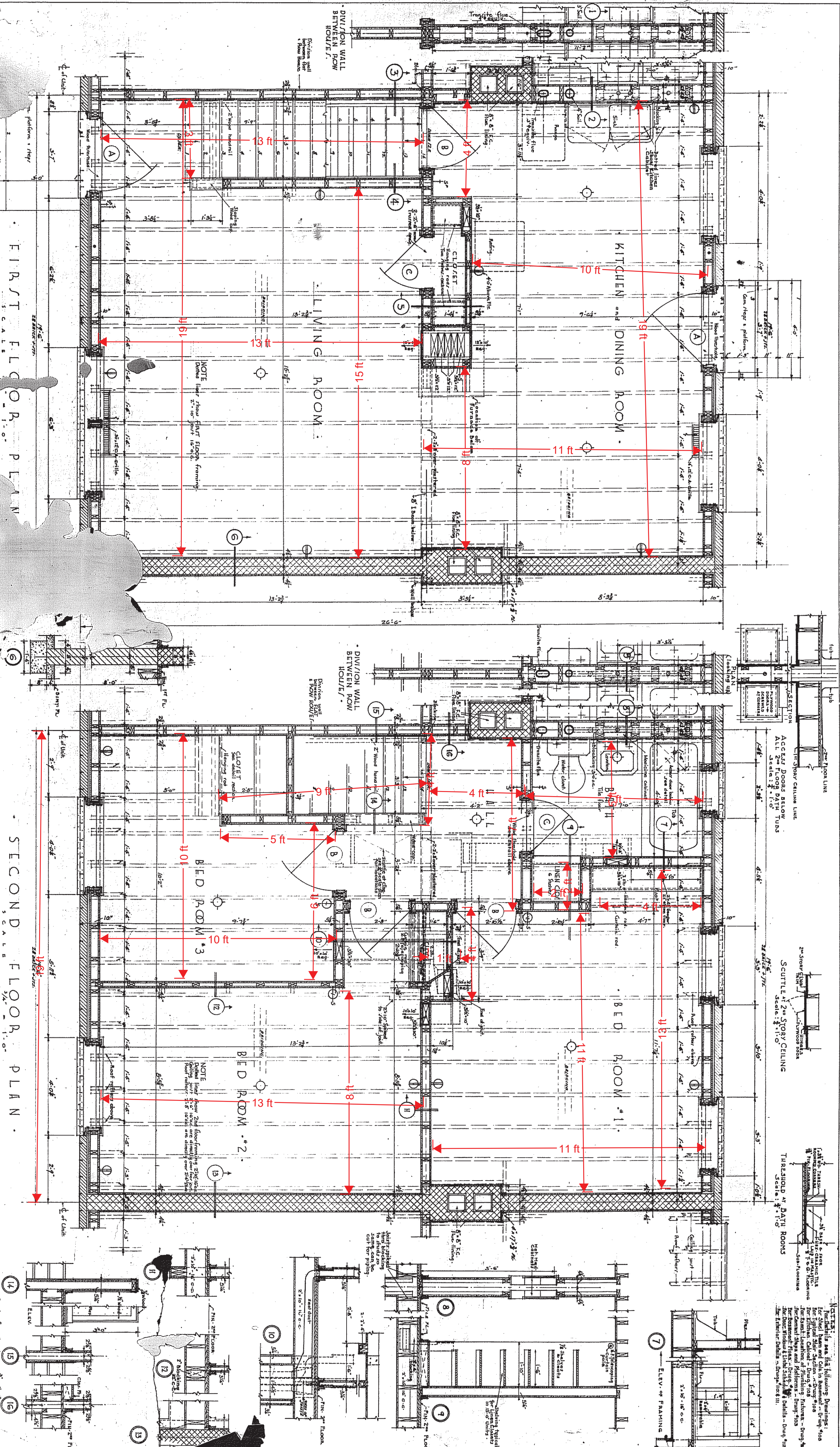
DATE: 10-10-63  
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NOTES:  
 1. SEE THE REVISIONS DRAWINGS FOR DETAILS.  
 2. SEE THE REVISIONS DRAWINGS FOR DETAILS.  
 3. SEE THE REVISIONS DRAWINGS FOR DETAILS.  
 4. SEE THE REVISIONS DRAWINGS FOR DETAILS.  
 5. SEE THE REVISIONS DRAWINGS FOR DETAILS.









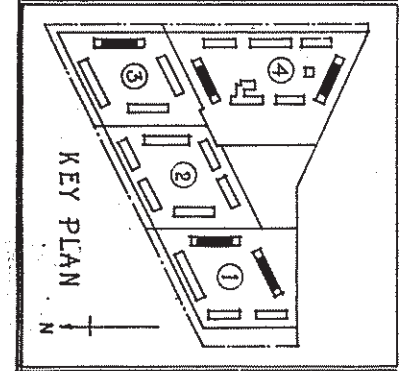
FIRST FLOOR PLAN

SECOND FLOOR PLAN

DETAIL OF ZEE BED ROOM ROW HOUSE

SCALE 3/4" = 1'-0"

KEY TO MATERIAL	REVISION
CONCRETE	
PAVE BRICK	
COMMON CONCRETE BRICK	
CINDER CONCRETE BRICK	
WOOD WORK	
STUD PARTITION	
STEEL	
PLASTER	
PAINT	
GLASS	
STONE	
COPPER IN RELIEF	
EVENTS FILL	



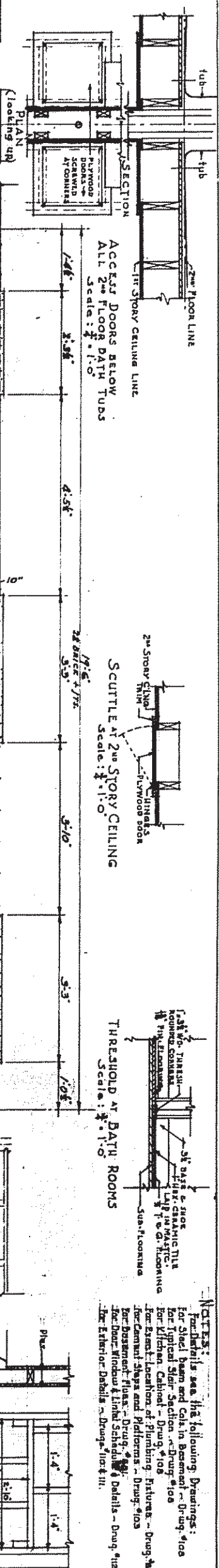
GERMANTOWN STREET PROJECT  
 U.H.A. PROJECT OHIO 5-2  
 DAYTON METROPOLITAN HOUSING AUTHORITY  
 DAYTON OHIO

DAYTON HOUSING ARCHITECTS  
 C. E. BROWN, ARCHITECT  
 115 BROADWAY  
 CINCINNATI, OHIO

LANDSCAPE ARCHITECTS  
 GEO. SHERIDAN & ASSOCIATES  
 115 BROADWAY  
 CINCINNATI, OHIO

MECHANICAL ENGINEERS  
 H. J. HOOK  
 115 BROADWAY  
 CINCINNATI, OHIO

APPROVED BY DAYTON METROPOLITAN HOUSING AUTHORITY  
 DATE: FEBRUARY 1939  
 DRAWING NO. 109

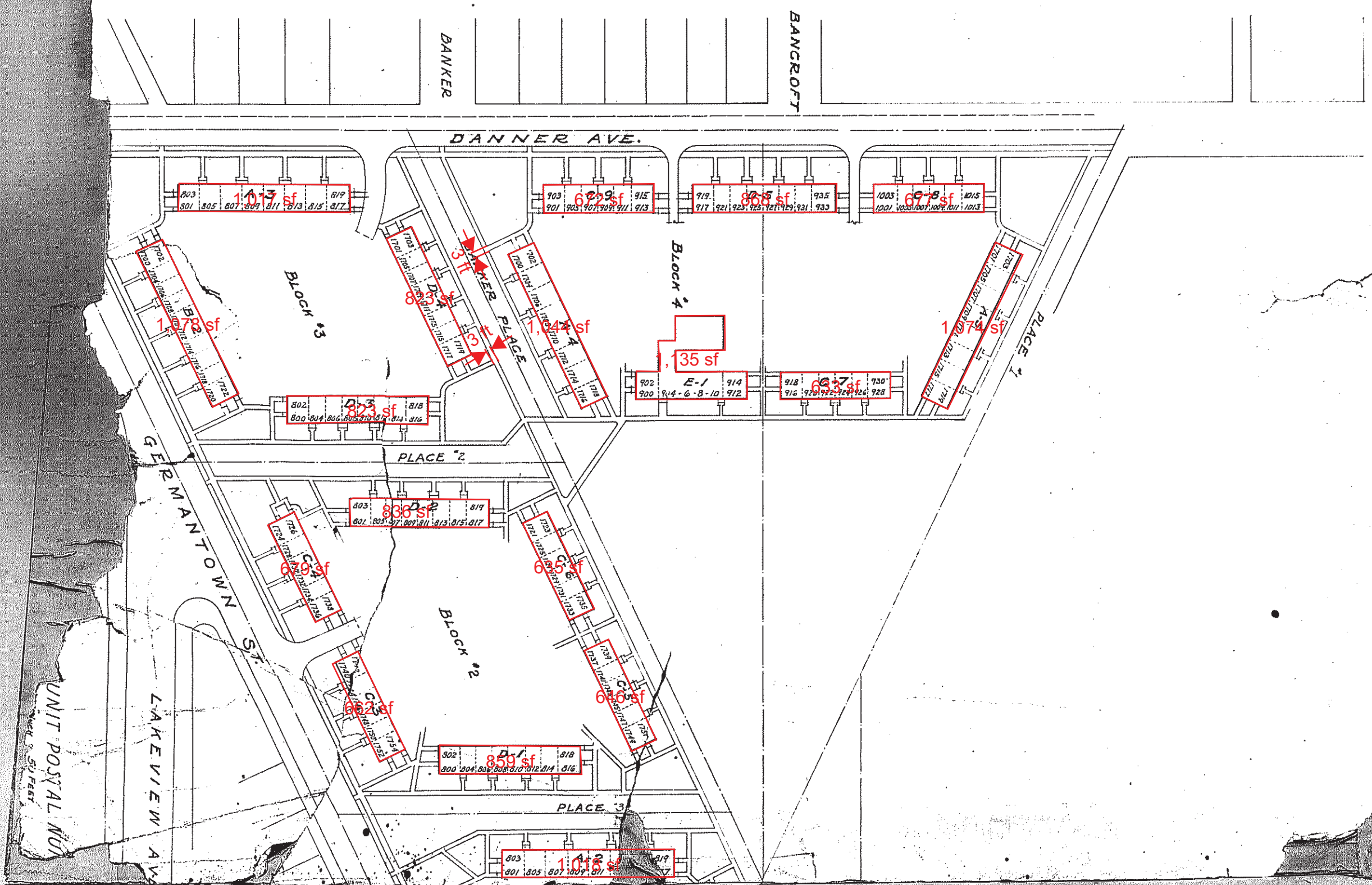


NOTE: Detail floor plan framing 3/8" x 6" joists over 2" x 6" studs. All walls are 8" thick concrete block.

NOTE: Detail floor plan framing 3/8" x 6" joists over 2" x 6" studs. All walls are 8" thick concrete block.

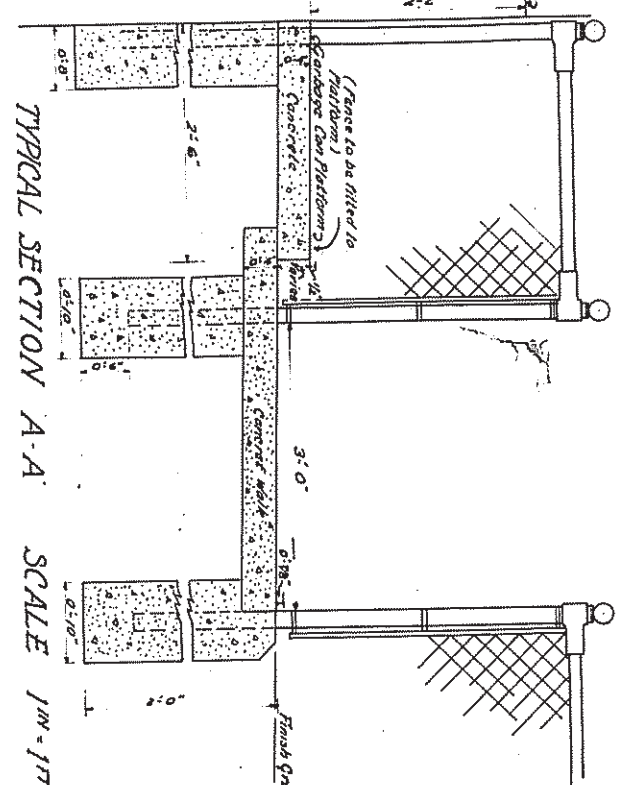
DETAILS: See also following drawings: For steel beam and coil in basement - Draw 100; For typical floor section - Draw 101; For typical wall section - Draw 102; For detail of plumbing fixtures - Draw 103; For detail of stairs and platform - Draw 104; For detail of window and door - Draw 105; For detail of exterior finish - Draw 106; For detail of exterior double door - Draw 107.



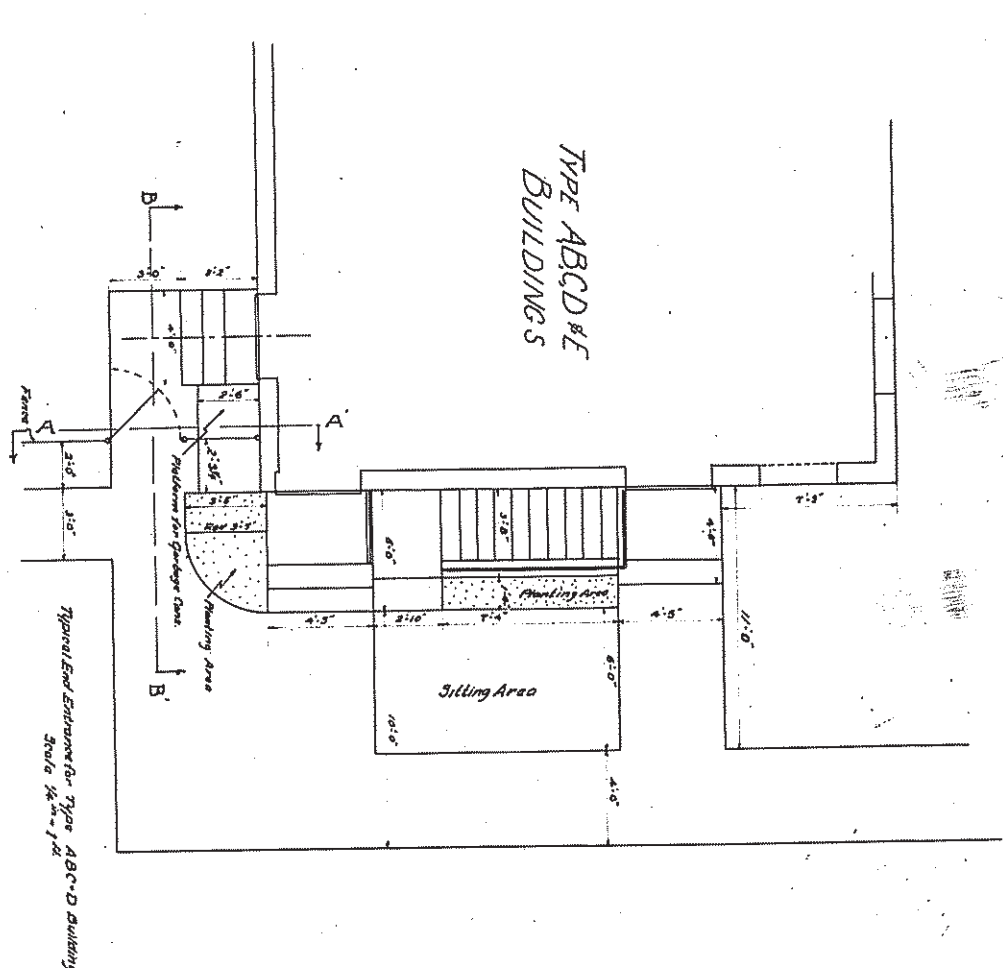


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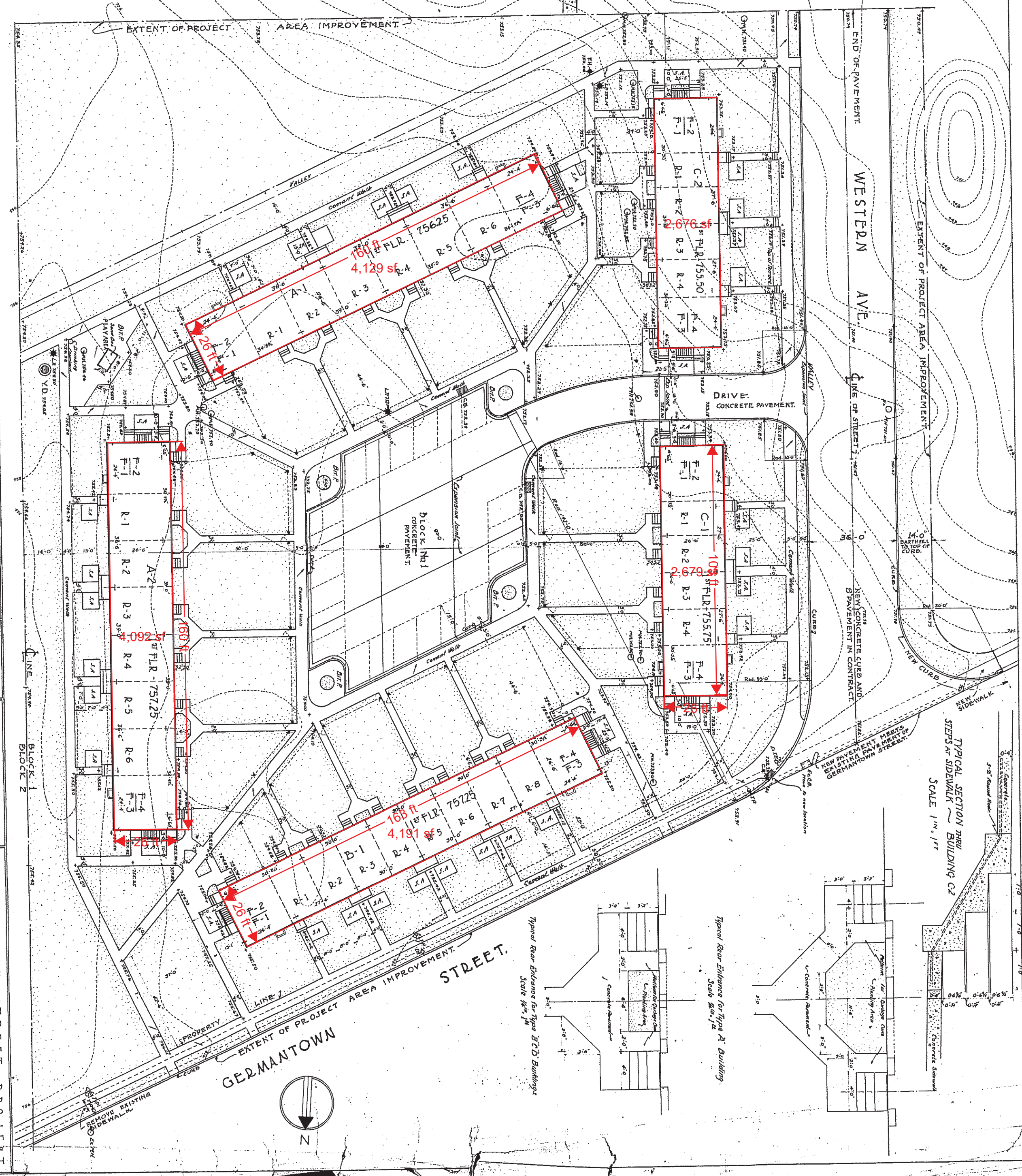




TYPICAL SECTION D-D  
SCALE 1/4" = 1'

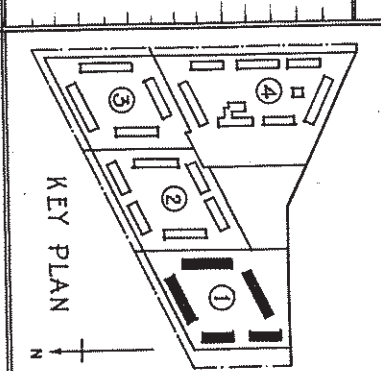


TYPICAL SECTION C-C  
SCALE 1/4" = 1'



SITE IMPROVEMENT PLAN  
DETAIL BLOCK NO 1  
SCALE 1 INCH = 16 FEET

KEY TO SYMBOL	REVISION
LR LAMP POST	
FH FIRE HYDRANT	
OH OAH MAN HOLE	
VD VAD DRAIN	
CB CATCH BASIN	
FC FENCE POST IN CONCRETE	
CP CLOTHES POLE	
ES EXISTING CURB	
PS PROPOSED FINISH GRADE	
AT ATTING	
PL PLANTING AREA	
PI PITCH OF WALK	



GERMANTOWN STREET PROJECT  
U/H.A. PROJECT OHIO 5-2  
DAYTON METROPOLITAN HOUSING AUTHORITY  
DAYTON OHIO

DAYTON HOUSING ARCHITECTS  
1000 W. MAIN STREET  
DAYTON OHIO 45402

APPROVED  
MAY 14 1980  
DAYTON METROPOLITAN HOUSING AUTHORITY

DESIGNED BY  
N. S. NICK  
MECHANICAL ENGINEER

LANDSCAPE ARCHITECT  
DAYTON OHIO

DRAWING NO. 3



SITE IMPROVEMENT PLAN

KEY TO SYMBOLS

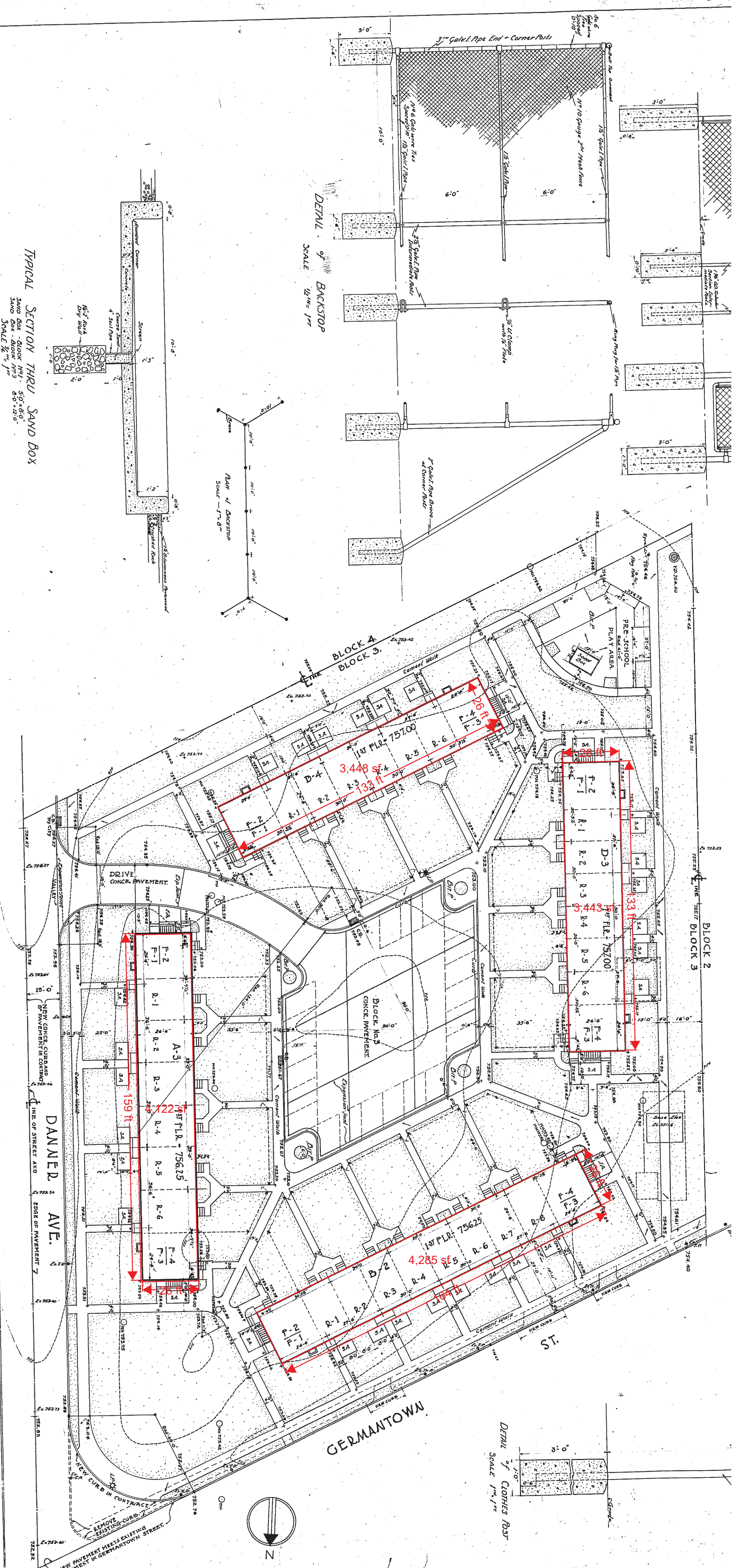
⊙	LR LAMP POST
⊕	FH FIRE HYDRANT
○	OMH MAN HOLE

REVISIONS


GERMANTOWN STREET PROJECT  
WHA PROJECT OHIO 5-2





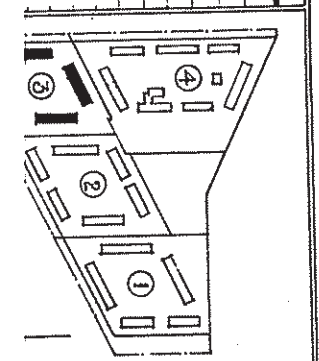


DETAIL of BACKSTOP  
SCALE 1/4" = 1'

TYPICAL SECTION THRU SAND BOX  
Scale 1/4" = 1'

SITE IMPROVEMENT PLAN  
DETAIL BLOCK NO 3  
SCALE 1 INCH = 16 FEET

KEY TO SYMBOL	REVISION
★	LR LAMP POST
◆	HL FIRE HYDRANT
○	OH MAN HOLE
○	VA VAD DRAIN
□	GR.C. CATCH BASIN
○	FENCE POST IN CONCRETE
○	CLOTHES POST
○	EXISTING CURB
○	753.04. BROOKED FINISH GRADE

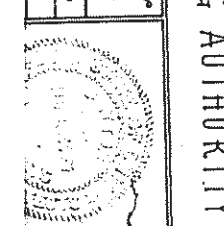


GERMANTOWN STREET PROJECT  
U.S.H.A. PROJECT OHIO 3-2  
DAYTON METROPOLITAN HOUSING AUTHORITY  
DAYTON OHIO

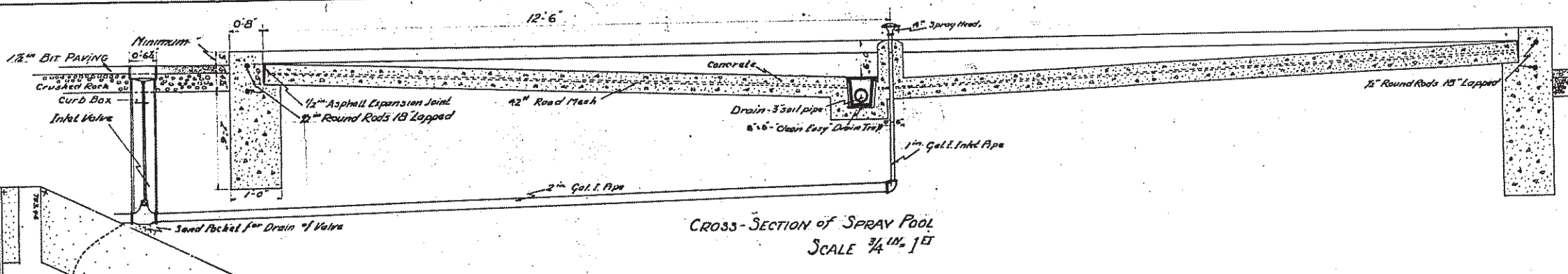
DAYTON HOUSING ARCHITECTS  
C. G. BROWN, ARCHITECT  
139 BROADWAY  
DAYTON OHIO

LANGSCAPE ARCHITECTS  
E. K. SMITH, ARCHITECT  
139 BROADWAY  
DAYTON OHIO

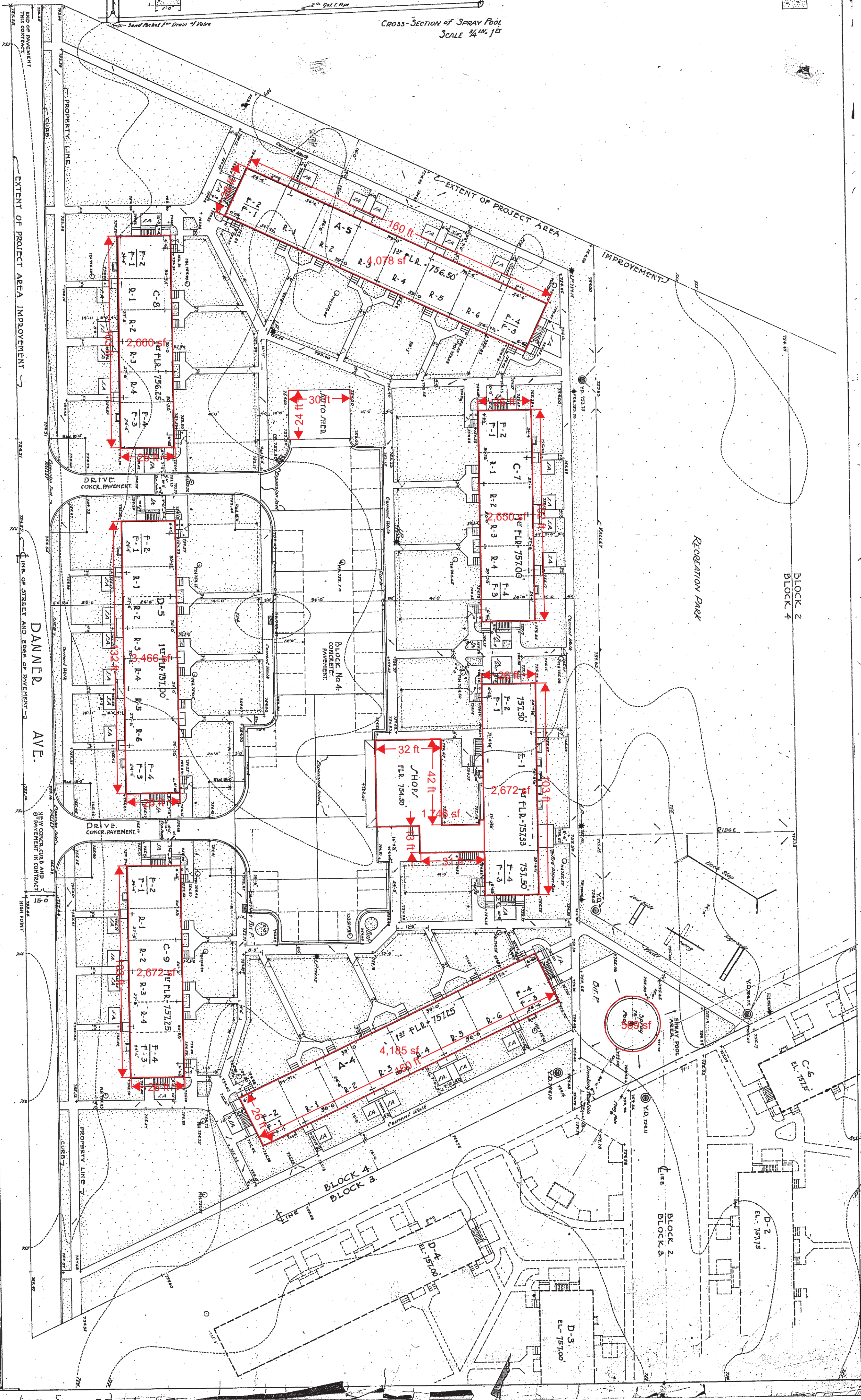
M. D. NICK, MECHANICAL ENGINEER  
139 BROADWAY  
DAYTON OHIO







Cross-Section of Spray Pool  
SCALE 3/4" = 1'-0"



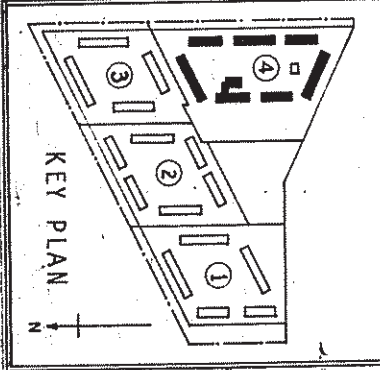
SITE IMPROVEMENT PLAN  
DETAIL BLOCK No. 4  
SCALE 1/4" = 1'-0"

KEY TO SYMBOLS

○	TR. LAMP POST
○	FIRE HYDRANT
○	MAN HOLE
○	Y.D. VARD DRAIN
○	CATCH BASIN
○	FEED INLET IN CONCRETE
○	CLIMATE PORT
○	EXISTING CONTOUR
○	PROPOSED FINISH GRADE
○	PLANTING AREA
○	PITCH OF WALK

REVISIONS

1	DATE	DESCRIPTION



GERMANTOWN STREET PROJECT  
U.S.A. PROJECT OHIO-5-2  
DAYTON METROPOLITAN HOUSING AUTHORITY  
DAYTON OHIO

DAYTON HOUSING ARCHITECTS  
DAYTON OHIO  
ARCHITECTS  
F.A. FREEDMAN, E.L. SMITH  
DAYTON OHIO

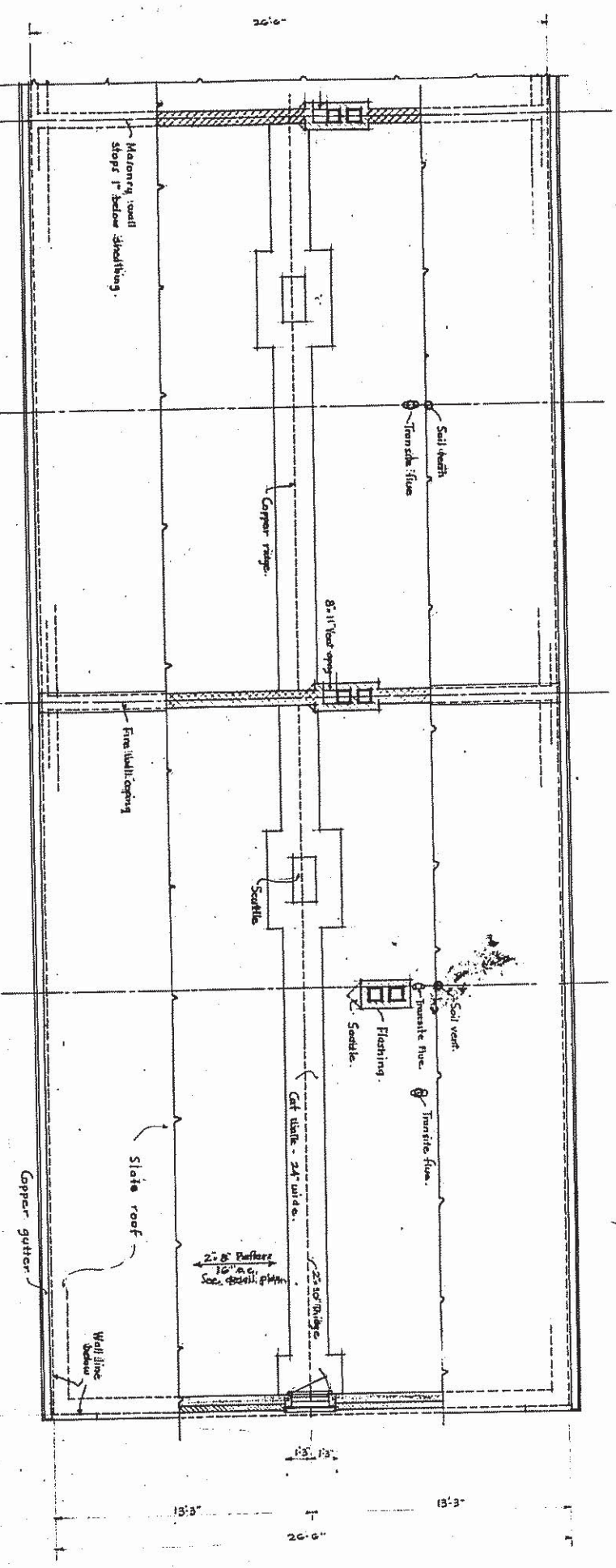
MECHANICAL ENGINEERS  
DAYTON OHIO  
DAYTON METROPOLITAN HOUSING AUTHORITY  
DAYTON OHIO

PLANNING NO. 6

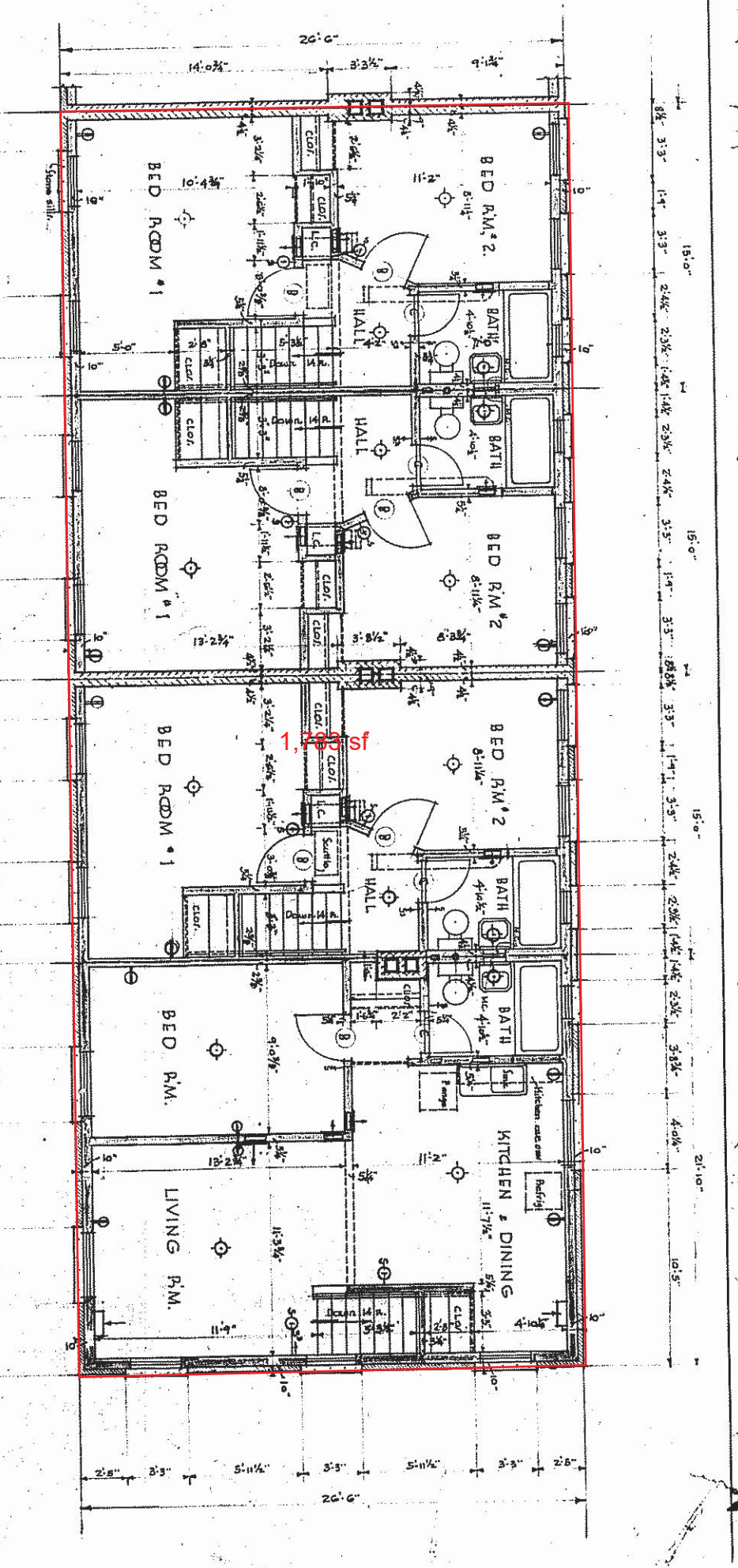




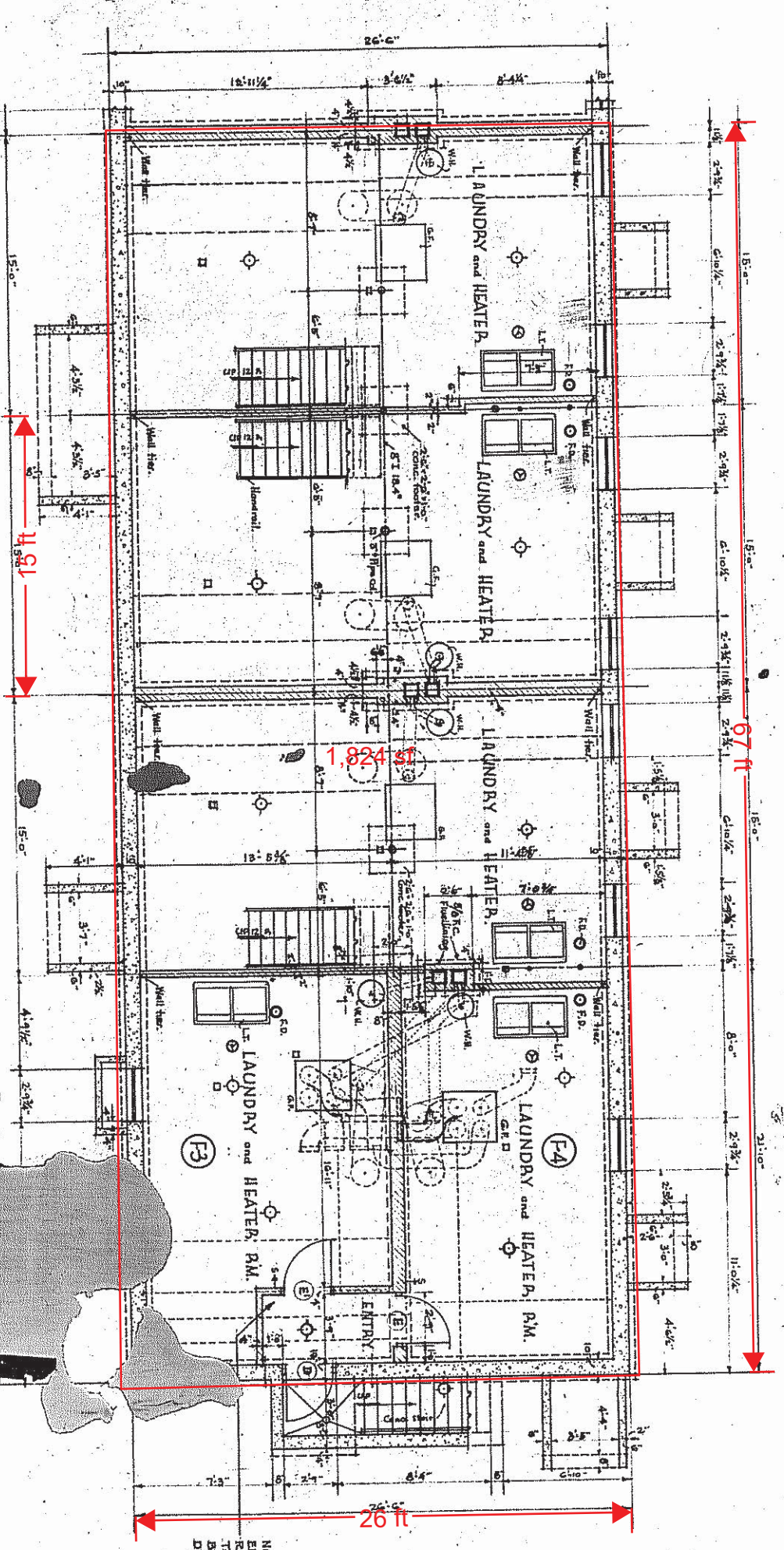




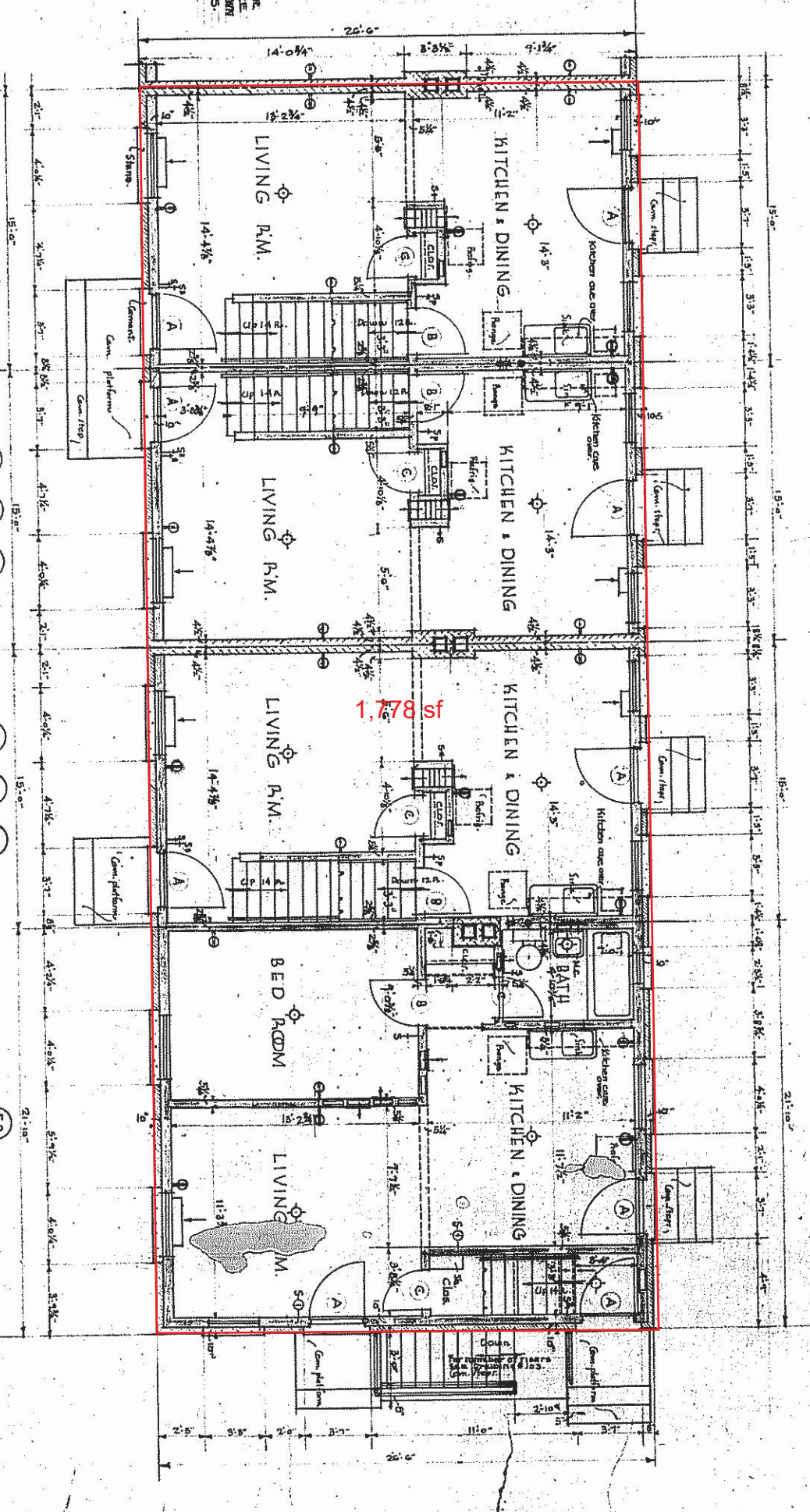
ROOF PLAN  
SCALE 1/2" = 1'-0"



SECOND FLOOR PLAN



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

**NOTES**  
SEE LARGE SCALE DETAILS AS FOLLOWS:  
FOR FRAMING PLANS OF FLATS - DRAWING #107  
FOR FRAMING PLANS OF ROW HOUSES - DWG #108  
FOR 1/2" PLANS AND ELEVATIONS OF B BUILDINGS - 109  
FOR 1/2" PLANS AND ELEVATIONS OF D BUILDINGS - 110  
FOR 1/8" PLANS AND ELEVATIONS - ETC. - DRAWING #103  
FOR EXTERIOR STAIRS - DRAWING #111  
FOR ROCKER AND WALL SECTIONS AND DETAILS - #110  
FOR WINDOW AND DOOR DETAILS AND SCHEDULES - #112  
FOR SECTION THRU FLOOR IN BASEMENT - DWG #101

**TYPICAL B-C-D BUILDINGS GENERAL PLANS**  
SCALE 1/4" = 1'-0"

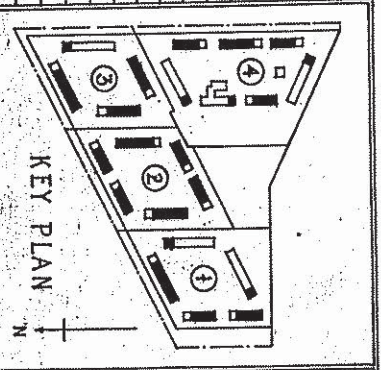
B BUILDING 8 TWO BEDROOM (4 1/2 ROOM) UNITS & 4 FLATS (4 ROOM)  
C BUILDING 4 TWO BEDROOM (4 1/2 ROOM) UNITS & 4 FLATS (4 ROOM)  
D BUILDING 6 TWO BEDROOM (4 1/2 ROOM) UNITS & 4 FLATS (4 ROOM)  
FLATS ARE INDICATED BY # ON ROOM NUMBER IF ROOM, RENT NUMBERS SEE FLOOR PLAN HOUSES ARE INDICATED R-1, R-2, ETC.

**KEY TO MATERIAL**

[Symbol]	CONCRETE
[Symbol]	PAVE BRICK
[Symbol]	COMMON CONCRETE BRICK
[Symbol]	COMMON CONCRETE BLOCK
[Symbol]	WOOD WORK
[Symbol]	STEEL PARTITION
[Symbol]	STEEL
[Symbol]	GLASS
[Symbol]	PAINT
[Symbol]	ROOFING
[Symbol]	CEILING IN ELEVATION
[Symbol]	EXTERIOR SILL

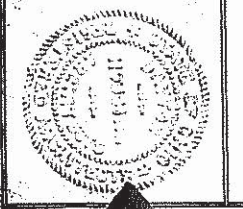
**REVISIONS**

NO.	DATE	DESCRIPTION

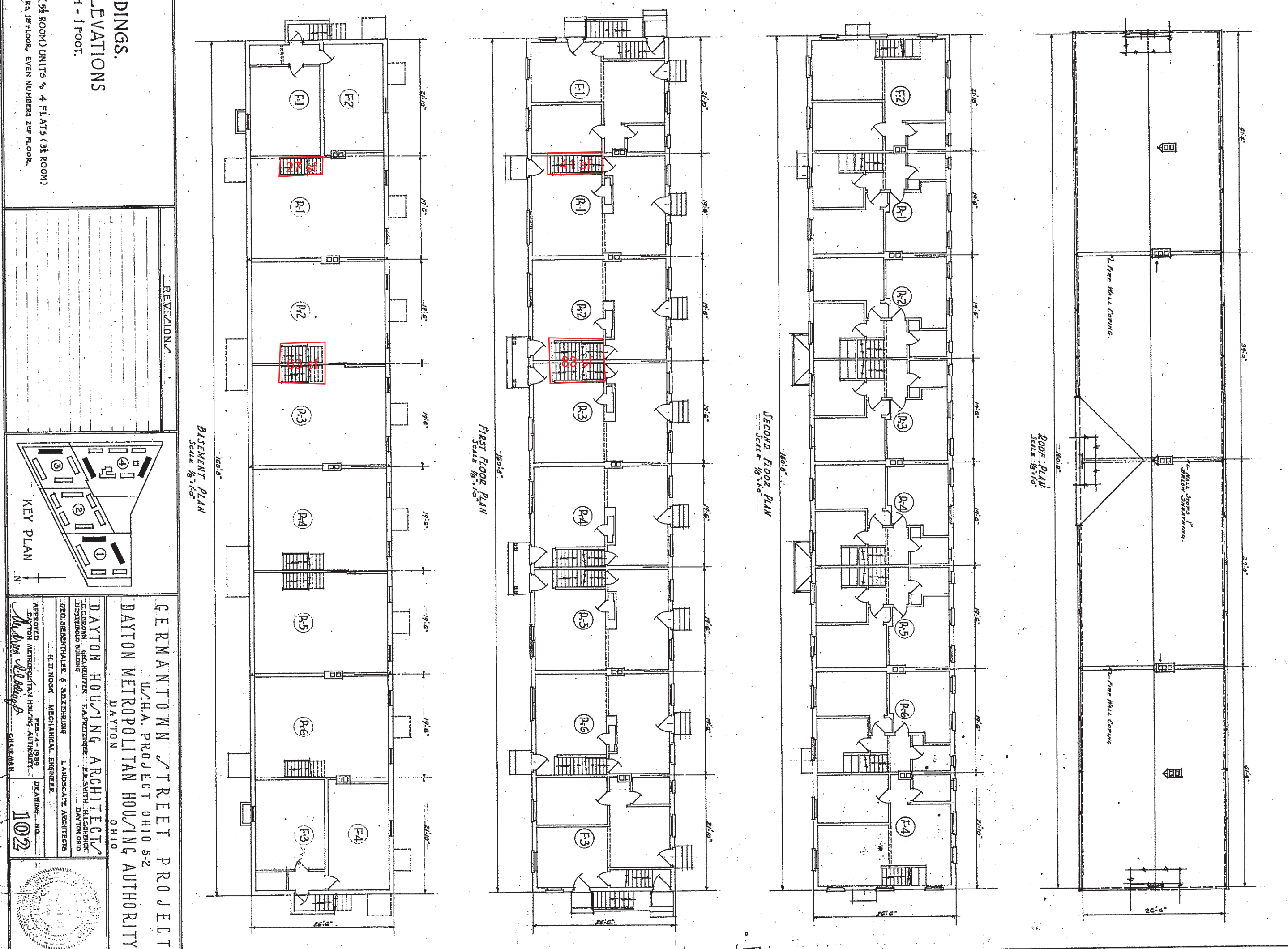
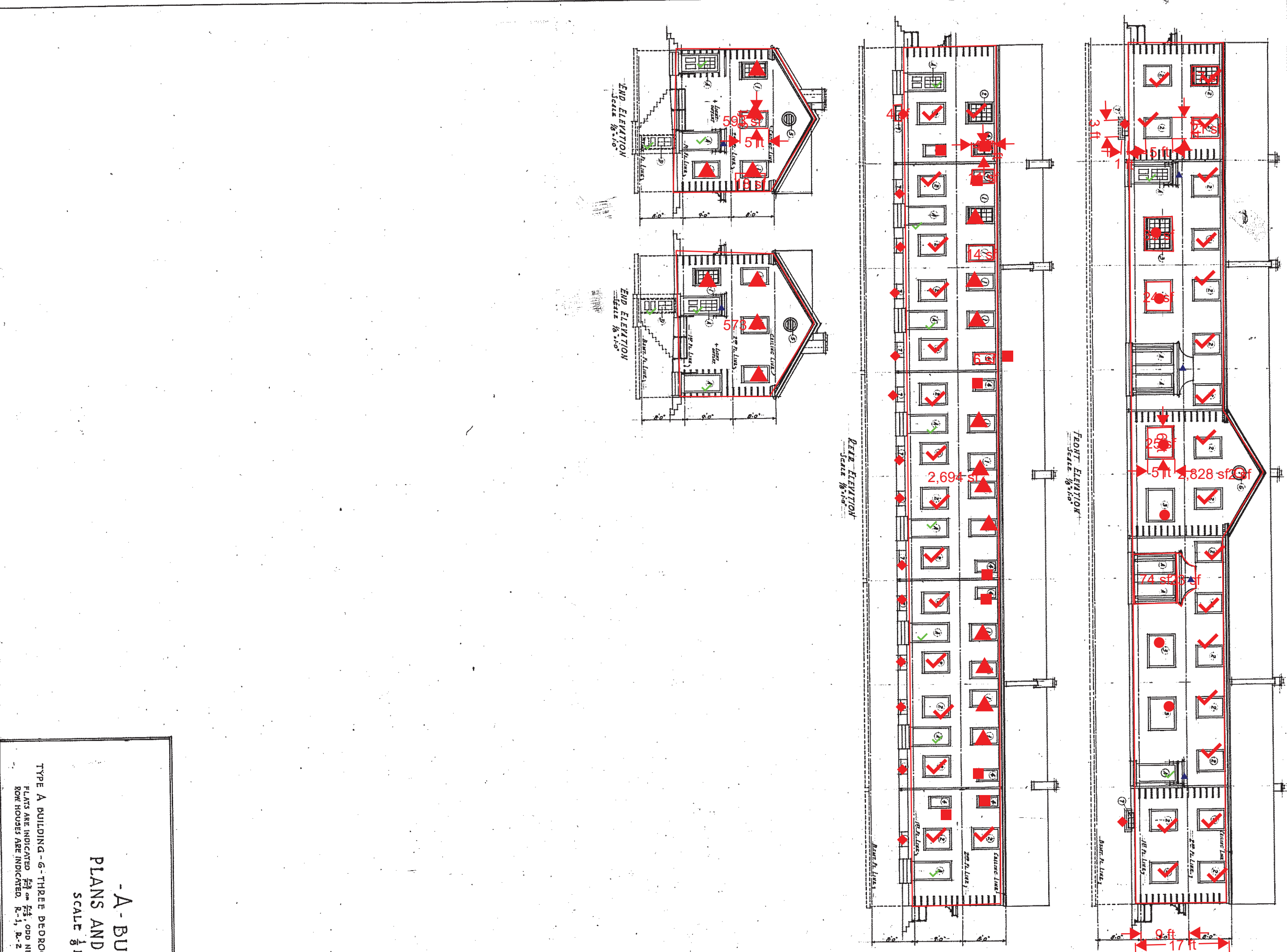


**GERMANTOWN STREET PROJECT**  
U/H.A. PROJECT OHIO 5-2  
DAYTON METROPOLITAN HOUSING AUTHORITY  
DAYTON OHIO

**DAYTON HOUSING ARCHITECTS**  
DAYTON OHIO  
DAYTON METROPOLITAN HOUSING AUTHORITY  
DAYTON OHIO







**-A- BUILDINGS.  
PLANS AND ELEVATIONS**  
SCALE  $\frac{1}{8}$  INCH = 1 FOOT.

TYPE A BUILDING - 6-THREE BEDROOM (3 $\frac{1}{2}$  ROOM) UNITS & 4 FLATS (3 $\frac{1}{2}$  ROOM)  
FLATS ARE INDICATED BY A - F-2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

REVISION	DATE	BY	CHKD

KEY PLAN

GERMANTOWN STREET PROJECT  
U/H.A. PROJECT OHIO S-2  
DAYTON METROPOLITAN HOUSING AUTHORITY  
DAYTON  
OHIO

DAYTON HOUSING ARCHITECTS  
1102 N. HIGHWAY 10  
DAYTON, OHIO 45410  
ARCHITECTS  
H. D. NICK - MECHANICAL ENGINEER  
LANDSCAPE ARCHITECTS

APPROVED METROPOLITAN HOUSING AUTHORITY  
DAYTON, OHIO

DATE: 10/22/68  
DRAWING NO. 1102



# APPENDIX F

## Construction Renovation Estimate

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
		R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR	
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	<b>Existing Conditions</b>	<b>Buildings &amp; Structures</b>			<b>\$ 2,527,243.60</b>
17000	024119210580	Selective demolition, gutting, building interior, residential building, includes disposal, excludes dumpster fees, maximum	SF Flr.	\$ 8.17	\$ 138,890.00
354	HCM Abatement	Asbestos-containing materials/mold/lead abatement	Ea.	\$ 6,500.00	\$ 2,301,000.00
40	024119190725	Selective demolition, rubbish handling, dumpster, 20 C.Y., 5 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	Week	\$ 625.00	\$ 25,000.00
16	024119190840	Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	Week	\$ 850.00	\$ 13,600.00
260	024119192000	Selective demolition, rubbish handling, 0'-50' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost	C.Y.	\$ 43.23	\$ 11,239.80
260	024119192005	Selective demolition, rubbish handling, 0'-50' haul, load, haul, dump and return, wheeled, cost to be added to demolition cost	C.Y.	\$ 28.03	\$ 7,287.80
520	024119195000	Selective demolition, rubbish handling, up to 8 C.Y. truck, loading & trucking, haul, per mile, includes 2 mile haul, cost to be added to demolition cost	C.Y.	\$ 1.17	\$ 608.40
520	024119195100	Selective demolition, rubbish handling, over 8 C.Y. truck, loading & trucking, haul, per mile, includes 2 mile haul, cost to be added to demolition cost	C.Y.	\$ 0.88	\$ 457.60
360	024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	Ton	\$ 81.00	\$ 29,160.00
					\$ -
	<b>Concrete</b>	<b>Selective removal/replacement of floor slab due to replacement of the under-slab plumbing water/waste lines.</b>			<b>\$ 532,424.84</b>
1770	024119160600	Selective demolition, cutout, walls, non-reinforced concrete, under 6 C.F., cut out and break up, excludes loading and disposal	C.F.	\$ 48.81	\$ 86,393.70
126	030505100050	Selective concrete demolition, reinforcing less than 1% of cross-sectional area, break up into small pieces, excludes shoring, bracing, saw or torch cutting, loading, hauling, dumping	C.Y.	\$ 107.16	\$ 13,502.16
210	030505100150	Selective concrete demolition, up to 2 tons, remove whole pieces, incl loading, excludes shoring, bracing, saw or torch cutting, hauling, dumping	Ea.	\$ 108.77	\$ 22,841.70
10620	033053405010	Structural concrete, in place, slab on grade (3000 psi), 6" thick, includes concrete (Portland cement Type I), placing and broom finish, excludes forms and reinforcing	S.F.	\$ 4.50	\$ 47,790.00
3,540	030130620100	Patching concrete, floors, small area, regular grout, 1/4" thick	S.F.	\$ 4.35	\$ 15,399.00
3,540	030130620150	Patching concrete, floors, small area, epoxy grout, 1/4" thick	S.F.	\$ 16.83	\$ 59,578.20
3,540	030130622100	Patching concrete, walls, epoxy grout, 1/4" deep, including chipping, cleaning and epoxy grout	S.F.	\$ 12.42	\$ 43,966.80
1,770	030130622150	Patching concrete, walls, epoxy grout, 1/2" deep, including chipping, cleaning and epoxy grout	S.F.	\$ 19.40	\$ 34,338.00
1,770	030130622200	Patching concrete, walls, epoxy grout, 3/4" deep, including chipping, cleaning and epoxy grout	S.F.	\$ 26.55	\$ 46,993.50
149,548	035413500400	Poured gypsum underlayment, self-leveling, pumped, 2500 psi, 1/2" thick	S.F.	\$ 0.36	\$ 53,837.28
149,548	035413500500	Poured gypsum underlayment, self-leveling, pumped, 2500 psi, 3/4" thick	S.F.	\$ 0.50	\$ 74,774.00
1,770	090505300025	Walls and partitions demolition, concrete, plain	C.F.	\$ 18.65	\$ 33,010.50
					\$ -

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
	<b>Masonry</b>	The buildings' exterior brick veneer observed in fair to poor condition and past its estimated useful life. Select areas of sectional brick restoration/tuck-pointing (approximately 10%) and 100% pressure wash cleaning is recommended.			<b>\$ 600,343.16</b>
2100	024119251200	Selective demolition, saw cutting, masonry walls, brick, per inch of depth, hydraulic saw	L.F.	\$ 7.70	\$ 16,170.00
4200	024119252000	Selective demolition, saw cutting, brick or masonry, per inch of depth, w/hand held saw	L.F.	\$ 5.07	\$ 21,294.00
840	040505101020	Selective demolition, masonry, chimney, flue tile, hard mortar, 16" x 16"	C.F.	\$ 11.11	\$ 9,332.40
2100	040505105020	Selective demolition, masonry, veneers, brick, hard mortar, remove	S.F.	\$ 3.55	\$ 7,455.00
336	024119162040	Selective demolition, cutout, brick, opening, to 4 S.F., 4" thick, excludes toothing, loading and disposal	Ea.	\$ 98.05	\$ 32,944.80
1680	024119163100	Selective demolition, cutout, toothing masonry cutouts, brick, hard mortar, toothing	V.L.F.	\$ 17.15	\$ 28,812.00
132184	040120520800	Cleaning masonry, high pressure wash, light soil, water and chemical, excludes scaffolding	S.F.	\$ 1.31	\$ 173,161.04
13218.4	040120201000	Pointing masonry, re-point, mask and grout method, running bond	S.F.	\$ 6.41	\$ 84,729.94
1680	040120410110	Unit masonry stabilization, structural repointing method, cut/grind mortar joint	L.F.	\$ 2.18	\$ 3,662.40
1680	040120410120	Unit masonry stabilization, structural repointing method, clean and mask joint	L.F.	\$ 0.32	\$ 537.60
1680	040120410130	Unit masonry stabilization, structural repointing method, epoxy paste and 1/4" FRP rod	L.F.	\$ 4.05	\$ 6,804.00
1680	040120410132	Unit masonry stabilization, structural repointing method, epoxy paste and 3/8" FRP rod	L.F.	\$ 6.06	\$ 10,180.80
1680	040120410140	Unit masonry stabilization, structural repointing method, remove masking	L.F.	\$ 0.04	\$ 67.20
9240	042113132000	Brick veneer masonry, standard brick, select common, running bond, truckload lots, 6.75/SF, 4" x 2-2/3" x 8", includes 3% brick and 25% mortar waste, excludes scaffolding, grout and reinforcing	S.F.	\$ 16.65	\$ 153,846.00
398	042113150250	Brick, chimney, one 12" x 12" flues, 20" x 20", excludes foundation, scaffolding, grout and reinforcing, see division 03310 for foundations, add to prices	V.L.F.	\$ 129.01	\$ 51,345.98
					\$ -
	<b>Metals</b>				<b>\$ 118,471.40</b>
1280	050505100350	Selective metals demolition, manufactured or fabricated specialty item, 21-40 lb, remove whole or cut up into smaller pieces, excl shoring, bracing, cutting, loading, hauling, dumping	Ea.	\$ 13.65	\$ 17,472.00
1050	057323500550	Railing, ornamental, steel, 3'-6" high, posts @ 6' OC, panelized, plain	L.F.	\$ 71.19	\$ 74,749.50
120	055213500600	Railing, pipe, steel, primed, 3 rails, 3'-6" high, posts @ 5' OC, 1-1/2" diameter, shop fabricated	L.F.	\$ 96.35	\$ 11,562.00
382	055213500940	Railing, pipe, steel, wall rail, primed, 1-1/2" diameter, shop fabricated	L.F.	\$ 38.45	\$ 14,687.90
					\$ -

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
		R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR	
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	<b>Rough Carpentry</b>	<b>This represents the materials and labor to repair the damaged walls and ceilings where plumbing water/waste lines are being replaced.</b>			<b>\$ 671,526.24</b>
3540	060505103170	Selective demolition, wood framing, blocking, 2" x 4", in 16" OC wall framing	L.F.	\$ 0.72	\$ 2,548.80
3540	060505103400	Selective demolition, wood framing, fascia boards, 1" x 6"	L.F.	\$ 0.87	\$ 3,079.80
3540	060505103440	Selective demolition, wood framing, fascia boards, 1" x 8"	L.F.	\$ 0.96	\$ 3,398.40
3540	060505103480	Selective demolition, wood framing, fascia boards, 1" x 10"	L.F.	\$ 1.08	\$ 3,823.20
3540	060505106160	Selective demolition, wood framing, subfloor, plywood, 1/2"	S.F.	\$ 1.12	\$ 3,964.80
3540	060505106162	Selective demolition, wood framing, subfloor, plywood, 5/8"	S.F.	\$ 1.14	\$ 4,035.60
3540	060505106200	Selective demolition, wood framing, stairs and stringers, straight run	Riser	\$ 21.47	\$ 76,003.80
3540	060505106720	Selective demolition, wood framing, wall framing, 2" x 4", includes studs, plates and blocking	S.F.	\$ 0.72	\$ 2,548.80
3540	060505106740	Selective demolition, wood framing, wall framing, 2" x 6", includes studs, plates and blocking	S.F.	\$ 0.90	\$ 3,186.00
3540	060505108010	Selective demolition, wood framing, soffit, hardboard, vinyl or aluminum	S.F.	\$ 0.68	\$ 2,407.20
3540	024119255000	Selective demolition, saw cutting, wood sheathing, on walls, to 1" thick	L.F.	\$ 3.18	\$ 11,257.20
3540	024119255020	Selective demolition, saw cutting, wood sheathing, on roof, to 1" thick	L.F.	\$ 2.55	\$ 9,027.00
708	024119167200	Selective demolition, cutout, wood frame, floors, sheathing and flooring, to 2" thick, openings to 5 S.F., excludes re-framing, loading and disposal	Ea.	\$ 103.55	\$ 73,313.40
708	024119167310	Selective demolition, cutout, wood frame, roofs, sheathing, to 1" thick, openings to 5 S.F., excludes re-framing, roofing, loading and disposal	Ea.	\$ 85.98	\$ 60,873.84
708	024119167410	Selective demolition, cutout, wood frame, walls, sheathing, to 1" thick, openings to 5 S.F., excludes re-framing, siding, loading and disposal	Ea.	\$ 73.63	\$ 52,130.04
11328	061623100011	1/2" thick CDX plywood, subfloor	SF Flr.	\$ 1.46	\$ 16,538.88
11328	061623100100	Subfloors, plywood, CDX, 5/8" thick	SF Flr.	\$ 1.59	\$ 18,011.52



Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union): Residential/DBWR	
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
11328	061636100100	Sheathing, plywood on roof, CDX, 1/2" thick	S.F.	\$ 1.51	\$ 17,105.28
11328	061636100200	Sheathing, plywood on roof, CDX, 5/8" thick	S.F.	\$ 1.62	\$ 18,351.36
11328	061636100600	Sheathing, plywood on walls, CDX, 1/2" thick	S.F.	\$ 1.70	\$ 19,257.60
11328	061636100700	Sheathing, plywood on walls, CDX, 5/8" thick	S.F.	\$ 1.82	\$ 20,616.96
35400	061636104800	Sheathing, oriented strand board, factory laminated water resistant barrier, 3-1/2", joint tape	L.F.	\$ 0.43	\$ 15,222.00
216	064313200600	Prefabricated wood stairs, box stairs, pine treads for carpet, no handrails, up to 14 risers, 3'-0" wide	Riser	\$ 970.13	\$ 209,548.08
216	064313201550	Prefabricated wood stairs, stair handrail with balusters	L.F.	\$ 95.88	\$ 20,710.08
3540	090505204100	Flooring demolition, wood, subfloor, plywood, glued and nailed	S.F.	\$ 1.29	\$ 4,566.60
					\$ -
	<b>Finish Carpentry</b>	<b>Costs included are for replacement of baseboards due to plumbing line replacement demolition of kitchen countertops, interior and exterior trims and railings.</b>			<b>\$ 621,431.35</b>
2,478	060505201500	Selective demolition, millwork and trim, counter top, straight runs	L.F.	\$ 4.33	\$ 10,729.74
2,478	060505201550	Selective demolition, millwork and trim, counter top, straight runs, remove and reset	L.F.	\$ 21.47	\$ 53,202.66
56,977	060505203000	Selective demolition, millwork and trim, baseboard, to 6" wide	L.F.	\$ 0.72	\$ 41,023.44
1,552	060505203140	Selective demolition, millwork and trim, railings and balusters	L.F.	\$ 3.60	\$ 5,587.20
1,552	062213155380	Moldings, base, combination, base and shoe, 9/16" x 3-1/2" & 1/2" x 3/4", pine	L.F.	\$ 5.87	\$ 9,110.24
13,448	062213406260	Exterior trim and moldings, fascia, pine, D & better, 1" x 2"	L.F.	\$ 2.58	\$ 34,695.84
13,448	062213406280	Exterior trim and moldings, fascia, pine, D & better, 1" x 4"	L.F.	\$ 3.49	\$ 46,933.52
13,448	062213406290	Exterior trim and moldings, fascia, pine, D & better, 1" x 6"	L.F.	\$ 4.65	\$ 62,533.20
13,448	062213406300	Exterior trim and moldings, fascia, pine, D & better, 1" x 8"	L.F.	\$ 5.41	\$ 72,753.68
554	062213502900	Moldings, window & door, for doors, stock, decorative, detailed, 1-1/8" wide	Set	\$ 134.73	\$ 74,640.42
2,317	062213505950	Moldings, window & door, window trim sets, 2-1/2" wide, includes casings, header, stops, stool & apron, pine	Opng.	\$ 90.73	\$ 210,221.41
					\$ -
	<b>Basement Waterproofing</b>				<b>\$ 396,705.60</b>
60	7110000000	Damp proofing and waterproofing	Ea.	\$ 5,500.00	\$ 333,000.00
26880	071113100700	Bituminous asphalt coating, for foundation, asphalt, with fibers, 1/8" thick, troweled on	S.F.	\$ 2.37	\$ 63,705.60

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union): Residential/DBWR	
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	<b>Thermal &amp; Moisture</b>	Costs included are for replacement of siding/soffit/fascia/trim due to damage and component has reached or exceeded the EUL. Replacement of caulking and sealants due to replacement of plumbing water/waste lines. There is water damage and Mold throughout many of the units			\$ <b>771,409.76</b>
65272	070505104970	Selective demolition, thermal and moisture protection, siding, horizontal clapboards	S.F.	\$ 1.16	\$ 75,715.52
8064	070505105870	Selective demolition, thermal and moisture protection, siding, wood, boards, vertical	S.F.	\$ 1.11	\$ 8,951.04
65272	074646100035	Fiber cement siding, lap siding, woodgrain texture, 5/16" thick x 7-1/2" wide, 6-1/4" exposure	S.F.	\$ 5.50	\$ 358,996.00
13448	074646100090	Fiber cement siding, wood starter strip	L.F.	\$ 3.48	\$ 46,799.04
53792	070505100020	Selective demolition, thermal and moisture protection, caulking/sealant, to 1" x 1" joint	L.F.	\$ 0.74	\$ 39,806.08
4512	074673100300	Soffit, PVC, white, solid	S.F.	\$ 4.97	\$ 22,424.64
4512	074673100400	Soffit, vinyl, perforated, 12" wide, with 6" fascia	S.F.	\$ 5.21	\$ 23,507.52
4512	062213601150	Soffits, polyvinyl chloride, white, solid	S.F.	\$ 3.68	\$ 16,604.16
4512	062213601160	Soffits, polyvinyl chloride, white, perforated	S.F.	\$ 3.81	\$ 17,190.72
22560	062213601170	Soffits, vinyl accessories, "J" channel, 5/8"	L.F.	\$ 2.10	\$ 47,376.00
13448	079213200055	Joint sealants, caulking and sealants, bulk acrylic latex, 1/4" x 1/4", in place	L.F.	\$ 1.95	\$ 26,223.60
13448	079213200060	Joint sealants, caulking and sealants, bulk acrylic latex, 1/4" x 3/8", in place	L.F.	\$ 2.08	\$ 27,971.84
13448	079213200065	Joint sealants, caulking and sealants, bulk acrylic latex, 1/4" x 1/2", in place	L.F.	\$ 2.19	\$ 29,451.12
13448	079213200075	Joint sealants, caulking and sealants, bulk acrylic latex, 3/8" x 3/8", in place	L.F.	\$ 2.26	\$ 30,392.48
					\$ -
	<b>Insulation</b>	Replacement of insulation due to replacement of plumbing water/waste lines.			\$ <b>772,198.31</b>
17700	072116102100	Blanket insulation for floors/ceilings, fiberglass, paper or foil backing, 1 side, 3-1/2" thick, R13, incl. spring type wire fasteners	S.F.	\$ 1.81	\$ 32,037.00
8850	072116102150	Blanket insulation for floors/ceilings, fiberglass, paper or foil backing, 1 side, 6-1/4" thick, R19, incl. spring type wire fasteners	S.F.	\$ 2.32	\$ 20,532.00
74298	072126100020	Blown-in insulation, ceilings, with open access, cellulose, 3-1/2" thick, R13	S.F.	\$ 0.79	\$ 58,695.42
93441	072126100050	Blown-in insulation, ceilings, with open access, cellulose, 6-1/2" thick, R22	S.F.	\$ 1.41	\$ 131,751.81
197456	72116103010	Blanket insulation for exterior walls, fiberglass, unfaced 6-1/4" thick R19	S.F.	\$ 2.68	\$ 529,182.08
					\$ -

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
		R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR	
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	<b>Roofing</b>	<b>The asphalt shingle and slate tile roofs were observed in poor condition and past their estimated useful life. Replacement of the roofs is recommended.</b>			<b>\$ 4,639,963.66</b>
167739	070505103125	Selective demolition, thermal and moisture protection, roofing, roofing felt, #30	Sq.	\$ 14.72	\$ 2,469,118.08
93441	070505103170	Selective demolition, thermal and moisture protection, roofing, asphalt shingles, 1 layer	S.F.	\$ 0.63	\$ 58,867.83
74298	070505104120	Selective demolition, thermal and moisture protection, roofing, slate shingles, remove	S.F.	\$ 1.17	\$ 86,928.66
5536	070505104170	Selective demolition, thermal and moisture protection, roofing, ridge shingles, clay or slate	L.F.	\$ 1.11	\$ 6,144.96
1096	073113100505	Asphalt shingles, premium, laminated multi-layered shingles, class A, 300-385 lb/sq, pneumatic nailed	Sq.	\$ 753.94	\$ 826,280.54
1096	073113100825	Asphalt shingles, #30 felt underlayment	Sq.	\$ 21.77	\$ 23,858.83
7834	073113100900	Asphalt shingles, ridge shingles	L.F.	\$ 5.81	\$ 45,515.54
817	073126100200	Slate shingles, Buckingham, Virginia, black, 1/4" thick	Sq.	\$ 1,315.41	\$ 1,075,055.65
2269	073126102700	Slate shingles, install slate ridge shingles	L.F.	\$ 21.24	\$ 48,193.56
					\$ -
	<b>Sheet Metal</b>	<b>The buildings gutters/downspouts and roof flashing was observed in fair to poor condition, leading to moisture intrusion. Replacement is recommended.</b>			<b>\$ 476,072.74</b>
4873	070505100120	Selective demolition, thermal and moisture protection, downspouts, including hangers	L.F.	\$ 1.26	\$ 6,139.98
29583	070505100220	Selective demolition, thermal and moisture protection, flashing, sheet metal	S.F.	\$ 1.52	\$ 44,966.90
12177	070505100420	Selective demolition, thermal and moisture protection, gutters, metal or wood, edge hung	L.F.	\$ 1.84	\$ 22,405.76
1990	070505101170	Selective demolition, thermal and moisture protection, roof accessories, adjustable metal chimney flashing	Ea.	\$ 49.19	\$ 97,888.10
1062	070505101325	Selective demolition, thermal and moisture protection, roof accessories, plumbing vent flashing	Ea.	\$ 13.82	\$ 14,676.84
4873	077123100400	Aluminum downspouts, enameled, 3" x 4", .024" thick	L.F.	\$ 8.98	\$ 43,759.54
336	077123102800	Copper wire strainers, rectangular, 3" x 4"	Ea.	\$ 31.25	\$ 10,500.00
1008	077123200300	Elbows, aluminum, enameled, .025" thick, 3" x 4"	Ea.	\$ 13.08	\$ 13,184.64
12177	077123300400	Aluminum gutters, stock units, enameled, 5" box, .032" thick	L.F.	\$ 9.20	\$ 112,028.80
12177	077123350020	Gutter guard, aluminum mesh, 6" wide	L.F.	\$ 4.49	\$ 54,674.93
7834	077226100100	Ridge vents, aluminum strips, mill finish	L.F.	\$ 6.98	\$ 54,681.32
84	077226100300	Ridge vents, aluminum strips, mill finish, end caps	Ea.	\$ 13.88	\$ 1,165.92

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
					\$ -
	<b>Doors</b>	Select dwelling unit entry doors were in poor condition with rusted brackets, deteriorated paint, and generally older, replace is warranted. Select interior doors was observed with damage due to tenant abuse and water damage, replacement is warranted .			\$ <b>1,983,390.86</b>
554	080505100200	Door demolition, exterior door, single, 3' x 7' high, 1-3/4" thick, remove	Ea.	\$ 25.98	\$ 14,392.92
38	080505100220	Door demolition, exterior door, double, 6' x 7' high, 1-3/4" thick, remove	Ea.	\$ 34.76	\$ 1,320.88
1062	080505100500	Door demolition, interior door, single, 3' x 7' high, 1-3/8" thick, remove	Ea.	\$ 20.63	\$ 21,909.06
354	080505100700	Door demolition, interior bi-fold door, 3' x 6' - 8" high, remove	Ea.	\$ 20.63	\$ 7,303.02
1062	080505101520	Door demolition, interior door, Solid, 1-3/8" thick, remove and reset, minimum	Ea.	\$ 85.57	\$ 90,875.34
554	080505102200	Door demolition, door frames, wood, remove	Ea.	\$ 32.09	\$ 17,777.86
554	081313200060	Doors, residential, steel, prehung, insulated, exterior, embossed, full panel, 3'-0" x 7'-0"	Ea.	\$ 662.24	\$ 366,880.96
354	081433202740	Doors, wood, residential, interior, closet, bi-fold, flush, birch, 6'-6" or 6'-8" x 3'-0" wide, incl. hardware, excl. frame and trim	Ea.	\$ 311.09	\$ 110,125.86
1062	081723104440	Doors, prehung, interior, passage, luan, flush, solid core, 4-5/8" solid jamb, 1-3/8" x 6'-8" x 3'-0" wide	Ea.	\$ 339.71	\$ 360,772.02
177	083113101100	Doors, specialty, access, fire rated, with lock, metal, 12" x 12"	Ea.	\$ 261.19	\$ 46,230.63
177	083113101150	Doors, specialty, access, fire rated, with lock, metal, 18" x 18"	Ea.	\$ 473.25	\$ 83,765.25
177	083113104100	Doors, specialty, access, recessed door for drywall, metal, 12" x 12"	Ea.	\$ 178.29	\$ 31,557.33
177	083113104150	Doors, specialty, access, recessed door for drywall, metal, 12" x 24"	Ea.	\$ 238.11	\$ 42,145.47
1062	087120151000	Door hardware, apartment, interior	Door	\$ 304.19	\$ 323,049.78
554	087120401400	Door hardware, lockset, heavy duty, cylindrical, with sectional trim, keyed, single cylinder function	Ea.	\$ 480.63	\$ 266,269.02
554	087120410011	Door hardware, deadlocks, mortise, heavy duty	Ea.	\$ 316.54	\$ 175,363.16
554	087120452010	Door hardware, peephole	Ea.	\$ 29.95	\$ 16,592.30
40	089119100800	Wall louvers, aluminum, with screen, triangle, adjustable, large	Ea.	\$ 176.50	\$ 7,060.00
					\$ -
	<b>Storm Doors</b>	Select dwelling unit storm doors were observed with damage, replace is warranted.			\$ <b>314,469.40</b>
524	081163230010	Doors, storm, aluminum, residential, incl. frame	Ea.	\$ 600.00	\$ 314,469.40
					\$ -



Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
	<b>Windows</b>	The aluminum windows were observed in poor condition and past their estimated useful life. Replacement of the windows is recommended. Contractor bid to replace windows.			\$ <b>2,587,412.88</b>
705	080505205020	Window demolition, window, up to a 2'x2' widow, remove and reset	Ea.	\$ 313.90	\$ 221,296.88
1612	080505205080	Window demolition, window, up to a 4'x5' window, remove and reset	Ea.	\$ 450.00	\$ 725,400.00
705	085313300350	Windows, solid vinyl double-hung, premium quality, double insulated glass, 3'-0" x 4'-0", including grill, J finish, low E, exterior jambs	Ea.	\$ 580.00	\$ 408,900.00
1612	085313300370	Windows, solid vinyl double-hung, premium quality, double insulated glass, 3'-0" x 5'-0", including grill, J finish, low E, exterior jambs	Ea.	\$ 700.00	\$ 1,128,400.00
24610	076526100080	Self-adhering sheet or roll flashing, cross laminated, HDPE, 25 Mil, 12"	L.F.	\$ 3.00	\$ 73,830.00
9862	076526100040	Self-adhering sheet or roll flashing, cross laminated, HDPE, 25 Mil, 6"	L.F.	\$ 3.00	\$ 29,586.00
					\$ -
	<b>Security Screens</b>	Security screens will be added to all first floor windows.			\$ <b>144,000.00</b>
329	085166100800	Window screens, security screen, aluminum frame, with stainless steel cloth	Ea.	\$ 450.00	\$ 144,000.00
					\$ -
	<b>Glass</b>				\$ -
		<b>NONE INCLUDED</b>			\$ -
					\$ -
	<b>Lath and Plaster</b>				\$ <b>21,210.00</b>
10500	092523100200	Other plastering, lime based plastering, plaster, 3 coats, incl. sanding, 1" thick	S.F.	\$ 2.02	\$ 21,210.00
					\$ -

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
		R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR	
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	<b>Drywall</b>	The drywall is in generally poor condition throughout the property. The drywall as observed with areas of extensive damage/cracking/separating/holes and water damage from various sources as well as replacement where needed when removal of plumbing lines. As a result, the drywall in the units is need of replacement and painting. Also the drywall would have to be replaced during MEP replacements and subfloor/framing replacements from moisture damage.			<b>\$ 1,808,267.10</b>
35400	090170100100	Gypsum wallboard, repairs, fill and sand, pin / nail holes	Ea.	\$ 0.54	\$ 19,116.00
17700	090170100110	Gypsum wallboard, repairs, fill and sand, screw head pops	Ea.	\$ 1.08	\$ 19,116.00
8850	090170100120	Gypsum wallboard, repairs, fill and sand, dents, up to 2" square	Ea.	\$ 10.75	\$ 95,137.50
5310	090170100130	Gypsum wallboard, repairs, fill and sand, dents, 2" to 4" square	Ea.	\$ 21.60	\$ 114,696.00
3540	090170100140	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, up to 2" square	Ea.	\$ 43.15	\$ 152,751.00
3540	090170100150	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 2" to 4" square	Ea.	\$ 47.05	\$ 166,557.00
3540	090170100160	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 4" to 8" square	Ea.	\$ 51.81	\$ 183,407.40
1770	090170100170	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 8" to 12" square	Ea.	\$ 65.10	\$ 115,227.00
1770	090170100180	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 12" to 32" square	Ea.	\$ 87.77	\$ 155,352.90
1062	090170100210	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 16" by 48"	Ea.	\$ 105.72	\$ 112,274.64
708	090170100220	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 32" by 48"	Ea.	\$ 133.39	\$ 94,440.12
708	090170100230	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 48" square	Ea.	\$ 153.44	\$ 108,635.52
708	090170100240	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 60" square	Ea.	\$ 170.28	\$ 120,558.24
86022	090170100500	Gypsum wallboard, repairs, skim coat surface with joint compound	S.F.	\$ 0.36	\$ 30,967.92
5664	090170100510	Gypsum wallboard, repairs, prepare, retape and refinish joints	L.F.	\$ 9.44	\$ 53,468.16
17,700	090505100200	Ceiling demolition, gypsum wall board, furred and nailed, remove	S.F.	\$ 1.05	\$ 18,585.00
35400	090505301000	Walls and partitions demolition, gypsum wallboard, per s.f., nailed or screwed	S.F.	\$ 0.42	\$ 14,868.00
10800	092116333400	Partition wall, interior, standard, taped both sides, installed on & incl. 2" x 4" wood studs, 16" OC, 8' to 12' high, 5/8" gypsum drywall	S.F.	\$ 5.11	\$ 55,188.00
3600	092116339200	Partition wall, exterior, 1/2" gypsum sheathing, 1/2" gypsum finished, interior, incl. foil faced insulation, metal studs, 20 ga., 16" OC, 3-5/8" wide	S.F.	\$ 6.79	\$ 24,444.00
84606	092910302050	Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 5/8" thick	S.F.	\$ 1.45	\$ 122,678.70
17,700	092910303050	Gypsum wallboard, on ceilings, standard, taped & finished (level 4 finish), 5/8" thick	S.F.	\$ 1.74	\$ 30,798.00
	024119166100	Selective demolition, cutout, drywall, to 5/8" thick, openings to 5 S.F., excludes re-framing, loading and disposal	Ea.	\$ 21.38	\$ -
					\$ -

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
	<b>Ceramic Tile</b>	The dwelling units bathroom floor and wall tile was observed to be in poor condition with areas of missing/damaged areas. As part of replacing the underfloor plumbing piping, replacement of the VCT flooring (approximately 75%) in the units is recommended.			<b>\$ 684,366.24</b>
11970	090505202020	Flooring demolition, tile, ceramic, mud set	S.F.	\$ 1.34	\$ 16,039.80
15,930	090505303765	Walls and partitions demolition, tile, ceramic, on walls, mud set	S.F.	\$ 1.67	\$ 26,603.10
11,970	092813100110	Cementitious backerboard, on floor, 3' x 5' x 5/8" sheet	S.F.	\$ 3.09	\$ 36,987.30
15,930	092813100190	Cementitious backerboard, on wall, 3' x 5' x 5/8" sheet	S.F.	\$ 4.10	\$ 65,313.00
27,900	093013201200	Ceramic tile, seal tile and grout with penetrating sealer	S.F.	\$ 1.35	\$ 37,665.00
11,970	093095100200	Membrane, elastomeric, moisture resistant, anti-fracture, 1/16" thick	S.F.	\$ 4.88	\$ 58,413.60
8,208	093113100100	Ceramic tile, base, thin set, using 1' x 4" high piece with 1" x 1" tiles	L.F.	\$ 10.81	\$ 88,728.48
708	093113101800	Ceramic bathroom accessories, average, (soap dish, toothbrush holder)	Ea.	\$ 19.49	\$ 13,798.92
8,208	093113102800	Ceramic tile, bullnose trim, thin set, 2" x 6"	L.F.	\$ 8.38	\$ 68,783.04
11,970	093133103255	Ceramic tile, floors, glazed, thin set, color group 1, 6" x 6"	S.F.	\$ 8.38	\$ 100,308.60
15,930	093113106000	Ceramic tile, walls, interior, thin set, decorated tile, color group 1, 4-1/4" x 4-1/4"	S.F.	\$ 10.78	\$ 171,725.40
					\$ -
	<b>Acoustical</b>				\$ -
		<b>NONE INCLUDED</b>		\$ -	\$ -
					\$ -
	<b>Wood Flooring</b>				\$ -
		<b>NONE INCLUDED</b>		\$ -	\$ -
					\$ -

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
	<b>Resilient Flooring</b>	The dwelling units flooring was observed to be in poor condition with areas of curled/missing/water damaged/mismatched vinyl tiles. As part of replacing the underfloor plumbing piping, replacement of the VCT flooring in the units is recommended.			<b>\$ 2,227,630.39</b>
113954	090505200860	Flooring demolition, vinyl or rubber cove base, molded corner	Ea.	\$ 0.42	\$ 47,860.68
287,126	090505200900	Flooring demolition, vinyl composition tile, 12" x 12"	S.F.	\$ 0.84	\$ 241,185.84
28,713	096510103600	Latex underlayment, cementitious for resilient flooring, 1/8" thick	S.F.	\$ 3.51	\$ 100,781.23
113,954	096513131100	Wall base, rubber, straight or cove, standard colors, 4" high, 1/8" thick	L.F.	\$ 3.40	\$ 387,443.60
8,496	096513131153	Wall base, rubber corners, standard colors, 4" high, 1/8" thick	Ea.	\$ 5.61	\$ 47,662.56
8,496	096513370100	Vinyl transition strip, various material to various materials, 1/4" to 1/8"	L.F.	\$ 8.29	\$ 70,431.84
287,126	096519197150	Flooring, vinyl composition tile, solid, 12" x 12" x 1/16"	S.F.	\$ 4.64	\$ 1,332,264.64
					\$ -
	<b>Painting</b>	Costs included are for painting of all ceilings and walls of the dwelling units as a result from gypsum board replacement/repairs and repairs due to plumbing pipe replacement.			<b>\$ 2,957,311.52</b>
149,548	090190920510	Paint preparation, surface protection, placement & removal, basic drop cloths	S.F.	\$ 0.07	\$ 10,468.36
29,910	090190920520	Paint preparation, surface protection, placement & removal, masking w/paper	S.F.	\$ 0.63	\$ 18,843.05
592	090190930030	Surface preparation, exterior, doors, per side, scrape & sand, wood, flush, excl. frames or trim	S.F.	\$ 0.71	\$ 420.32
2317	090190930440	Surface preparation, exterior, windows, per side, scrape & sand, wood, 7-10 lite, excl. trim	S.F.	\$ 1.82	\$ 4,216.94
29736	090190940120	Surface preparation, interior, doors, hand wash, wood, flush, medium	S.F.	\$ 0.20	\$ 5,947.20
638143	090190940660	Surface preparation, interior, walls, sand, gypsum board and plaster, light	S.F.	\$ 0.14	\$ 89,340.02
273490	090190940670	Surface preparation, interior, walls, sand, gypsum board and plaster, medium	S.F.	\$ 0.20	\$ 54,698.00
2100	099113420190	Paints & coatings, misc. exterior, wrought iron railings, brushwork, zinc chromate, primer, 60" high, 1" rail, 1/2" sq. verticals, 6" OC	L.F.	\$ 4.66	\$ 9,786.00
2100	099113420200	Paints & coatings, misc. exterior, wrought iron railings, brushwork, zinc chromate, 1 finish coat, 60" high, 1" rail, 1/2" sq. verticals, 6" OC	L.F.	\$ 5.47	\$ 11,487.00
2100	099113420210	Paints & coatings, misc. exterior, wrought iron railings, brushwork, zinc chromate, 1 additional finish coat, 60" high, 1" rail, 1/2" sq. verticals, 6" OC	L.F.	\$ 4.90	\$ 10,290.00



Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
65272	099113620490	Paints & coatings, siding, misc., smooth wood (butt, T&G, beveled, drop, or B&B siding), primer + 2 coats, exterior latex, brushwork	S.F.	\$ 1.97	\$ 128,585.84
65272	099113620530	Paints & coatings, siding, misc., smooth wood (butt, T&G, beveled, drop, or B&B siding), primer + 2 coats, exterior latex, roller	S.F.	\$ 1.58	\$ 103,129.76
65272	099113620570	Paints & coatings, siding, misc., smooth wood (butt, T&G, beveled, drop, or B&B siding), primer + 2 coats, exterior latex, spray	S.F.	\$ 1.06	\$ 69,188.32
592	099113700140	Paints & coatings, exterior door frames & trim only, brushwork, primer + 2 coats, exterior latex	L.F.	\$ 1.91	\$ 1,130.72
13447	099113800120	Paints & coatings, trim, exterior, fascia, latex paint, 1 coat coverage, brushwork, 1" x 4"	L.F.	\$ 0.66	\$ 8,875.05
13447	099113800150	Paints & coatings, trim, exterior, fascia, latex paint, 1 coat coverage, brushwork, 1" x 6" to 1" x 10"	L.F.	\$ 0.76	\$ 10,219.75
12177	099113800220	Paints & coatings, trim, exterior, gutters, metal, zinc chromate paint, first coat, brushwork, 5"	L.F.	\$ 1.47	\$ 17,900.25
12177	099113800230	Paints & coatings, trim, exterior, gutters, metal, zinc chromate paint, second coat, brushwork, 5"	L.F.	\$ 1.21	\$ 14,734.22
12177	099113800240	Paints & coatings, trim, exterior, gutters, metal, zinc chromate paint, third coat, brushwork, 5"	L.F.	\$ 0.96	\$ 11,689.96
4873	099113800250	Paints & coatings, trim, exterior, downspouts, metal, zinc chromate paint, first coat, brushwork, 4"	L.F.	\$ 1.47	\$ 7,163.31
4873	099113800260	Paints & coatings, trim, exterior, downspouts, metal, zinc chromate paint, second coat, brushwork, 4"	L.F.	\$ 1.21	\$ 5,896.33
4873	099113800270	Paints & coatings, trim, exterior, downspouts, metal, zinc chromate paint, third coat, brushwork, 4"	L.F.	\$ 0.96	\$ 4,678.08
1062	099123390140	Paints & coatings, interior latex, zero voc, doors, flush, both sides, roll & brush, primer + 2 coats, incl. frame & trim	Ea.	\$ 109.26	\$ 116,034.12
2317	099123390510	Paints & coatings, interior latex, zero voc, windows, per interior side, 1-6 lite, brushwork, primer + 2 coats, enamel, based on 15 SF	Ea.	\$ 72.30	\$ 167,519.10
5310	099123526500	Paints & coatings, miscellaneous interior, pipe, paint 2 coats, oil base, brushwork, to 16" dia	L.F.	\$ 5.45	\$ 28,939.50
1210728	099123721670	Painting walls, complete, on drywall or plaster, primer and 2 finish coats, with roller, including surface preparation	S.F.	\$ 1.69	\$ 2,046,130.32
					\$ -

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union): Residential/DBWR	
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
	<b>Specialties</b>	<b>Mirrors were observed in poor condition and need to be replaced.</b>			<b>\$ 113,375.58</b>
354	100505101105	Specialties demolition, demolition, mirror, wall mounted	Ea.	\$ 16.38	\$ 5,798.52
354	102816200020	Medicine cabinets, with mirror, stainless steel frame, unlighted, 16" x 22"	Ea.	\$ 303.89	\$ 107,577.06
					\$ -
	<b>Special Equipment</b>				\$ -
		<b>NONE INCLUDED</b>			\$ -
					\$ -
	<b>Appliances</b>	<b>The range hoods were observed in fair to poor condition and replacement is recommended. Built-in and PHA-owned only are eligible</b>			<b>\$ 141,585.84</b>
354	113013194150	Range hood, residential appliances, vented, min, 2 speed, 30" wide, minimum	Ea.	\$ 399.96	\$ 141,585.84
					\$ -
	<b>Cabinets</b>	<b>The six dwelling unit kitchen cabinets/tops and vanities/tops were observed to be in poor condition and near or at the end of the estimated useful life (EUL). The units were observed with broken /missing hardware, delaminating doors/drawers, rotted bottoms of cabinet bases and countertops that were observed damaged. Replacement of the cabinets and tops in the units is recommended. All cabinets and tops in the dwelling units will need to be removed during the plumbing pipe replacement.</b>			<b>\$ 1,755,613.44</b>
2478	060505201000	Selective demolition, millwork and trim, wood base cabinets	L.F.	\$ 10.81	\$ 26,787.18
2,478	060505201020	Selective demolition, millwork and trim, wood wall cabinets	L.F.	\$ 10.81	\$ 26,787.18
2,478	123223109600	Custom cabinets, rule of thumb: kitchen cabinets, excl. counters & appliances, maximum	L.F.	\$ 581.88	\$ 1,441,898.64
2,478	123623132200	Countertops, built in place, plastic laminate, 25" wide	L.F.	\$ 104.98	\$ 260,140.44
					\$ -
	<b>Blinds, Shades &amp; Art</b>	<b>NOT ELIGIBLE PER PIH 2021-07</b>			\$ -
		<b>NONE INCLUDED</b>		\$ -	\$ -
					\$ -
	<b>Carpets</b>				\$ -
		<b>NONE INCLUDED</b>			\$ -
					\$ -

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
	<b>Special Construction</b>	<b>AEI has added Mold abatement as a result of seeing additional units</b>			<b>\$ 920,500.00</b>
354	Final Cleaning	Apartment punch-out, cleaning, prelease procedures, historical costs	Ea.	\$ 1,500.00	\$ 531,000.00
18	Special Construction	ADA 2% Audio/Visual Upgrades for Hearing Impaired, historical costs	Ea.	\$ 3,750.00	\$ 67,500.00
8	Special Construction	Section 504 of Rehabilitation Act of 1973 compliance- 5% ADA units, structural modifications	Ea.	\$ 35,000.00	\$ 280,000.00
14	Mold Abatement	AEI has taken pictures of Mold throughout numerous units, 60% assumed	Ea.	\$ 3,000.00	\$ 42,000.00
	<b>Fire Suppression</b>				<b>\$ 1,238,702.15</b>
1425	211313503730	Sprinkler system components, sprinkler heads, standard spray, pendent or upright, brass, 135 to 286 degrees F, 1/2" NPT, 7/16" orifice, (4.2 K-factor), excludes supply piping	Ea.	\$ 56.71	\$ 80,811.75
32840	221113440560	Pipe, steel, black, threaded, 1/2" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	L.F.	\$ 14.02	\$ 460,416.80
345	221113484030	Pipe, fittings & valves, elbow, 45 Deg. or 90 Deg., steel, grooved joint, 1/2" diameter, add 1 coupling (material only) per joint for installed price, incl joint coupling labor, excl joint coupling materia	Ea.	\$ 140.92	\$ 48,617.40
260	221113484700	Pipe, fittings & valves, tee, steel, grooved joint, 1/2" diameter, add 1 coupling (material only) per joint for installed price, incl joint coupling labor, excl joint coupling material	Ea.	\$ 153.02	\$ 39,785.20
125	221113484950	Pipe, fittings & valves, coupling, steel, standard, grooved joint, 1/2" diameter	Ea.	\$ 45.46	\$ 5,682.50
22	213113503200	Fire pumps, electric, 500 GPM, 50 psi, 27 HP, 1,770 RPM, 4" pump, including controller, fittings and relief valve	Ea.	\$ 27,426.75	\$ 603,388.50
	<b>Elevators</b>				<b>\$ -</b>
		<b>NONE INCLUDED</b>			<b>\$ -</b>
					<b>\$ -</b>

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
R.S. Means Year 2022			Labor Type (Standard or Union):	Residential/DBWR	
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	<b>Plumbing &amp; Hot Water</b>	The plumbing lines on-site (copper supply and cast iron waste) were observed to be in poor condition with the site reporting multiple issues of leaks/backups/low water pressure in a majority of the inspected units. The cabinets below the sinks of kitchens and bathrooms in select units were observed with water damage to the cabinets. Replacement of the water and waste lines and all plumbing fixtures is recommended. Select water heaters were observed of various ages and some were not all functioning.			<b>\$ 7,793,925.80</b>
354	220505101140	Fixture, steel tub/shower, selective demolition	Ea.	\$ 133.60	\$ 47,294.40
354	220505101220	Fixture, counter top lavatory, disconnect and remove	Ea.	\$ 83.20	\$ 29,452.80
354	220505101320	Fixture, sink, double compartment, selective demolition	Ea.	\$ 95.20	\$ 33,700.80
354	220505101400	Fixture, water closet, floor mounted, selective demolition, includes 10' piping	Ea.	\$ 83.20	\$ 29,452.80
5,310	220505102000	Pipe, metal pipe, to 1-1/2" diam., selective demolition	L.F.	\$ 3.33	\$ 17,682.30
3,540	220505102050	Pipe, metal pipe, 2" to 3-1/2" diam., selective demolition	L.F.	\$ 4.44	\$ 15,717.60
3,540	220505102100	Pipe, metal pipe, 4" to 6" diam., selective demolition	L.F.	\$ 13.32	\$ 47,152.80
1,770	220505102150	Pipe, metal pipe, 8" to 14" diam., selective demolition	L.F.	\$ 22.40	\$ 39,648.00
8,850	220505102160	Pipe, plastic, with fittings, up thru 1-1/2" diameter, selective demolition	L.F.	\$ 2.66	\$ 23,541.00
5,310	220505102162	Pipe, plastic, with fittings, 2" thru 3" diameter, selective demolition	L.F.	\$ 3.33	\$ 17,682.30
3,540	220505102164	Pipe, plastic, with fittings, 4" thru 6" diameter, selective demolition	L.F.	\$ 6.00	\$ 21,240.00
1,770	220505102166	Pipe, plastic, with fittings, 8" thru 14" diameter, selective demolition	L.F.	\$ 8.00	\$ 14,160.00
354	220523100530	Valves, brass, gas cocks, threaded, 1/2"	Ea.	\$ 71.18	\$ 25,197.72
354	220523100540	Valves, brass, gas cocks, threaded, 3/4"	Ea.	\$ 79.79	\$ 28,245.66
354	220523100550	Valves, brass, gas cocks, threaded, 1"	Ea.	\$ 93.88	\$ 33,233.52
354	220523202900	Valves, bronze, gate, non-rising stem, soldered, 125 psi, 3/8"	Ea.	\$ 139.15	\$ 49,259.10
354	220523202920	Valves, bronze, gate, non-rising stem, soldered, 125 psi, 1/2"	Ea.	\$ 139.15	\$ 49,259.10
354	220523202940	Valves, bronze, gate, non-rising stem, soldered, 125 psi, 3/4"	Ea.	\$ 156.37	\$ 55,354.98
354	220523202950	Valves, bronze, gate, non-rising stem, soldered, 125 psi, 1"	Ea.	\$ 211.82	\$ 74,984.28
354	220523208814	Valves, bronze, water heater water & gas safety shut off, valve	Ea.	\$ 291.43	\$ 103,166.22
354	220523208818	Valves, bronze, water heater water & gas safety shut off, dam	Ea.	\$ 88.20	\$ 31,222.80
354	220523208822	Valves, bronze, water heater water & gas safety shut off, gas control wiring harness	Ea.	\$ 53.34	\$ 18,882.36
354	220576204020	Cleanout tee, plastic tee, ABS, 1-1/2" pipe size, type DWV, excludes plug	Ea.	\$ 79.26	\$ 28,058.04



Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
354	220576204030	Cleanout tee, plastic tee, ABS, 2" pipe size, type DWV, excludes plug	Ea.	\$ 92.62	\$ 32,787.48
354	220576204040	Cleanout tee, plastic tee, ABS, 3" pipe size, type DWV, excludes plug	Ea.	\$ 129.24	\$ 45,750.96
354	220576204050	Cleanout tee, plastic tee, ABS, 4" pipe size, type DWV, excludes plug	Ea.	\$ 231.67	\$ 82,011.18
354	220576204100	Cleanout tee, plastic plug, ABS, 1-1/2" pipe size, type DWV, excludes tee	Ea.	\$ 28.06	\$ 9,933.24
354	220576204110	Cleanout tee, plastic plug, ABS, 2" pipe size, type DWV, excludes tee	Ea.	\$ 29.56	\$ 10,464.24
354	220576204120	Cleanout tee, plastic plug, ABS, 3" pipe size, type DWV, excludes tee	Ea.	\$ 46.16	\$ 16,340.64
354	220576204130	Cleanout tee, plastic plug, ABS, 4" pipe size, type DWV, excludes tee	Ea.	\$ 62.43	\$ 22,100.22
4,248	220719107880	Insulation, pipe covering (price copper tube one size less than I.P.S.), rubber tubing flexible closed cell foam, 3/8" wall, 1/4" iron pipe size	L.F.	\$ 6.05	\$ 25,700.40
3,540	220719107910	Insulation, pipe covering (price copper tube one size less than I.P.S.), rubber tubing flexible closed cell foam, 3/8" wall, 1/2" iron pipe size	L.F.	\$ 6.48	\$ 22,939.20
3,540	220719107920	Insulation, pipe covering (price copper tube one size less than I.P.S.), rubber tubing flexible closed cell foam, 3/8" wall, 3/4" iron pipe size	L.F.	\$ 6.59	\$ 23,328.60
1,770	220719107930	Insulation, pipe covering (price copper tube one size less than I.P.S.), rubber tubing flexible closed cell foam, 3/8" wall, 1" iron pipe size	L.F.	\$ 6.99	\$ 12,372.30
3,540	221113232100	Pipe, copper, tubing, solder, 1/4" diameter, type L, includes coupling & clevis hanger assembly 10' OC	L.F.	\$ 11.55	\$ 40,887.00
3,540	221113232120	Pipe, copper, tubing, solder, 3/8" diameter, type L, includes coupling & clevis hanger assembly 10' OC	L.F.	\$ 13.02	\$ 46,090.80
3,540	221113232140	Pipe, copper, tubing, solder, 1/2" diameter, type L, includes coupling & clevis hanger assembly 10' OC	L.F.	\$ 14.08	\$ 49,843.20
3,540	221113232160	Pipe, copper, tubing, solder, 5/8" diameter, type L, includes coupling & clevis hanger assembly 10' OC	L.F.	\$ 16.25	\$ 57,525.00
7,080	221113232180	Pipe, copper, tubing, solder, 3/4" diameter, type L, includes coupling & clevis hanger assembly 10' OC	L.F.	\$ 17.29	\$ 122,413.20
5,310	221113232200	Pipe, copper, tubing, solder, 1" diameter, type L, includes coupling & clevis hanger assembly 10' OC	L.F.	\$ 20.84	\$ 110,660.40
1,770	221113440540	Pipe, steel, black, threaded, 1/4" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	L.F.	\$ 20.59	\$ 36,444.30
1,770	221113440550	Pipe, steel, black, threaded, 3/8" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	L.F.	\$ 23.93	\$ 42,356.10
3,540	221113440560	Pipe, steel, black, threaded, 1/2" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	L.F.	\$ 14.29	\$ 50,586.60
3,540	221113440570	Pipe, steel, black, threaded, 3/4" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	L.F.	\$ 15.44	\$ 54,657.60
1,770	221113440580	Pipe, steel, black, threaded, 1" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	L.F.	\$ 17.71	\$ 31,346.70
1,770	221113442040	Pipe, steel, black, welded, 1" diameter, schedule 40, Spec. A-53, includes yoke & roll hanger assembly, sized for covering, 10' OC	L.F.	\$ 19.69	\$ 34,851.30
8,850	221113741860	Pipe, plastic, PVC, 1/2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 20.74	\$ 183,549.00
7,080	221113741870	Pipe, plastic, PVC, 3/4" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 22.15	\$ 156,822.00

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
5,310	221113741880	Pipe, plastic, PVC, 1" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 22.73	\$ 120,696.30
3,540	221113741890	Pipe, plastic, PVC, 1-1/4" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 25.86	\$ 91,544.40
1,770	221113741900	Pipe, plastic, PVC, 1-1/2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 30.25	\$ 53,542.50
1,770	221113741910	Pipe, plastic, PVC, 2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	\$ 35.13	\$ 62,180.10
1	221119424120	Backflow preventer, reduced pressure principle, corrosion resistant, automatic operation, ball valves, threaded, 3/4" pipe size, includes valves and four test cocks	Ea.	\$ 778.47	\$ 778.47
1	221119424140	Backflow preventer, reduced pressure principle, corrosion resistant, automatic operation, ball valves, threaded, 1" pipe size, includes valves and four test cocks	Ea.	\$ 832.41	\$ 832.41
175	221119540500	Water hammer arrester/shock absorber, copper, for 1 to 11 fixtures, 3/4" male IPS	Ea.	\$ 102.46	\$ 17,930.50
175	221119540600	Water hammer arrester/shock absorber, copper, for 12 to 32 fixtures, 1" male IPS	Ea.	\$ 161.88	\$ 28,329.00
1	221123103190	Pump, general utility, single stage, double suction, 75 H.P. to 2,500 GPM, includes motor	Ea.	\$ 43,924.40	\$ 43,924.40
1	221123103220	Pump, general utility, single stage, double suction, 100 H.P. to 3,000 GPM, includes motor	Ea.	\$ 54,589.60	\$ 54,589.60
1	221123103240	Pump, general utility, single stage, double suction, 150 H.P. to 4,000 GPM, includes motor	Ea.	\$ 57,428.20	\$ 57,428.20
3,540	221316202120	Pipe, cast iron soil, one hub, service weight, 2" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 41.89	\$ 148,290.60
3,540	221316202140	Pipe, cast iron soil, one hub, service weight, 3" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 49.40	\$ 174,876.00
2,832	221316202160	Pipe, cast iron soil, one hub, service weight, 4" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 60.40	\$ 171,052.80
1,416	221316202200	Pipe, cast iron soil, one hub, service weight, 6" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 90.95	\$ 128,785.20
708	221316202220	Pipe, cast iron soil, one hub, service weight, 8" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	\$ 147.74	\$ 104,599.92
18	221316502800	Drain, shower, with strainer, uniform diameter trap, bronze top, 2" and 3" pipe size	Ea.	\$ 808.87	\$ 14,559.66
18	224113131140	Water closet, tank type, vitreous china, floor mounted, close coupled, ADA, two piece, 1.28 gpf, includes seat, supply pipe with stop	Ea.	\$ 592.36	\$ 10,662.48
336	224113131100	Water closet, tank type, vitreous china, floor mounted, close coupled, two piece, includes seat, supply pipe with stop	Ea.	\$ 489.33	\$ 164,414.88
354	224113131980	Water closet, tank type, vitreous china, floor mounted, rough-in, supply, waste and vent, one piece	Ea.	\$ 884.16	\$ 312,992.64
354	224116133200	Lavatory, vanity top, vitreous china, white, single bowl, 22" x 13", includes trim	Ea.	\$ 557.20	\$ 197,248.80
354	224116133580	Lavatory, vanity top, rough-in, supply, waste and vent	Ea.	\$ 1,300.00	\$ 460,200.00
354	224119100220	Bath, tub, recessed porcelain enamel on cast iron, 72" x 36", includes trim	Ea.	\$ 4,713.80	\$ 1,668,685.20
354	224119109600	Bath, rough-in, supply, waste and vent for all above tubs	Ea.	\$ 1,360.15	\$ 481,493.10
354	224136109600	Laundry sink, rough-in supply, waste and vent for all laundry sinks	Ea.	\$ 1,244.26	\$ 440,468.04

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
		R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR	
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
354	224139100150	Faucets/fittings, bath, faucets, diverter spout combination, soldered	Ea.	\$ 196.62	\$ 69,603.48
354	224139100420	Faucets/fittings, bath, pressure balance mix valve with diverter, spout, shower head, arm and flange	Ea.	\$ 356.55	\$ 126,218.70
354	224139101000	Faucets/fittings, kitchen sink faucets, top mount, cast spout	Ea.	\$ 176.59	\$ 62,512.86
354	224139101100	Faucets/fittings, kitchen sink faucets, top mount, cast spout, for spray, add	Ea.	\$ 51.15	\$ 18,107.10
354	224139102000	Faucets/fittings, laundry faucets, shelf type, I.P.S. or copper unions	Ea.	\$ 136.61	\$ 48,359.94
354	224139104250	Faucets/fittings, shower pressure balancing mixing valve, satin nickel, with shower head, arm, flange and diverter tub spout	Ea.	\$ 857.82	\$ 303,668.28
					\$ -

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
	<b>Heat &amp; Ventilation</b>	The buildings feature gas-fired water heaters (for DHW) and connected to hot water furnaces for heating. Select components were observed in various conditions (some appear to be in disrepair/not functioning properly). Multiple tenants complained that the boilers were insufficient for heating the dwelling units. Replacement of the water heaters and furnaces are recommended.			\$ 3,036,875.45
354	230505100340	Boiler, gas and or oil or solid, up thru 150 MBH, selective demolition	Ea.	\$ 1,160.00	\$ 410,640.00
15	230505103000	HVAC, mechanical equipment, light items; unit is weight, not cooling, selective demolition	Ton	\$ 1,340.00	\$ 20,100.00
354	230593101100	Balancing, air, heating and ventilating unit, (Subcontractor's quote including material & labor)	Ea.	\$ 644.49	\$ 228,149.46
354	235223203000	Boiler, gas fired, natural or propane, cast iron, hot water, gross output, 80 MBH, includes standard controls and insulated jacket, packaged	Ea.	\$ 5,652.20	\$ 2,000,878.80
709	238233102228	Hydronic heating, convector, multifin, with cabinet, 2 pipe, 21" H x 48" L, excludes main supply pipe	Ea.	\$ 437.03	\$ 309,854.27
354	233423106680	Fans, residential, bath exhaust, grille, back draft damper, light combination, squirrel cage, 100 watt, 70 CFM	Ea.	\$ 189.98	\$ 67,252.92
					\$ -
	<b>Air Conditioning</b>				\$ -
				\$ -	\$ -
	<b>Electrical</b>	Apartment units' circuit breaker panels and electrical devices require modernization. Select electrical devices were observed to be original to the date of construction and therefore, replacement in conjunction with the panel replacement is recommended. Based on observations during the inspection, select fixtures were broken, non-operational, missing. Replacement of lighting fixtures is recommended. The dwelling units feature bathroom exhaust fans that were reported in various operating conditions. Replacement of the fans and ducting is recommended.			\$ 2,874,080.45
17,000	260505102600	Electrical make-safe mechanical demolition	S.F.	\$ 1.00	\$ 17,000.00
354	260590101100	Service & panel, residential, w/10 branch breakers, 100 amp, incl 24' SE-AL cable, service eye, meter socket	Ea.	\$ 1,021.16	\$ 361,490.64
3,540	260590102120	Switch devices, residential, single pole, ivory, type MC cable, 20', 15 amp, incl box & cover plate	Ea.	\$ 69.07	\$ 244,507.80
1,416	260590102270	Switch devices, residential, single pole, #12/2, type MC cable, 20', 20 amp, incl box & cover plate	Ea.	\$ 84.85	\$ 120,147.60
354	260590102320	Switch devices, residential, single pole, rotary dimmer, type MC cable, 20', 600 W, incl box & cover plate	Ea.	\$ 112.88	\$ 39,959.52
4,248	260590104020	Receptacle devices, residential, duplex outlet, ivory, type MC cable, 20', 15 amp, incl box & cover plate	Ea.	\$ 76.54	\$ 325,141.92
1,416	260590104120	Receptacle devices, residential, duplex outlet, ivory, w/#12/2, type MC cable, 20', 20 amp, incl box & cover plate	Ea.	\$ 99.87	\$ 141,415.92
354	260590104580	Air conditioner outlet, residential, 30' of #12/2, 2 pole circuit breaker, type MC cable, 20 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 170.06	\$ 60,201.24
354	260590104680	Dryer outlet, residential, 30' of #10/3, 2 pole circuit breaker, type MC cable, 30 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 185.36	\$ 65,617.44



Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
			R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
354	260590104720	Range outlet, residential, 30' of #8/3, type MC cable, 50 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 288.81	\$ 102,238.74
354	260590104980	Door bell chime, residential, transformer, 2 buttons, custom model, 60' bellwire	Ea.	\$ 177.83	\$ 62,951.82
354	260590106100	Lighting outlets, residential, box 4" & wire (for fixture), type NM cable, 20'	Ea.	\$ 44.37	\$ 15,706.98
1,416	260590106220	Light fixtures, residential, canopy style, custom grade	Ea.	\$ 85.01	\$ 120,374.16
354	260590106320	Light fixtures, residential, kitchen fixture (fluorescent), custom grade	Ea.	\$ 294.75	\$ 104,341.50
708	260590106360	Light fixtures, residential, outdoor, wall mounted, custom grade	Ea.	\$ 173.14	\$ 122,583.12
168	260590106425	Light fixtures, residential, outdoor, motion sensing floodlights, 2 lamp, each, 150 W	Ea.	\$ 160.03	\$ 26,885.04
168	260590106450	Light fixtures, residential, outdoor, quartz-halogen, flood, 300 W	Ea.	\$ 83.45	\$ 14,019.60
1,416	260590106600	Light fixtures, residential, downlight, round, pre-wired, trim, 50 or 75 W, recessed	Ea.	\$ 78.67	\$ 111,396.72
708	260590106610	Light fixtures, residential, downlight, w/shower light trim, recessed	Ea.	\$ 111.65	\$ 79,048.20
708	260590106630	Light fixtures, residential, downlight, w/eye-ball trim, recessed	Ea.	\$ 57.84	\$ 40,950.72
709	284611218400	Smoke and carbon monoxide alarm battery operated photoelectric low profile	Ea.	\$ 141.95	\$ 100,642.55
354	260590108280	Bathroom vent fan, residential, hook-up, (use w/above hook-up), custom model, 50 CFM	Ea.	\$ 192.29	\$ 68,070.66
354	260590108320	Bathroom or kitchen vent fan, residential, low noise model, 110 CFM	Ea.	\$ 173.36	\$ 61,369.44
354	260590109070	Furnace/boiler, residential, hook-up, emergency switch & MC cable, 40'	Ea.	\$ 276.77	\$ 97,976.58
354	260590109130	Heating/air conditioning, residential, hook-up, #8/2 of NM cable, 40', incl 60 A disconnect switch, 3' sealtite, 40 A, 2 pole circuit breaker	Ea.	\$ 366.21	\$ 129,638.34
354	260590109520	Thermostat, residential, hook-up, using low voltage wire, heating only, 25' of #18-3	Ea.	\$ 37.30	\$ 13,204.20
160	260590104550	Replace AC Units, Air conditioner outlet, residential, 20 amp - 240 V receptacle		\$ 1,700.00	\$ 227,200.00
					\$ -
	<b>Subtotal (Structures)</b>				<b>\$ 42,778,297.76</b>
				\$ -	\$ -
	<b>Accessory Structures</b>				<b>\$ -</b>
		<i>NOT ALLOWED PER PIH 2021-07</i>		\$ -	\$ -
	<b>Total (Lines 33 and 34)</b>				<b>\$ 42,778,297.76</b>

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
		R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR	
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
	<b>Earthwork</b>	<b>Replacement of building footigs due to water and sewer supply lines replacement to the dwelling units within the 5' perimeter.</b>			<b>\$ 397,397.92</b>
840	310513100200	Soils for earthwork, common borrow, spread with 200 HP dozer, includes load at pit and haul, 2 miles round trip, excludes compaction	C.Y.	\$ 20.37	\$ 17,110.80
1050	310513100700	Soils for earthwork, screened loam borrow, spread with 200 HP dozer, includes load at pit and haul, 2 miles round trip, excludes compaction	C.Y.	\$ 40.90	\$ 42,945.00
630	310516100100	Aggregate for earthwork, bank run gravel, spread with 200 HP dozer, includes load at pit and haul, 2 miles round trip, excludes compaction	L.C.Y.	\$ 34.40	\$ 21,672.00
630	310516100900	Aggregate for earthwork, aggregate or sand, spread with 200 HP dozer, includes load at pit and haul, round trip, for 5 mile haul add	L.C.Y.	\$ 6.87	\$ 4,328.10
42	312213200100	Rough grading sites, 400 S.F. or less, hand labor	Ea.	\$ 790.35	\$ 33,194.70
42	312213200130	Rough grading sites, 1,100-3,000 S.F., skid steer & labor	Ea.	\$ 1,302.25	\$ 54,694.50
1400	312316130050	Excavating, trench or continuous footing, common earth, 3/8 C.Y. excavator, 1' to 4' deep, excludes sheeting or dewatering	B.C.Y.	\$ 10.26	\$ 14,364.00
1400	312316131400	Excavating, trench or continuous footing, common earth, by hand with pick and shovel, 2' to 6' deep, light soil, excludes sheeting or dewatering	B.C.Y.	\$ 65.14	\$ 91,196.00
2800	312316131900	Excavating, trench or continuous footing, common earth, for tamping backfilled trenches, 6" lift, vibrating plate, excludes sheeting or dewatering, add	E.C.Y.	\$ 9.58	\$ 26,824.00
1400	312323130015	Backfill, light soil, by hand, no compaction	L.C.Y.	\$ 37.36	\$ 52,304.00
248	312323160050	Fill by borrow and utility bedding, for pipe and conduit, crushed or screened bank run gravel, excludes compaction	L.C.Y.	\$ 30.64	\$ 7,598.72
7245	312514161000	Synthetic erosion control, silt fence, install and remove, 3' high	L.F.	\$ 3.30	\$ 23,908.50
1344	312514161250	Erosion control, straw bale, install and remove, 3' Long	L.F.	\$ 5.40	\$ 7,257.60
					\$ -
	<b>Site Utilities</b>	<b>Replacement of water and sewer supply lines to the dwelling units within the 5' perimeter.</b>			<b>\$ 742,494.06</b>
3150	331413152020	Water supply distribution piping, ductile iron pipe, cement lined, mechanical joint, no fittings, 18' lengths, 4" diameter, class 50, excludes excavation or backfill	L.F.	\$ 84.39	\$ 265,828.50
126	331413158006	Water supply distribution piping, fitting, 90 degree bend or elbow, mechanical joint, ductile iron, cement lined, AWWA C110, 4" diameter, class 50 water piping	Ea.	\$ 374.74	\$ 47,217.24
126	331413158200	Water supply distribution piping, fitting, wye or tee, ductile iron, cement lined, mechanical joint, AWWA C110, 4" diameter, class 50 water piping	Ea.	\$ 858.68	\$ 108,193.68
126	331413158450	Water supply distribution piping, fitting, reducer, ductile iron, cement lined, mechanical joint, AWWA C110, 6" x 4" diameter, class 50 water piping	Ea.	\$ 454.06	\$ 57,211.56
126	331413158560	Water supply distribution piping, butterfly valves cast iron, with extension box, 4" diameter	Ea.	\$ 1,078.42	\$ 135,880.92
354	331413258500	Water supply distribution piping, fitting w/rubber gasket, polyvinyl chloride, repair coupling, 4" diameter, class 150, DR 18, excludes excavation or backfill	Ea.	\$ 51.44	\$ 18,209.76
3540	333111254010	Public sanitary utility sewerage piping, piping DWV PVC, schedule 40, 10' length, 6" diameter, excludes excavation or backfill	L.F.	\$ 31.06	\$ 109,952.40
					\$ -

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
		R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR	
Quantity	Line Item No.	R.S. Means Line Item Description	Unit	Unit Cost	Total
					\$ -
	<b>Landscaping</b>	Work outlined below is needed for access to perform replacement to site utility cast iron sanitary sewer and water piping that occurs within the five foot (5') perimeter outside the edge of the foundation. Other work noted is to restore disturbed areas.			\$ <b>217,627.82</b>
126	329113260100	Planting beds preparation, backfill planting pit, on site topsoil, by hand	C.Y.	\$ 53.91	\$ 6,792.66
84	329113260200	Planting beds preparation, backfill planting pit, prepared planting mix, by hand	C.Y.	\$ 40.54	\$ 3,405.36
168	329113260300	Planting beds preparation, backfill planting pit, on site topsoil, skid steer loader	C.Y.	\$ 5.41	\$ 908.88
84	329113260400	Planting beds preparation, backfill planting pit, prepared planting mix, skid steer loader	C.Y.	\$ 4.48	\$ 376.32
252	329119130600	Topsoil placement and grading, loam or topsoil, 1 C.Y. for 600 S.F., remove and stockpile on site, top dress by hand	C.Y.	\$ 76.53	\$ 19,285.56
6300	329219130310	Seeding, mechanical seeding, fine grading and seeding, with equipment, includes lime, fertilizer & seed	S.Y.	\$ 3.84	\$ 24,192.00
113.4	329219130400	Seeding, mechanical apply fertilizer, 35 lb./ M.S.F., hand push spreader	M.S.F.	\$ 26.91	\$ 3,051.59
113.4	329219130600	Seeding, mechanical apply limestone, 50 lb./M.S.F., hand push spreader	M.S.F.	\$ 9.94	\$ 1,127.20
113.4	329219130800	Seeding, mechanical seeding grass seed, 4.5 lb./M.S.F., hand push spreader	M.S.F.	\$ 28.56	\$ 3,238.70
84	329313100012	Ground cover, plants, pachysandra, excludes preparation of beds	C	\$ 219.98	\$ 18,478.32
84	329313100200	Ground cover, plants, Vinca minor, 1 year, bare root, excludes preparation of beds	C	\$ 234.76	\$ 19,719.84
42	329333100100	Shrubs and trees, evergreen, in prepared beds, arborvitae pyramidal, B&B, 4' - 5', in prepared beds	Ea.	\$ 211.03	\$ 8,863.26
21	329333100300	Shrubs and trees, evergreen, in prepared beds, cedar, blue, B&B, 8' - 10', in prepared beds	Ea.	\$ 377.75	\$ 7,932.75
21	329333100550	Shrubs and trees, evergreen, in prepared beds, holly, Savannah, B&B, 8' - 10' H, in prepared beds	Ea.	\$ 434.18	\$ 9,117.78
42	329333100640	Shrubs and trees, evergreen, in prepared beds, juniper, skyrocket, B&B, 18" - 24", in prepared beds	Ea.	\$ 215.49	\$ 9,050.58
42	329333100840	Shrubs and trees, evergreen, in prepared beds, spruce, norway, B&B, 4' - 5', in prepared beds	Ea.	\$ 119.47	\$ 5,017.74
42	329333200400	Shrubs, boxwood, B&B, 15"-18", planted in prepared beds	Ea.	\$ 76.31	\$ 3,205.02
42	329333200600	Shrubs, holly, B&B, 15"-18", planted in prepared beds	Ea.	\$ 78.16	\$ 3,282.72
42	329333201100	Shrubs, rhododendron, B&B, 18"-24", planted in prepared beds	Ea.	\$ 90.80	\$ 3,813.60
42	329333202800	Shrubs, dogwood, B&B, 3' - 4', planted in prepared beds	Ea.	\$ 107.15	\$ 4,500.30
42	329333203600	Shrubs, lilac, B&B, 3' - 4', planted in prepared beds	Ea.	\$ 122.40	\$ 5,140.80
24	329343200200	Deciduous trees, beech, balled & burlapped (B&B), 5' - 6', in prepared beds	Ea.	\$ 304.90	\$ 7,317.60

Date:	03/22/2023	<b>Substantial Rehabilitation Estimate</b> <b>2-story Wood-frame Multifamily Row&amp; Walk-Up Apartment Buildings</b>	Gross Square Feet:	302,701	
Project:	Desoto Bass Courts		Net Leasable Square Feet:	299,096	
Address:			Number of Units:	354	
City, State:	Dayton, OH		R.S. Means City Source:	Dayton, OH	
		R.S. Means Year 2022	Labor Type (Standard or Union):	Residential/DBWR	
<b>Quantity</b>	<b>Line Item No.</b>	<b>R.S. Means Line Item Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
12	329343200800	Deciduous trees, elm, balled & burlapped (B&B), 8'-10', in prepared beds	Ea.	\$ 572.72	\$ 6,872.64
12	329343201400	Deciduous trees, linden, balled & burlapped (B&B), 8' - 10', 1" caliper, in prepared beds	Ea.	\$ 250.24	\$ 3,002.88
24	329343201800	Deciduous trees, oak, balled & burlapped (B&B), 2-1/2"-3" caliper, in prepared beds	Ea.	\$ 768.24	\$ 18,437.76
24	329343202800	Deciduous trees, willow, balled & burlapped (B&B), 6' - 8', 1" caliper, in prepared beds	Ea.	\$ 250.24	\$ 6,005.76
66	329450101300	Tree guying, guy wire and wrap, 6" caliper, 6" anchors, includes arrowhead anchor, cable, turnbuckles and wrap	Ea.	\$ 126.38	\$ 8,341.08
48	329450101200	Tree guying, guy wire and wrap, 3" to 6" caliper, 4" anchors, includes arrowhead anchor, cable, turnbuckles and wrap	Ea.	\$ 101.56	\$ 4,874.88
24	329450101100	Tree guying, guy wire and wrap, less than 3" caliper, 3" anchors, includes arrowhead anchor, cable, turnbuckles and wrap	Ea.	\$ 94.76	\$ 2,274.24
					\$ -
		<b>Land Improvements Hard Cost Subtotal:</b>			\$ <b>1,357,519.80</b>
		<b>Structure(s) and Land Improvements Hard Cost Subtotal</b>			\$ <b>44,135,817.56</b>
		<b>Soft Costs and Fees</b>			
		Contingency	7.50%		\$ 3,310,186.32
		General Conditions	5.00%		\$ 2,206,790.88
		Builder's Profit & Overhead	10.00%		\$ 1,310,882.11
		Architectural Design Fees	5.50%		\$ 2,427,469.97
		Payment/Performance Bond Fee	0.00%		\$ -
		PHA Administration Fee	2.00%		\$ 882,716.35
		<b>Subtotal Soft Costs and Fees</b>	30.00%		\$ <b>10,138,045.62</b>
		<b>TOTAL REHABILITATION / RETROFIT CONSTRUCTION COST BUDGET:</b>			\$ <b>54,273,863.18</b>
		<b>HUD TOTAL DEVELOPMENT COST (TDC):</b>			\$ <b>84,383,468.00</b>
		<b>TOTAL REHABILITATION ESTIMATE / TDC COST:</b>			<b>64.32%</b>



**APPENDIX G**  
**HUD SAC 52860-B**

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

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

1. SAC Application Number in IMS/PIC **DDA** \_\_\_\_\_

Project (AMP) Name & Number in IMS/PIC **DeSoto Bass Courts**

**2. Housing Construction Cost (HCC) Calculation**

Based on HUD Notice

PIH-2021-07

Year: 2022

For Locality: Dayton, Ohio

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

Size - Type	Number of units	Times	TDC Per Unit	= TDC
0 - Bdr Detached and Semi detached		X		\$0
0 - Bdr Row Dwelling		X		\$0
0 - Bdr Walk-Up		X		\$0
0 - Bdr elevator		X		\$0
1 - Bdr Detached and Semi detached		X		\$0
1 - Bdr Row Dwelling		X		\$0
1 - Bdr Walk-Up	90	X	\$ 193,678.00	\$17,431,020
1 - Bdr elevator		X		\$0
2 - Bdr Detached and Semi detached		X		\$0
2 - Bdr Row Dwelling	185	X	\$ 235,448.00	\$43,557,880
2 - Bdr Walk-Up		X		\$0
2 - Bdr elevator		X		\$0
3 - Bdr Detached and Semi detached		X		\$0
3 - Bdr Row Dwelling	67	X	\$ 287,992.00	\$19,295,464
3 - Bdr Walk-Up		X		\$0
3 - Bdr Elevator		X		\$0
4 - Bdr Detached and Semi detached		X		\$0
4 - Bdr Row Dwelling	12	X	\$ 341,592.00	\$4,099,104
4 - Bdr Walk-Up		X		\$0
4 - Bdr Elevator		X		\$0
5 - Bdr Detached and Semi detached		X		\$0
5 - Bdr Row Dwelling		X		\$0
5 - Bdr Walk-Up		X		\$0
5 - Bdr Elevator		X		\$0
6 - Bdr Detached and Semi detached		X		\$0
6 - Bdr Row Dwelling		X		\$0
6 - Bdr Walk-Up		X		\$0
6 - Bdr Elevator		X		\$0
<b>Total Units</b>	<b>354</b>			<b>\$84,383,468</b>

**3. Estimated Cost of Rehabilitation**

Attach a document showing rehabilitation needs by line item and dollar amount

**\$54,273,863**

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

**64.32%**

Provide attachments as needed. All attachments must reference the Section and line number to which they apply. Previous versions obsolete.

**Instructions Form HUD-52860-B**

Refer to SAC website at [www.hud.gov/sac](http://www.hud.gov/sac) for more information

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

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

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

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

# APPENDIX H

## HUD SAC PIH Notice/2022 TDC's



## 2022 UNIT TOTAL DEVELOPMENT COST (TDC) LIMITS

### Number of Bedrooms

0		1		2		3		4		5		6	
HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC
500 sqft		700 sqft		900 sqft		1200 sqft		1500 sqft		1700 sqft		1900 sqft	

### Region V - Midwest

#### OHIO

##### *COLUMBUS*

Detached/Semi-Detached	110,240	192,921	142,993	250,238	170,873	299,028	203,649	356,385	239,676	419,433	262,795	459,891	285,147	499,007
Row House	86,606	151,560	113,422	198,488	137,374	240,404	168,023	294,040	199,290	348,758	219,591	384,284	238,558	417,477
Walkup	82,761	144,833	112,855	197,496	142,904	250,082	188,358	329,626	233,402	408,454	262,978	460,211	292,190	511,332
Elevator	88,832	142,131	124,365	198,983	159,897	255,836	213,197	341,115	266,496	426,393	302,028	483,246	337,561	540,098

##### *DAYTON*

Detached/Semi-Detached	107,985	188,974	140,071	245,124	167,384	292,922	199,494	349,115	234,789	410,881	257,438	450,516	279,337	488,840
Row House	84,814	148,425	111,079	194,389	134,542	235,448	164,567	287,992	195,195	341,592	215,081	376,391	233,662	408,908
Walkup	81,034	141,809	110,495	193,367	139,914	244,849	184,413	322,723	228,512	399,895	257,465	450,564	286,062	500,609
Elevator	87,004	139,207	121,806	194,889	156,607	250,572	208,810	334,096	261,012	417,620	295,814	473,303	330,616	528,985

##### *HAMILTON*

Detached/Semi-Detached	105,133	183,983	136,358	238,627	162,936	285,138	194,177	339,809	228,521	399,912	250,559	438,479	271,863	475,760
Row House	82,657	144,650	108,236	189,413	131,079	229,388	160,297	280,521	190,115	332,701	209,473	366,578	227,558	398,226
Walkup	79,036	138,313	107,787	188,627	136,496	238,868	179,921	314,861	222,956	390,174	251,215	439,626	279,127	488,472
Elevator	84,750	135,599	118,649	189,839	152,549	244,079	203,399	325,439	254,249	406,798	288,149	461,038	322,049	515,278

##### *LIMA*

Detached/Semi-Detached	102,347	179,108	132,766	232,340	158,661	277,657	189,108	330,939	222,571	389,500	244,045	427,079	264,812	463,420
Row House	80,335	140,586	105,224	184,142	127,461	223,057	155,927	272,872	184,957	323,675	203,806	356,661	221,420	387,485
Walkup	76,715	134,251	104,597	183,044	132,437	231,765	174,551	305,465	216,285	378,498	243,684	426,446	270,744	473,802
Elevator	82,435	131,896	115,409	184,654	148,383	237,412	197,843	316,549	247,304	395,687	280,278	448,445	313,252	501,203

##### *LORAIN*

Detached/Semi-Detached	110,174	192,804	142,872	250,027	170,700	298,725	203,400	355,951	239,357	418,875	262,430	459,253	284,724	498,267
Row House	86,771	151,849	113,591	198,784	137,529	240,676	168,124	294,217	199,368	348,893	219,650	384,387	238,592	417,536
Walkup	83,085	145,399	113,337	198,340	143,546	251,205	189,235	331,161	234,519	410,408	264,258	462,452	293,637	513,866
Elevator	88,892	142,228	124,449	199,119	160,006	256,010	213,341	341,346	266,677	426,683	302,234	483,574	337,791	540,465



ASSISTANT SECRETARY FOR  
PUBLIC AND INDIAN HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-5000

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**Special Attention of:**  
Public Housing Agencies (PHAs)  
Public Housing Directors  
Resident Management Corporations

**Notice PIH 2021-07 (HA)**

Issued: January 19, 2021

This notice supersedes and replaces Notice PIH 2018-04. This notice remains in effect until amended, superseded or rescinded.

Cross-References: Notices: PIH 2011-7; 2016-13; 2016-20; 2016-22; 2016-23; 2017-10; 2017-22; 2017-24; 2020-04; RAD Final Implementation Notice Revision 4 (H-2019-09 PIH-2019-23 (HA))

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Subject: Demolition and/or disposition of public housing property, eligibility for tenant-protection vouchers, and associated requirements.

**1) Purpose.** This notice explains application requirements to request HUD approval to demolish and/or dispose of public housing property under Section 18 of the United States Housing Act of 1937 (42 U.S.C. 1437p) (1937 Act) and related Tenant Protection Voucher (TPV) eligibility for such actions. This notice is used in conjunction with HUD's implementing regulations at 24 CFR part 970 and related rules and applies to all SAC applications, including those under review or already approved by HUD if the PHA is requesting an amendment of HUD's approval.

For purposes of this notice, public housing or public housing property means low-income housing, and all necessary appurtenances thereto, assisted under the 1937 Act, other than assistance under 42 U.S.C. 1437f of the 1937 Act (section 8), and includes public housing units developed pursuant to the mixed-finance development method. The term "project" is defined by section 3(b)(1) of the 1937 Act and means housing developed, acquired, or assisted by a PHA under the 1937 Act, and the improvements of any such housing. Public housing includes non-dwelling property (e.g., vacant land, administrative buildings and community buildings) acquired, developed, modernized, operated, or maintained with 1937 Act funds.

The contents of this notice, except when based on statutory or regulatory authority or law, do not have the force and effect of law and are not meant to bind the public in any way. This document is intended only to provide clarity to the public regarding existing requirements under the law or agency policies.

## 2) SAC Application Requirements.<sup>1</sup>

**A. Processing.** HUD's Special Applications Center (SAC) reviews applications for demolition and disposition (SAC applications) in accordance with the requirements of 24 CFR part 970. SAC only reviews complete SAC applications. Pursuant to 24 CFR 970.29, HUD disapproves a SAC application if HUD determines: (1) a certification made by the PHA under 24 CFR part 970 is clearly inconsistent with the PHA Plan or any information and data available to or requested by HUD; or (2) the application was not developed in consultation with residents, resident groups, and local government officials.

**B. PHA Plan.** Proposed demolition or disposition must be included in a PHA Annual Plan, Significant Amendment, or MTW Annual Plan. All PHAs, including qualified PHAs, must discuss the demolition or disposition at a public hearing, as required by 24 CFR 903.17.<sup>2</sup>

**C. Environmental Requirements.** Proposed demolitions and disposition must comply with 24 CFR 970.13 and have environmental clearance, which means final approval from a HUD Approving Official or the Responsible Entity of an environmental review conducted under 24 CFR part 50 or 58. See Notice PIH 2016-22. PHAs are responsible for providing the Responsible Entity or local Office of Public Housing (Field Office) with a full description of the activities in connection with the demolition and/or disposition (including relocation, known future use of the site, use of disposition proceeds) to comply with aggregation requirements.<sup>3</sup> The site re-use is not limited to future actions by the PHA, but includes any future known re-use. See 24 CFR 970.13(b) for factors in determining what constitutes a known future use.

**D. Resident Consultation.** In addition to resident consultation for PHA Plans, PHAs must comply with resident consultation requirements under 24 CFR 970.9, including consultation with: (i) residents who may be affected by the demolition or disposition action; (ii) resident organizations for the affected project, if any; (iii) PHA-wide resident organizations, if any; and (iv) the Resident Advisory Board or equivalent body. PHAs must ensure communications and materials are accessible to individuals with disabilities and take reasonable steps to provide meaningful access to persons with Limited English Proficiency (LEP). See section 6)F.5.

**E. Offer of Sale to Resident Organizations (Disposition Only).** PHAs must, in appropriate circumstances as determined by the Assistant Secretary, provide resident entities the opportunity to purchase the project, subject to certain exceptions. See 24 CFR 970.9(b)(3). A PHA requesting consideration of exceptions to 24 CFR 970.9(b)(1) must follow the process stated at 24 CFR 970.9(b)(4).

**F. Board Resolution.** A PHA must obtain a signed and dated resolution from its Board of Commissioners authorizing the PHA to submit the SAC application. The Board must be consulted and approve all material parts of the SAC application including the justification;

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<sup>1</sup> Note that these items are not a substitute for the SAC application requirements described in 24 CFR part 970 or HUD-52860. Rather, the below provide additional guidance and clarification on certain requirements.

<sup>3</sup> See 24 CFR 58.32 and 24 CFR 50.21.

method of disposition (if applicable); use of proceeds; and relocation plan. The authorizing resolution must be dated after all local government and resident consultations are conducted.

**G. Phased Applications.** PHAs may submit SAC applications through a “phased” method with staggered timelines, so that buildings in later phases remain eligible for Operating Funds. A PHA submits a SAC application in IMS/PIC for each phase, with different relocation start timelines. The same supporting documentation (e.g., board resolution, resident consultation, government consultation) may be used for its all phases. See 24 CFR 970.7(a).

**H. Amendments.** PHAs must comply with all material terms of the SAC application. If after receiving HUD approval a PHA’s plan changes on material terms, SAC approval of the change is required. Material terms include (i) method of disposition; (ii) public bid sale where offer is less than 80% of fair market value (FMV) appraisal submitted in the SAC application (the PHA must describe its due diligence in offering the public housing property for sale on the open and competitive market and its rationale for accepting an offer that is less than 80% of appraised FMV; alternatively, the PHA may submit an updated appraisal); and (iii) terms of commensurate public benefit disposition (the PHA must describe the revised future use of the property so HUD can confirm the commensurate public benefit). PHAs request amendments by sending an email to [SACTA@hud.gov](mailto:SACTA@hud.gov) with the information noted above and a board resolution approving the change. On a case-by-case basis, SAC may require additional supporting documentation to support an amendment (e.g., evidence of local government and/or resident consultation; confirmation of environmental clearance).

### **3) Disposition.**

**A. Justification Criteria for Dwelling Units.** HUD reviews PHA certifications and narratives, along with other information available to or requested by HUD, on a case-by-case basis. HUD approves SAC applications for dispositions based on at least one of the following two reasons:

**1. Retention of the property is not in the best interests of the residents or the PHA.**

HUD will approve a request for disposition by sale or other transfer of a public housing project or other real property if the PHA certifies that the retention of the property is not in the best interests of the residents, relative to:

**a. Surrounding Area (24 CFR 970.17(a)):** The conditions in the area surrounding the project (e.g., density, industrial or commercial development) adversely affect the health or safety of the residents or the feasible operation of the project by the PHA. The PHA supports its application with at least one of the following:

**(1) Health or safety.** PHAs demonstrate conditions that present serious obstacles in maintaining the units as healthy or safe housing and why the PHA cannot cure or mitigate those conditions in a cost-effective manner. HUD encourages PHAs to submit supporting third-party documentation, which include environmental reviews conducted under 24 CFR part 58. HUD may consider other available information, including analyses of land development, socioeconomic, community



facilities and services, and natural features. In accordance with Notice PIH 2016-22, HUD may elect to perform an environmental review under 24 CFR part 50; or

**(2) Infeasible operation.** PHAs demonstrate a lack of demand for the units. Supporting documentation includes evidence the units have long-term vacancy issues, notwithstanding due diligence in marketing (e.g., census tract data on declining population in the jurisdiction; units located in an isolated area with limited access to transportation and infrastructure; high turnover rates). On a case-by-case basis, HUD may require a PHA to submit a market analysis or HUD may perform one.

**b. Improved Efficiency/Effectiveness Through Off-Site Development of Low-income Housing (24 CFR 970.17(b)).** The disposition allows for the development of other properties that will be more efficiently or effectively operated as low-income housing projects. For purposes of this notice, “low-income housing” is limited to public housing units, project-based voucher (PBV) units, or Section 8 PBRA units and does not include housing where tenants are using tenant-based Section 8 Housing Choice Vouchers (HCV). Development may include acquisition (with or without rehabilitation) or new construction. PHAs must demonstrate why the replacement low-income housing units are preferable (e.g., more energy efficient; better unit configuration; better location in terms of transportation, jobs, or schools; furthers minority or economic de-concentration where units are relocated from an area of minority concentration to one that is not concentrated). The units being acquired, developed, or rehabilitated must be off-site. In providing the statement justifying the proposed disposition pursuant to 24 CFR 970.7(a)(5), PHAs explain their intention to acquire, develop, or rehabilitate low-income housing projects. For public housing units, the PHA submits the development proposal to HUD under 24 CFR part 905. For PBV units, the PHA submits an “intent to project-base” notification to the Field Office.

**2. PHA certifies that it has determined the disposition to be appropriate (24 CFR 970.17(c)).** A PHA has determined the disposition to be appropriate for reasons that are in the best interests of the residents and the PHA; consistent with the PHA goals and plans; and otherwise consistent with the 1937 Act. In making such a certification, a PHA considers its need for public housing units, the purpose and mandate of the 1937 Act, the mission and obligations of the PHA to maintain and operate projects as decent and safe housing in accordance with its ACC, and other tools available to the PHA to preserve and reposition its public housing stock. SAC applications are reviewed on a case-by-case basis. Below are examples:

**a. Unit obsolescence.** The units are obsolete as to physical condition in accordance with applicable demolition criteria described at section 4)A.1 of this notice.

**b. Very Small PHAs.** The PHA owns and operates 50 or fewer public housing units under its ACC and has determined that it is in the best interests of the residents and

PHA to close out its Section 9 public housing program in accordance with Notice PIH 2016-23.

- c. Improved Efficiency/Effectiveness Through On-Site Development of Low-income Housing (24 CFR 970.17(c)).** The requirements of Section 3)A.1.b of this notice apply except that the replacement low-income housing units are located on-site. The replacement low-income housing units may be newly constructed or the same public housing units after modernization (rehabilitation).<sup>4</sup>
- d. Scattered Site Units.** Due to distance between units and lack of uniformity of systems (e.g. HVAC, utilities), the PHA demonstrates an unsustainability to operate and/or maintain the units as public housing. For purposes of this notice, scattered site units generally mean units in non-contiguous buildings with four or fewer total units.
- e. Blending Section 18 Disposition Approvals with Rental Assistance Demonstration (RAD) Conversion.** The PHA is converting a portion of the public housing units within a Converting Project and is replacing the units proposed for disposition with project-based Section 8 assistance within the Covered Project, as the terms “Converting Project” and “Covered Project” are defined in the RAD Final Implementation Notice Revision 4 (H-2019-09 PIH-2019-23 (HA)), as amended from time to time (the “RAD Notice”). The aggregate number of replacement units (RAD and project-based Section 8) must meet the RAD “substantial conversion of assistance” requirements.

  - (1) RAD/Section 18 Construction Blend.** The percentage of units eligible for disposition within the Converting Project is based on the hard construction costs, including general requirements, overhead and profit, and payment and performance bonds, proposed for the new construction or rehabilitation of the Covered Project. To be eligible, the proposed transaction may not use 9% Low Income Housing Tax Credits. The following sets forth the percentage of units eligible for disposition within the Converting Project based on the level of construction activity:

    - (a)** If the hard construction costs are equal to or exceed ninety percent (90%) of the Housing Construction Costs as published by HUD for the given market area, at the PHA’s discretion up to sixty percent (60%) of the units in the Converting Project may be disposed of under Section 18. For high-cost areas, defined as those where HCC exceeds 120% of the national average,<sup>5</sup> at the PHA’s discretion up to eighty percent (80%) of the units in the Converting Project may be disposed of under Section 18.

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<sup>4</sup> If the PHA is proposing to dispose of public housing units to allow the same units to be modernized (rehabilitated) under mixed-finance public housing development rules of 24 CFR part 905, the PHA submits the SAC application under the “MF-MOD” disposition application type in IMS/PIC. This ensures Capital Fund and Operating Fund subsidy are accurate.

<sup>5</sup> To calculate the national average HCC and the HCC for each jurisdiction, HUD used the average of the 2-BR HCC for Elevator and Walk-up structures.

- (b) If the hard construction costs are equal to or exceed sixty percent (60%) but are less than ninety percent (90%) of the Housing Construction Costs as published by HUD for the given market area, at the PHA's discretion up to forty percent (40%) of the units in the Converting Project may be disposed of under Section 18.
- (c) If the hard construction costs are equal to or exceed thirty percent (30%) but are less than sixty percent (60%) of the Housing Construction Costs as published by HUD for the given market area, at the PHA's discretion up to twenty percent (20%) of the units in the Converting Project may be disposed of Section 18.

**(2) RAD/Section 18 Small PHA Blend.** For any PHA with 250 or fewer public housing units under its ACC, at the PHA's discretion up to eighty percent (80%) of the units in a Converting Project may be disposed of under Section 18. The PHA is not required to remove all of its remaining public housing units through a Small PHA Blend transaction. However, to be eligible for the Small PHA blend, the PHA must submit to HUD a feasible repositioning plan approved by the PHA's board of commissioners and acceptable to HUD that removes all of a PHA's public housing ACC units, reflects that the PHA will not develop additional public housing units under otherwise available Faircloth authority, and will not transfer that Faircloth authority to another PHA and will result in the closeout of the PHA's Section 9 public housing program and termination of its Section 9 ACC. Any PBV contract created under this subparagraph must be administered by an HCV contract administrator with at least 250 HCV units under its HCV ACC prior to creation of such PBV contract.

Please see Section 1.5.B of the RAD Notice relating to the applicability of RAD relocation requirements to residents of the Section 18 units and Section 1.6 of the RAD Notice relating to the applicability of RAD requirements to non-RAD units to facilitate the uniform treatment of residents where specified in the RAD Notice.

RAD/Section 18 blends are primarily processed by the Office of Recapitalization and are subject to RAD requirements and processes related to Financing Plan submission requirements, underwriting, DOT releases, terms of the disposition (e.g., treatment of proceeds), and placement of a long-term use agreement at the Covered Project. Notwithstanding processing by the Office of Recapitalization, in addition to RAD requirements, the PHA must also comply with Section 18 submission requirements.

**B. Justification Criteria of Non-Dwelling Buildings and Vacant Land.** The PHA certifies, by narrative statement and supporting documentation, that disposition of non-dwelling buildings or vacant land meets the criteria of 24 CFR 970.17(d) because the property exceeds the needs of the project after the date of full availability (DOFA); or the disposition of the property is incidental to, or does not interfere with, continued operation of the remaining portion of the project.

**C. Commensurate Public Benefit.** In accordance with 24 CFR 970.19, dispositions proposed below FMV require a finding of commensurate public benefit, which HUD determines on a case-by-case basis. Generally, the disposed property is developed for affordable housing purposes serving low-income families (incomes at or below 80% of area median). Such affordable housing may include, but is not limited to, public housing, project-based Section 8 housing, and housing developed with low-income housing tax credits (LIHTCs). HUD encourages PHAs to maximize economic opportunities available to residents (as described in section 6)F.5 of this notice) when requesting HUD approval of a below FMV disposition based on commensurate public benefit. PHAs should specifically describe these economic opportunity benefits in their SAC applications as part of the commensurate public benefit description. To ensure compliance with a HUD-approved commensurate public benefit, a use restriction may be required (such that it survives foreclosure of mortgages and other liens) and publicly recorded in the land records. As part of the SAC application, a PHA may propose a preferred form of use restriction (e.g., LIHTC extended use agreement, HOME agreement, reversion clause in transfer documents, provision in ground lease, separate use agreement). The use restriction must be in a form acceptable to HUD. Field Offices will not release the Declaration of Trust/Declaration of Restricted Covenants (DOT/DORC) (HUD-52190) (4/2018) (or previous versions) until the PHA evidences compliance.

#### **4) Demolition.**

**A. Justification Criteria.** HUD reviews demolition requests in accordance with the following criteria: (1) the project or portion of a project is obsolete as to physical condition, location, or other factors, making it unsuitable for housing purposes; and no reasonable program of modifications is cost-effective to return the public housing project or portion of the project to useful life; and (2) in the case of an application for demolition of a portion of a project, the demolition will help to ensure the viability of the remaining portion of the project.

- 1. Physical Condition (24 CFR 970.15(b)(1)(i) and (b)(2)).** PHAs must demonstrate substantial physical issues of the buildings/units (e.g., critical structural issues, deficiencies in major systems, deterioration due to prolonged deferred maintenance) that cannot be corrected in a cost-effective manner. PHAs may submit Physical Needs Assessments (PNAs), government inspections (including condemnation orders), and/or independent architect or engineer's reports as supporting documentation.<sup>6</sup> HUD may consider other available information, including REAC scores; Capital Fund Program Five Year Action Plans, Energy Performance Contracting (EPC) information; and/or on-site inspections by HUD staff. To support a certification of physical obsolescence and cost-ineffectiveness, the PHA submits

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<sup>6</sup> In accordance with 24 CFR 905.314(g), PHAs are permitted to rehabilitate and address the capital needs of projects provided the rehabilitation costs do not exceed 90% of total development cost TDC. Accordingly, per 24 CFR 970.15(b)(2), if a project's rehabilitation costs are between 57.14% (or 62.5% if elevator) and 90% of TDC, the PHA may either voluntarily pursue a demolition or disposition action for the project or may rehabilitate the project with Capital Funds. However, if rehabilitation costs for a project exceed 90% of TDC, the PHA's only choice is to pursue a demolition or disposition or use funds other than Capital Funds to address the project's capital needs.



form HUD-52860-A (4/2018) and HUD-52860-B (4/2018), along with a list of specific and detailed work items that require rehabilitation or repair, preferably prepared by an outside engineer or architect, in two components: scope of work and cost-estimates. The following generally applies to the scope of work:

- a.** Estimates based on the standards outlined in the most recent International Building Code (IBC) and National Fire Protection Association (NFPA) 5000 standards. PHAs may include local code requirements (e.g., fire codes; requirements for natural disasters such as flooding or wildfires);
- b.** Building systems (e.g., HVAC, plumbing, electric), external amenities (e.g., roofs, doors, windows), and internal amenities (e.g., kitchens, bathrooms, flooring) limited to those that address immediate capital needs for a maximum of three years. Replacement costs are restricted to the remaining useful life of an item for three years or less. Actual service life may depend on initial quality of the item, local environmental factors, use/abuse, and levels of routine maintenance. Age of an item alone is not evidence of need to repair or replace. Each item is individually estimated and may reference life cycle values per the R.S. Means Facilities Maintenance and Repair Cost Data book;
- c.** Underground utilities (e.g., sewer, water, gas, electric), regardless of distances, provided the PHA owns the utility and evidences the need for replacement;
- d.** Mitigation costs of asbestos, lead-based paint, or other environmental issues supported by reports submitted with the SAC application;
- e.** Structural defects when supported by reports from a licensed professional engineer;
- f.** Accessibility improvements for persons with mobility, vision, hearing or other impairments, provided improvements are consistent with standards, regulations, and other requirements under Section 504 of the Rehabilitation Act of 1973 (including the Uniform Federal Accessibility Standards (UFAS)), Fair Housing Act, Americans with Disabilities Act, other applicable federal authorities, state or local requirements that exceed federal baseline requirements, and accessibility requirements in remedial agreements or orders;
- g.** Imminent health and/or safety issues even if such costs are otherwise not eligible provided the PHA provides supporting documentation from an independent party evidencing the occurrence and resulting health and/or safety risks.

HUD reserves the right to disallow items in a scope of work if HUD determines there are more cost-effective alternatives to address the rehabilitation or replacement needs. If PHAs complete major capital work after the scope of work is prepared, the PHA must include a description of that work in the SAC application. HUD generally does not allow the following costs to be included in a rehabilitation scope of work:

- a. Work associated with enhancements or improvements of working systems or fixtures at the project (including energy efficiency “green” improvements);
- b. Amenities not currently existing at the project (e.g., solar panels; tankless water heaters; trash enclosures, washer/dryer hook-ups; garbage disposals; central air-conditioning; addition of new porches);
- c. Work items that address a project’s needs beyond three years;
- d. Local code compliance if the building code requirements are otherwise not triggered by the rehabilitation/repair;
- e. Landscaping or other site work beyond five feet of the exterior walls of a building;
- f. Upgrading utility lines that are otherwise in working condition;
- g. Work items associated with site improvements and appurtenances (e.g., parking lots, security cameras, playgrounds, community centers), even if those site improvements or appurtenances exist and in need of repairs; and
- h. Replacing PHA personal property (e.g., replacing appliances or other removable fixtures such as refrigerators, ovens, and window treatments).

The following generally applies to cost estimates of the eligible scope of work items:

- a. Total development costs (TDC) comparisons per HUD-posted costs for the year the rehabilitation estimate is made. See 24 CFR 905.314.
- b. R.S. Means cost index, Marshall and Swift cost index, or other accurate and reliable cost estimates (e.g., actual and competitive bids).
- c. Hard construction costs (HCC) as defined in 24 CFR part 905 (including existing items inside a building or within five feet of the exterior walls; and costs to repair landscaping damaged due to rehabilitation).

PHAs may not include additional costs attributable to inflation or “cost escalation.” For example, if a PNA completed in 2017 indicates a roof replacement is necessary in 2019, the PHA must use current estimated costs without any escalation, cost adjustments or other means of adjusting for inflation for work projected to be undertaken/completed in 2019. Instead, the PHA uses 2017 cost index information.

The following fees are maximum amounts for soft costs associated with public housing rehabilitation.<sup>7</sup> PHAs may flexibly determine costs for each item provided the total cost does not exceed the maximum. Percentages are based on hard construction and will vary based on the project size:

- a. Construction contingency: 7.5 percent
  - b. Architectural/engineer's design and construction monitoring fees: 5.5 percent
  - c. Profit and overhead fees for specialty subcontractor (e.g. HVAC, electric, plumbing, elevator): 10 percent
  - d. General condition fees (e.g., permit, insurance, bonds): 5 percent
  - e. PHA administrative costs: 2 percent
2. **Location (24 CFR 970.15(b)(1)(ii) and (b)(2)).** PHA demonstrates the location of the units causes obsolescence, including physical deterioration of the neighborhood; change in neighborhood from residential to industrial or commercial; or environmental conditions which jeopardize the suitability of the site or a portion of the site and its housing structures for residential use. The cost test for obsolescence based on location includes the PHA's cost to cure the obsolescence (e.g., buffering nearby industrial or commercial development; mitigating environmental conditions) and whether these costs exceed applicable TDC percentages. In some cases, there may be no way to cure the obsolescence, regardless of cost (e.g., project is in a Federal Emergency Management Agency (FEMA) designated floodway). In other cases, the obsolescence may be curable with a mitigation cost (e.g., flood-proofing and flood insurance for designated floodplains).
3. **Other Factors (24 CFR 970.15(b)(1)(iii) and (b)(2)).** PHA demonstrates factors impacting the marketability, usefulness, or management of the units that seriously impede operations for residential use supported by third party documentation. The cost test for obsolescence based on other factors includes the PHA's cost to cure the cause and whether these costs exceed applicable TDC percentages. In some cases, curing the obsolescence is not possible regardless of costs. In cases where the obsolescence may be curable, include the PHA's cost of due diligence in marketing and to cure obsolete factors (e.g., cost to add a second bathroom to units with a high number of bedrooms).

**B. *De Minimis* Demolition.** In any 5-year period, a PHA may demolish the lesser of 5 dwelling units or 5 percent of the total public housing dwelling units without the need to obtain HUD approval under 24 CFR part 970, provided the resulting space is used to meet the service or other needs of the residents or the PHA determines the unit(s) are beyond repair. Demolition criteria of 970.15 do not apply to *de minimis* demolitions. Prior to

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<sup>7</sup> HUD may consider higher percentages for soft costs for compelling reasons on a case-by-case basis.

demolishing units under this authority, the PHA must submit information to HUD via IMS/PIC, including a description of the proposed units and other items required by 24 CFR 970.7(a)(1), (2), (12), (13), and (14).

## **5) Eligibility and Application Process for Tenant-Protection Vouchers (TPVs).**

**A. TPV Eligibility.** As part of HUD's approval of a SAC application, a PHA may be eligible to receive Section 8 HCV assistance from HUD in the form of TPVs. The issuance of TPVs to a PHA does not occur with SAC approval of an application. Instead, the PHA must apply separately for TPVs in accordance with the current PIH funding notice for the HCV program.

HUD determines a PHA's TPV award based on the relevant appropriations and other HUD-issued guidance (including the applicable year's HCV funding notice). HUD's approval of the SAC application indicates the maximum number of both relocation and replacement TPVs that a PHA may be eligible to receive.

**Based on limited availability of TPV funding, HUD is limiting the maximum TPV awards for dispositions based on improved efficiency or effectiveness under Section 3)A.1.b or 3)A.2.c of this notice to 25 percent of the occupied units at the project. However, even if a PHA is not eligible to receive TPVs in a SAC-approved disposition, the PHA must still comply with relocation requirements of 24 CFR 970.21.**

**B. TPV Application Process.** A PHA must submit the following to the Field Office:

1. Name and IMS/PIC number for the units approved in the SAC application. Number of TPVs (both relocation and replacement) requested which must equal or be less than the maximum number of TPVs identified in the SAC approval and address relevant appropriation limits including HUD TPV guidance. See Notice PIH 2017-10 (or the current replacement PIH funding notice for the HCV program) concerning the differences between replacement and relocation TPVs.
2. Form HUD-52515 (Voucher Funding Application). If lease-up covers more than one calendar year, the PHA must submit a separate Form HUD-52515 for each calendar year.
3. Leasing schedule identifying the number of TPVs leased on a month-to-month basis. If lease-up covers more than one calendar year, the PHA must submit separate leasing schedules for each calendar year. If the PHA is approved for both replacement and relocation TPVs as part of the same SAC approval, the PHA must submit separate leasing schedule(s) for each type of TPV.
4. SAC application approval as a PDF copy, signed and dated.
5. If the PHA is a Public Housing-only PHA (and therefore cannot receive or administer TPVs), the name and PHA code of the PHA that has agreed to administer the TPVs, along with an agreement letter from that PHA. HUD does not allow Public Housing-only PHAs to create Section 8 HCV programs based solely on TPV eligibility.



The Field Office conducts a threshold review of the TPV request prior to sending the request to HUD's Financial Management Division (FMD) for processing. HUD's Financial Management Center (FMC) notifies PHAs of final TPV awards.

## **6) Other Requirements.**

**A. Existing Financial Transactions.** PHAs with an approved transaction through the Capital Fund Financing Program (CFFP), Section 30 (including PHA Mortgaged Transaction (PMT)), Energy Performance Contracting (EPC), or Operating Fund Financing Program (OFFP) must comply with additional instructions provided by HUD regarding such financing and may not take any steps to implement a SAC-approved application without receiving confirmation from HUD that all applicable requirements of the financing are satisfied. PHAs must certify an existing financial agreement is not at risk because of the proposed demolition or disposition action.

**B. Operating Fund Accuracy. Updating Days to Relocation.** As part of the SAC application, PHAs include an estimated number of days from a SAC-approved application that it plans to start relocation. HUD recognizes relocation plans sometimes change. However, because HUD relies on relocation information to determine Operating Funds, PHAs are responsible to ensure the relocation information remain reasonably accurate. If days to relocation in a SAC application is not reasonably accurate, Asset Repositioning Fee (ARF) payments under 24 CFR 990.190 will be affected. See Notice PIH 2017-22 on how to update relocation dates.

**C. Re-occupying Units Proposed for Demolition or Disposition.** 24 CFR 970.25(a) states a PHA should not re-rent units at turnover while HUD is considering a SAC application. However, due to community needs or for other reasons consistent with its PHA Plan, a PHA may decide it is in the best interests of the PHA, its residents, and the community to re-occupy vacated units that are under SAC review. If the PHA proposes demolition or disposition because units are structurally unsound, located in a floodway, or otherwise uninhabitable, the PHA cannot reoccupy the units. PHAs cannot re-occupy units after issuance of the 90-day relocation notice.

**D. Reporting Requirements.** Within seven days of completion of the demolition or disposition (e.g., execution of the sale or lease contract for disposition), PHAs must report the action in IMS/PIC. On a case-by-case basis, HUD may require other reporting information.

**E. False Certifications and HUD Enforcement.** Any person knowingly presenting a false, fictitious or fraudulent statement or claim in a HUD matter, including certifications and supporting documentation submitted with SAC applications, is subject to criminal penalties, civil liability, or administrative actions which HUD may prosecute. HUD may pursue debarment/suspensions of principals and PHAs, and any enforcement actions available including, but not limited to, injunctive relief and other equitable remedies.

**F. Civil Rights Requirements.** This notice does not modify a PHA's fair housing, civil rights, or accessible housing obligations. It does clarify those obligations with respect to public housing demolition/disposition under Section 18.

- 1. PHA Certification.** As part of the SAC application, PHAs certify they will carry out the removal action in compliance with all applicable civil rights requirements, including Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act of 1990, all regulations implementing these authorities, other applicable Federal, State, and local civil rights laws, and the duty to affirmatively further fair housing. A PHA's certification means that it will fulfill the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing. The PHA is always responsible for understanding and implementing the requirements of HUD regulations and policies, and has a continuing obligation to affirmatively further fair housing in compliance with the 1968 Fair Housing Act, the Housing and Community Development Act of 1974, The Cranston-Gonzalez National Affordable Housing Act, and the Quality Housing and Work Responsibility Act of 1998. (See 42 U.S.C. 3608, 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437C–1(d)(16)). PHAs also certify that, if HUD approves the SAC application, subsequent implementation complies with all applicable civil rights requirements, including environmental determinations for environmental justice.
- 2. HUD Civil Rights Review.** HUD's Office of Fair Housing and Equal Opportunity (FHEO) conducts a civil rights review of SAC applications, which may include applications for non-dwelling property. Pursuant to 24 CFR 970.7(a)(17), HUD may request additional information, including information about the PHA's compliance with nondiscrimination requirements in relocations under 24 CFR 970.21(a) and the PHA's affirmatively furthering fair housing certification under 24 CFR 903.7(o).
- 3. Disclosure of Remedial Orders and Compliance Agreements.** In its SAC application, the PHA provides a certification that the demolition or disposition does not violate any remedial civil rights order or agreement, voluntary compliance agreement, final judgment, consent decree, settlement agreement, or other court order or agreement (per 24 CFR § 970.9(a)(16)). In addition, the PHA states whether it is operating under any federal, state, or local remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance. If the PHA is operating under such a document, it must provide a citation to the document and attach a narrative description explaining how the proposed demolition or disposition is consistent with such document.
- 4. Federal Labor Standards and Economic Opportunity.** PHAs using HUD funds for demolition or disposition must comply with all applicable federal labor standards of Section 12 of the 1937 Act (42 U.S.C. 1437j) (Davis-Bacon) and requirements of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C 1701u), as amended. Activities include but are not limited to demolition and resident relocation. Under Section 3 and 24 CFR part 75, recipients of certain HUD financial assistance must provide employment, training, and economic opportunities to the greatest extent feasible

to Section 3 residents or business concerns. Recipients of HUD funds have Section 3 obligations regardless of the amount of funds (see 24 CFR 75.3).

**5. Resident Consultation for Persons with Disabilities and Persons with Limited English Proficiency.**

To ensure individuals with disabilities have reasonable opportunities to consult on the SAC application, PHAs must ensure communications and materials are accessible and in compliance with Section 504 of the Rehabilitation Act of 1973, 24 CFR 8.6, and the Americans with Disabilities Act of 1990, 28 CFR parts 35.160-35.163. This includes ensuring written and oral communications, including resident meetings, are provided in appropriate alternative formats as needed, e.g., Braille, audio, large type, accessible electronic communications, assistive listening devices, sign language interpreters, computer-assisted real time transcription of meetings, Brailled materials, large print documents, accessible web-based and email communications, and when providing materials via the Web. In selecting locations for consultation with residents, the PHA must provide equal access for persons with disabilities, conducting sessions at locations that are physically accessible to persons with disabilities, including individuals who use wheelchairs. Individuals with disabilities must receive services in the most integrated setting appropriate to their needs, meeting the needs of qualified individuals with disabilities that enables interactions to the fullest extent possible. The PHA is guided by the goal of maximizing participation in an integrated setting so that residents with disabilities and residents without disabilities may hear and consider each other's views. Priority shall be given to on-site accessible locations (e.g., TV rooms or informal gathering places) even if to do so requires multiple sessions with smaller groups of residents. Title VI of the Civil Rights Act of 1964 and regulations at 24 CFR part 1, require PHAs to take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English (i.e., individuals who have limited English proficiency or LEP persons). Written materials provided in English are to be provided in regularly encountered languages among the residents. PHAs may need to provide interpreters to communicate between different languages to ensure LEP persons have meaningful access. PHAs hold meetings in languages other than English to provide direct communication and participation.

**7) Relocation of Residents.** If residents are relocated due to a demolition and/or disposition, the PHA must follow relocation requirements at 24 CFR 970.21, and not the relocation requirements at 49 CFR part 24, which implements the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended. However, if subsequent acquisition, rehabilitation or demolition carried out with HUD funds or carried out with other HUD-funded activities causes residents to relocate, the URA may apply to those relocations. Additionally, if CDBG or HOME funds are used in the demolition or with conversion of lower-income dwelling units to a use other than lower-income dwelling units, the project may be subject to section 104(d) of the Housing and Community Development Act of 1974, including relocation assistance and one-for-one replacement provisions under 24 CFR part 42 subpart C.

**8) Technical Assistance.** Contact [SACTA@hud.gov](mailto:SACTA@hud.gov).

**9) Paperwork Reduction Act.** Information collection requirements contained in this notice are approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520). The OMB control numbers are 2577-0029, 2502-0612 and 2577-0075.

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Dominique Blom  
General Deputy Assistant Secretary for Public and Indian  
Housing



# APPENDIX I

## Record of all Documents Reviewed, Interviews, and Supporting Information

**From:** [Courtney Winters](#)  
**To:** [Brad.French@daytonohio.gov](mailto:Brad.French@daytonohio.gov)  
**Subject:** Open Records Request - Desoto Bass Courts - 468943  
**Date:** Monday, September 12, 2022 10:23:00 PM  
**Attachments:** [image001.png](#)

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Hi, Brad,

AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property: Desoto Bass Courts located at: 911 Oldfield Avenue, Dayton, OH 45417. Is this property within your jurisdiction?

As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following:

**Fire Department** for information on the storage, generation, usage, or spillage of hazardous substances, petroleum products, pollutants, or controlled substances, and any other environmental conditions for the property, records of fire inspections for the property, AND copies of any outstanding fire code violations.

Who would be the appropriate contacts to provide all necessary information and documents? Please notify me in advance if the fees for this request are estimated to exceed \$75.

Thank you in advance for your help,  
Courtney



**Courtney Winters (she/her)**  
*Administrative Assistant*

**AEI Consultants**  
4009 Fitzhugh Avenue, Suite 200  
Richmond, VA 23230  
E: [cwinters@aeiconsultants.com](mailto:cwinters@aeiconsultants.com)

**From:** [Courtney Winters](#)  
**To:** [cityhall@daytonohio.gov](mailto:cityhall@daytonohio.gov)  
**Subject:** Open Records Request - Desoto Bass Courts - 468943  
**Date:** Monday, September 12, 2022 10:23:00 PM  
**Attachments:** [image001.png](#)

---

Hello,

AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property: Desoto Bass Courts located at: 911 Oldfield Avenue, Dayton, OH 45417. Is this property within your jurisdiction?

As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following:

**Fire Department** for information on the storage, generation, usage, or spillage of hazardous substances, petroleum products, pollutants, or controlled substances, and any other environmental conditions for the property, records of fire inspections for the property, AND copies of any outstanding fire code violations.

**Building Department** for any copies of Certificates of Occupancy and building permits from the last 10 years (year, type of permit, and owner/applicant), as well as the following information regarding building codes:

1. Building code enforced at the time the property was constructed.
2. Additional building codes enforced at the property since construction.
3. Current building code enforced by the municipality.
4. Copies of any outstanding building code violations.

**Planning and Zoning** a zoning letter to identify if the property has Activity and Use Limitations (AULs), defined as legal or physical restrictions or limitations on the use of, or access to the property; the current zoning classification of the property; AND copies of any outstanding zoning code violations.

Who would be the appropriate contacts to provide all necessary information and documents? Please notify me in advance if the fees for this request are estimated to exceed \$75.

Thank you in advance for your help,  
Courtney



**Courtney Winters (she/her)**  
*Administrative Assistant*



**AEI Consultants**  
4009 Fitzhugh Avenue, Suite 200  
Richmond, VA 23230  
E: [cwinters@aeiconsultants.com](mailto:cwinters@aeiconsultants.com)

**From:** [Rowlett, Christopher](#)  
**To:** [Courtney Winters](#)  
**Cc:** [Public Information Request](#); [Patterson, Greg](#); [Rowlett, Christopher](#)  
**Subject:** FW: 20220912\_PRR\_Multiple-Fire-Bldg-Zoning\_Capital NeedsEnvAssessment-Multiple Addresses  
**Date:** Thursday, September 15, 2022 10:26:32 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[rdDLi35vjoiindvyexek14b4yao-880db801d3f34535b9b99b873f96bd10.xls](#)  
[SKM\\_368e22091510130.pdf](#)  
[SKM\\_368e22091510221.pdf](#)  
[SKM\\_368e22091510300.pdf](#)

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Good Morning,

Thank you for your multiple requests. I have attached fire inspection and emergency run documentation for the requested properties, along with one drive links for some of the larger properties. If you have any fire-specific related questions, please contact me. Thank you.

- 911 Oldfield Ave.
  - Dayton Fire department does not have any inspection or emergency run records for this property
- 3004-3005 Superbra Ct.
  - Dayton Fire Department does not have any inspection or emergency run records for this property
- 619 Willow
  - Dayton Fire Department does not have any inspection records for this property. Emergency run documentation is attached
- 261 Hoch st
  - Dayton Fire Department does not have any inspection records for this property. Emergency run documentation is attached.
- 138 Gettysburg Ave.
  - One Drive folder access  [138 Gettysburg](#)
- 436-440 Winters St
  - Dayton fire Department does not have any inspection records for this property. Emergency run documentation is attached.
- 126 W Fifth St.
  - One drive access for all inspection records  [126 W Fifth St](#)
  - The emergency runs to this address are very lengthy, consisting of medical calls, fire alarms, and several fire calls. Looking through the run history, there has only been one call referencing any hazardous materials, and I have attached the narrative to this.

If you have any further fire-related questions please contact me. Thank you

Regards,

Chris

**Chris Rowlett**  
Community Services Lieutenant  
Department of Fire  
Support Services | City of Dayton  
300 N. Main St | Dayton, Ohio 45402



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**From:** Public Information Request <[publicinformation@daytonohio.gov](mailto:publicinformation@daytonohio.gov)>

**Sent:** Wednesday, September 14, 2022 11:10 AM

**To:** Daugherty, Carl <[Carl.Daugherty@daytonohio.gov](mailto:Carl.Daugherty@daytonohio.gov)>; Zimmer, Dennis <[Dennis.Zimmer@daytonohio.gov](mailto:Dennis.Zimmer@daytonohio.gov)>; Williams, Denver <[Denver.Williams@daytonohio.gov](mailto:Denver.Williams@daytonohio.gov)>; Mundy, Ranette <[Ranette.Mundy@daytonohio.gov](mailto:Ranette.Mundy@daytonohio.gov)>; Adams, Scott <[Scott.Adams@daytonohio.gov](mailto:Scott.Adams@daytonohio.gov)>; Schoener, Steve <[Steve.Schoener@daytonohio.gov](mailto:Steve.Schoener@daytonohio.gov)>; Rowlett, Christopher <[Christopher.Rowlett@daytonohio.gov](mailto:Christopher.Rowlett@daytonohio.gov)>; Patterson, Greg <[Greg.Patterson@daytonohio.gov](mailto:Greg.Patterson@daytonohio.gov)>; Steele, Andrew <[Andrew.Steele@daytonohio.gov](mailto:Andrew.Steele@daytonohio.gov)>

**Cc:** Public Information Request <[publicinformation@daytonohio.gov](mailto:publicinformation@daytonohio.gov)>

**Subject:** FW: 20220912\_PRR\_Multiple-Fire-Bldg-Zoning\_Capital NeedsEnvAssessment-Multiple Addresses

The following request had multiple emails with the same request language for each of the following addresses.  
(See initial email below) Simplifying this request into 1 email.

1. Wilkinson Hi-Rise: 126 West Fifth Street, Dayton, OH 45402.
2. Desoto Bass Courts - 468943 :911 Oldfield Avenue, Dayton, OH 45417
3. Superba - 468944: 3004-3005 Superba Court, Dayton, OH 45403
4. Willow - 468945: 619 Willow Street, Dayton, OH 45404
5. Hoch - 468946: 261 Hoch Street, Dayton, OH 45410
6. Gettysburg - 468947: 138 Gettysburg Avenue, Dayton, OH 45417
7. Winters 468948: 436-440 Winters Street, Dayton, OH, 45417

**Please see below.**

**Please cc:** [publicinformation@daytonohio.gov](mailto:publicinformation@daytonohio.gov) in your response, including the same subject line (with one of the 7 corresponding addresses at the end) & this initial request when replying to the requestor directly or forwarding it to the appropriate responder.



**Public Records | Office of Communication & Public Affairs | City of Dayton, Ohio**

Office 937.333.3616 | Fax 937.333.4269 | [publicinformation@daytonohio.gov](mailto:publicinformation@daytonohio.gov) | [www.daytonohio.gov](http://www.daytonohio.gov)

This email and its attachments contain information that is privileged, confidential, and exempt from disclosure. If you are not an intended recipient, use and disclosure of this message are prohibited. If you received this transmission in error, please notify the sender by reply email and delete the message and its attachments.

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**From:** Bankston, Toni <[Toni.Bankston@daytonohio.gov](mailto:Toni.Bankston@daytonohio.gov)>

**Sent:** Tuesday, September 13, 2022 5:26 AM

**To:** Public Information Request <[publicinformation@daytonohio.gov](mailto:publicinformation@daytonohio.gov)>

**Subject:** 20220912\_PRR\_Multiple-Fire-Bldg-Zoning\_Capital NeedsEnvAssessment-Multiple Addresses - 468948

Toni Bankston's iPhone

Begin forwarded message:

**From:** Courtney Winters <[cwinters@aeiconsultants.com](mailto:cwinters@aeiconsultants.com)>

**Date:** September 12, 2022 at 10:47:54 PM EDT

**To:** City Hall <[CityHall@daytonohio.gov](mailto:CityHall@daytonohio.gov)>

**Subject:** Open Records Request - 468948

You don't often get email from [cwinters@aeiconsultants.com](mailto:cwinters@aeiconsultants.com). [Learn why this is important](#)

Hello,

AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property:

**Winters** located at: **436-440 Winters Street, Dayton, OH, 45417**. Is this property within your jurisdiction?

(inserting all addresses inquired about)

1. **Wilkinson Hi-Rise: 126 West Fifth Street, Dayton, OH 45402.**
2. **Desoto Bass Courts - 468943 :911 Oldfield Avenue, Dayton, OH 45417**
3. **Superba - 468944: 3004-3005 Superba Court, Dayton, OH 45403**
4. **Willow - 468945: 619 Willow Street, Dayton, OH 45404**
5. **Hoch - 468946: 261 Hoch Street, Dayton, OH 45410**
6. **Gettysburg - 468947: 138 Gettysburg Avenue, Dayton, OH 45417**
7. **Winters 468948: 436-440 Winters Street, Dayton, OH, 45417)**

As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following:

**Fire Department** for information on the storage, generation, usage, or spillage of hazardous substances, petroleum products, pollutants, or controlled substances, and any other environmental conditions for the property, records of fire inspections for the property, AND copies of any outstanding fire code violations.

**Building Department** for any copies of Certificates of Occupancy and building permits from the last 10 years (year, type of permit, and owner/applicant), as well as the following information regarding building codes:

1. Building code enforced at the time the property was constructed.
2. Additional building codes enforced at the property since construction.
3. Current building code enforced by the municipality.
4. Copies of any outstanding building code violations.

**Planning and Zoning** a zoning letter to identify if the property has Activity and Use Limitations (AULs), defined as legal or physical restrictions or limitations on the use of, or access to the property; the current zoning classification of the property; AND copies of any outstanding zoning code violations.

Who would be the appropriate contacts to provide all necessary information and documents? Please notify me in advance if the fees for this request are estimated to exceed \$75.

Thank you in advance for your help,  
Courtney



**Courtney Winters (she/her)**  
*Administrative Assistant*

**AEI Consultants**  
4009 Fitzhugh Avenue, Suite 200

Richmond, VA 23230  
E: [cwinters@aeiconsultants.com](mailto:cwinters@aeiconsultants.com)

CAUTION: This email originated from outside of our organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Courtney Winters](#)  
**Subject:** Online Form Submittal: Public Records Request  
**Date:** Monday, September 19, 2022 8:38:51 PM

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## Public Records Request

Date of Request	9/19/2022
Subject of Request	811 Oldfield Avenue, Dayton, OH 45417
Name	Courtney Winters
Email Address	cwinters@aeiconsultants.com
Address	4009 Fitzhugh Avenue, Suite 200
City	Richmond
State	VA
Zip Code	23230
Phone Number	2764926307
Fax Number	<i>Field not completed.</i>
Information Requested	Hello,

AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property: Desoto Bass Courts located at: 811 Oldfield Avenue, Dayton, OH 45417. Is this property within your jurisdiction?

As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following:

Building Department for any copies of Certificates of Occupancy and building permits from the last 10 years (year, type of permit, and owner/applicant), as well as the following information regarding building codes:

1. Building code enforced at the time the property was constructed.
2. Additional building codes enforced at the property since construction.
3. Current building code enforced by the municipality.
4. Copies of any outstanding building code violations.



Planning and Zoning a zoning letter to identify if the property has Activity and Use Limitations (AULs), defined as legal or physical restrictions or limitations on the use of, or access to the property; the current zoning classification of the property; AND copies of any outstanding zoning code violations.

Who would be the appropriate contacts to provide all necessary information and documents? Please notify me in advance if the fees for this request are estimated to exceed \$75.

Thank you in advance for your help,  
Courtney

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Receiving Public Documents

Email copies to the email address listed above (as practical).

---

Cost

I understand there is a cost for receiving public records.

---

Email not displaying correctly? [View it in your browser.](#)

# APPENDIX J

## Property Evaluator Qualifications



# Scott Moyer

## Construction Cost Estimator/HUD Cost Analyst

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### EDUCATION

- BS, Civil and Building Design Engineering - Old Dominion University

### CERTIFICATIONS

- HUD MAP Certified

### SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Moyer brings over 20 years' experience and has extensive experience as a Senior Estimator/Cost Analyst working with General Contractors primarily in the multi-family, commercial and industrial construction.

As a Construction Cost Estimator and a Senior HUD Cost Analyst, Mr. Moyers responsibilities consist of developing Independent Cost Estimates for project economic cost comparison analysis and risk identification, then authoring Conceptual Budget Reviews (CBR), Construction Risk Analysis (CRA), and Cost to Complete (CTC) reports for the Construction Risk Management (CRM) division of AEI Consultants. Responsible for coordination, planning, and oversight efforts for assigned FHA Cost Reviews in accordance with directives as set forth in the HUD MAP Guide. Duties include review of project documents for completeness and coordination, and to determine discrepancies or conflicts in the documents which may lead to adverse cost impacts to the project, advising the MAP Team members in proper resolution of issues and HUD MAP cost reporting procedures, and final approval to FHA of proposed project costs submitted by the project General Contractor. Cost Review involves a fully independent project cost estimate to be developed for comparison analysis, schedules to be reviewed for adequate duration and monthly draw amounts, addendum letters for updates to projects at firm application, and any required resolution of HUD/FHA review produced comments.

All produced cost review estimates assembled into an in-house database for future work cost approvals. Non-HUD roles taken on involved production of Cost to Complete Reports, Insurable Replacement Valuations, and cross-training for Construction Loan Monitoring (CLM). Additional responsibilities include cost reviews for HUD financed projects utilizing either the FHA 223(f), 221(d)(4) or 232 Lean Loan Program.

## PROJECT EXPERIENCE

Project experience for Mr. Moyer includes:

- Cedar Grove Portfolio □ 4 -property multifamily dwelling with 1,125 unit for veterans. Mr. Moyer developed an Independent Cost Estimate, for this project economic cost comparison analysis and risk identification, then authorized Conceptual Budget Review.
- Frontenac, MO □ Is a Hospitality building with 253 rooms. Mr. Moyer prepared a Conceptual Budget Review on this property. Costing was based on R.S. Means building construction cost data and R.S. Means Square Foot Cost Reports along with internal data to provide a cost comparison of the proposed budget with typical industry costs.

A list of HUD compliant cost estimating project Mr. Moyer completed are summarized below:

### **HUD MAP 221 (d)(4) Multifamily New Construction (NC) & Sub-Rehabilitation (SR) Program**

- The Station at Gardner Mill, West Jordan City, Utah
- Cedar Court Apts. and Site Ren, Norwalk, Ct.
- Meadow Cliff Apartments, Oklahoma City, Oklahoma
- Walker Court North & South, Jonesboro, Arkansas
- Cameron Creek Apartments, Tempe., Arizona
- Elevate as Southwest Station, Eden Prairie, MN
- The Elliot, Little Rock, Arkansas
- The Commodore Place Apartments, Cleveland, Ohio
- River Run Apartments, North Bend, Washington
- RAD Lofts, Asheville, NC
- Midlothian Town Center Apartments, Midlothian, Virginia
- Gateway at Carolina Forest, Myrtle Beach, SC
- Midtown Pointe, Royal Oak, Michigan
- Lakehouse Commons,
- Buffalo Sunset Apartments, Las Vegas, NV
- Gateway at Carolina Forest, Myrtle Beach, SC
- Dwell @ 2<sup>nd</sup>, Philadelphia, PA
- Brennan Point Apartments, Newport News, VA

### **HUD MAP 232 Lean, Healthcare, Assisted Living, and Skilled Nursing Facilities**

- The Guilford House, Guilford, Connecticut
- Congress Oaks, Palm Springs, Florida
- Abbingon Crossing of Wilson, Wilson, North Carolina
- Grand View Place, Grand Rapids, Michigan
- The Highland Club, Baton Rouge, Louisiana
- The Park at Sydney Drive, Birmingham, Alabama
- Hinds County Nursing and Rehabilitation Center, Byram, Mississippi
- Brandermill Assisted Living, Chesterfield, Virginia



- Jasper Senior Living, Jasper, Indiana
- Nevins Nursing and Rehab Center, Methuen, MA
- Parkhaven Retirement & Assisted Living, Manhattan, Montana

**HUD MAP 223 Heavy-f, Multifamily Refinance with Heavy Renovation**

- Pecan Place
- Euclid Hills Villa



# Christopher Johnson

## Project Manager

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### EDUCATION

- Bachelor of Architecture □ Catholic University of America, D.C. 2021
- Bachelor of Civil Engineering □ Catholic University of America, D.C. 2021

### SUMMARY OF PROFESSIONAL EXPERIENCE

Christopher Johnson is currently working as a project manager for AEI Consultants. He has performed building and property assessments for varying scopes and customer requirements for the commercial real estate, banking, and insurance industries. In addition to his project management experience, Mr. Johnson has 2 years of experience in architectural design and construction documentation. Mr. Johnson's understanding of the construction industry comes from his collegiate education from Catholic University of America.

Currently, Mr. Johnson is responsible for performing Property Condition Assessments that include identifying deficiencies, providing overall professional judgment of a property's condition, and preparing cost estimates for repairs and projected replacement costs. He performs Property Condition Assessments of varying property types including retail, office, commercial, hospitality, industrial, multi-family, and senior living facilities throughout the United States.

### PROJECT EXPERIENCE

Project experience for Mr. Johnson includes:

- Multi-Family □ New York City, New York; Capital Needs Assessment scope multi-family portfolio with 800 apartment Units per location
- Elderly □ Raleigh, North Carolina; Capital Needs Assessment scope multi-family portfolio with 40 apartment Units per location
- Assisted Living & Skilled Nursing Facility □ Wooster, Ohio; Property Capital Needs Assessment scope multi-family portfolio with 100 Resident Units
- Assisted Living & Skilled Nursing Facility □ Parma, Ohio; Property Capital Needs Assessment scope multi-family portfolio with 100 Resident Units



# Roy Anderson

PE □ Seismic Services Manager, Building Assessments

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## EDUCATION

- University of California, San Diego; BS Structural Engineering 1990

## CERTIFICATIONS

- Professional Engineer, California, Civil 82059
- California Licensed General Contractor, B641049, Inactive
- ATC First Responder Training, California OES Volunteer
- Redwood Empire Remodelers Association, Board Member, Past President
- Appointed to the City of Santa Rosa Board of Building Regulations Appeals, Chairman
- Committee Member ASTM WK55885 Seismic Risk Assessment of Real Estate Portfolios
- American Society of Civil Engineers (ASCE)
- Structural Engineers Association of Northern California (SEAONC)
- Earthquake Engineering Research Institute (EERI)

## SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Anderson has over 39 years of construction, construction management, structural design, seismic retrofit, structural assessment, and commercial due diligence experience. He owned and operated a successful structural design consulting firm for over 14 years.

His project experience includes public infrastructure, public works, and private developments including both residential and commercial projects. He has acted as a regional manager for a national consulting services firm overseeing property and casualty and seismic risk assessment operations in the western states, performing over 2000 Seismic Risk Assessment (Probable Maximum Loss) assessments and reports in the seismically active United States, Europe, and Mexico, over 100 Property Condition Assessments, and over 400 Property Damage Assessments for the insurance industry in 38 states. He has investigated and assessed damage in the 2014 Napa 6.0, Virginia 5.8, Oklahoma 5.7, and Northridge 6.7 earthquakes.

Mr. Anderson currently oversees and manages the Seismic Services Division of AEI's Building Assessments Department. Responsibilities include Senior Assessment of Seismic Risk Assessment Reports, Conducting Peer Reviews, scheduling, Seismic Retrofit Design, interfacing with Clients, providing outreach and education to Clients and Building Owners.

Some of his specific areas of expertise include forensic analysis of architectural and structural damage, seismic assessments of buildings, structural remediation and

rehabilitation of properties (URM, Historic, seismic, tornado, hurricane, flood, and fire), and structural design of swimming pools, wood and timber framed structures, structural steel structures, reinforced concrete structures, reinforced masonry structures, and pre-manufactured light gage steel structures.

## **PROJECT EXPERIENCE**

Project experience for Mr. Anderson includes:

- Structural Design since 1991
- Seismic Retrofit Design since 1991
- Seismic Risk Assessments since 1994
- Forensic Assessments since 2007

Publications: 2016 ASTM Seismic Standards Update, California Mortgage Finance News, Fall 2016.





# Jeb Bonnett

## Director of Building Assessments - HUD

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### EDUCATION

- B.B.A - Finance, James Madison University
- Principles of Real Estate Program, James Madison University

### CERTIFICATIONS

- HUD Multi-Family Accelerated Processing (MAP) Cost/A&E Seminar □ New York City
- HUD Multi-Family Accelerated Processing (MAP) PCNA Workshop □ Columbus
- Virginia Housing Development Authority □ Universal Design Training
- Fair Housing Act Accessibility Training Course □ Phillip Zook
- Fair Housing Act Accessibility Training Seminar □ Fair Housing Act First
- Elevator Training Courses □ Sanjay Kamani, QEI, KP Property Advisors LLC
- Building Performance Institute □ Training Services
- Building Specs Training Institute, Building/Design Inspection Courses

### SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Bonnett has worked exclusively in the niche HUD real estate due diligence consulting industry since 2005. He has performed and directed thousands of building assessment projects for HUD MAP, HUD LEAN, and Public Housing Authority clients. He has expert knowledge of HUD's Capital Needs Assessment guidelines and software reporting requirements. In addition, he has extensive experience and training on numerous accessibility standards, including, UFAS, ADA, ANSI, and the Fair Housing Act Guidelines.

As Director of Building Assessments - HUD, Mr. Bonnett is responsible for providing direction for the development of HUD Building Assessment services throughout AEI. Day to day responsibilities include, creating organizational process assets, training internal and external stakeholders, identifying and understanding industry guidelines for HUD Building Assessment services, senior reviewing, project oversight, business development and client management.

### PROJECT EXPERIENCE

Project experience for Mr. Bonnett includes:

- Performing and directing the successful completion of over 3,000 HUD MAP and HUD LEAN compliant Capital Needs Assessments.
- Performing and directing the successful completion of RAD and GPNA projects for over 100 HUD Public Housing Authority AMPs.
- Leading the creation of software reporting platforms to efficiently populate HUD's CNA E-Tool, RAD Tool, and GPNA Tool software systems.
- More than 5 years' experience in multifamily assessments including numerous assignments for Freddie Mac, Fannie Mae and HUD execution.
- Creating and performing HUD E-Tool training seminars for HUD MAP lenders and internal staff.



# William David Taylor

## National Client Manager, HUD

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### EDUCATION

- J. Sargent Reynolds Community College □ Courses in Architectural Design

### CERTIFICATIONS

- International Code Council Certified Building Inspector
- International Code Council Certified Commercial Building Inspector
- International Code Council Certified Residential Building Inspector
- International Code Council Certified Accessibility Inspector / Plan Examiner
- Commonwealth of Virginia Certified Commercial Building Inspector
- Commonwealth of Virginia Certified Residential Building Inspector
- Integrated Pest Management in Multifamily Housing (Training)
- International Code Council Accessibility & Usability for Residential Buildings (Training)
- Integrated Pest Management in Multifamily Housing Course - National Healthy Homes Training Center
- Property Maintenance Inspection, Electrical Inspection & Understanding Braced Walls Training by Virginia
- Building Code Academy
- Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional
- Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC VHDA Universal Design Course

### SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Taylor has extensive experience with regards to commercial and residential construction, design, and inspection issues. Mr. Taylor has greater than fifteen (15) years' experience in the construction field. He was in the Building Inspections for the City of Richmond and did construction design for Virginia based construction and engineering firms. During his former employment he was responsible for design, review, and inspection for code compliance on multiple projects throughout the Commonwealth of Virginia. Mr. Taylor has attended specialized building classes and has in depth understanding regarding building construction and inspection. He has performed and multiple building assessment projects for HUD MAP, HUD LEAN, and Public Housing Authority clients. He is knowledgeable of HUD's Capital Needs Assessment guidelines and software. In addition, he has extensive experience and training on numerous accessibility standards, including, UFAS, ADA, ANSI, and the Fair Housing Act Guidelines.

As a Project Manager - HUD, Mr. Taylor is responsible for conducting and preparing Property Condition Reports, Project Capital Needs Assessments, and Phase I Environmental Site Assessments throughout AEI.

## **PROJECT EXPERIENCE**

Project experience for Mr. Taylor includes:

- Performing RAD Physical Condition Assessments at more than 50 Public Housing Authority's.
- More than 5 years' experience in multifamily assessments including numerous assignments for Freddie Mac, HUD, and Fannie Mae execution.
- Performing over 200 HUD MAP 223(f) assessments.
- Performing HUD Map 202 assessments in multiple states.
- Performing over 100 HUD LEAN assessments.
- Performing HUD MAP 223(a)(7) assessments.
- Performing Tax Credit assessments in multiple states.
- Performing HUD (SPRAC), HUD OAHP, Standard and Poor, ASTM, and Freddie Mac assessments.



# INTERNATIONAL CODE COUNCIL

## WILLIAM TAYLOR

*The International Code Council attests that the individual named on this certificate has satisfactorily demonstrated knowledge as required by the International Code Council by successfully completing the prescribed written examination based on codes and standards then in effect, and is hereby issued this certification as:*

**Accessibility Inspector/Plans Examiner**

*Given this day October 19, 2021*

A handwritten signature in black ink that reads "Cindy Davis".

**Cindy Davis, CBO**  
President, Board of Directors

Certificate No. 8076685

A handwritten signature in black ink that reads "Dominic Sims".

**Dominic Sims, CBO**  
Chief Executive Officer

