



Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

SUBJECT: GENERAL INFORMATION NOTICE PROPERTY PROPOSED FOR THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM MEETING

Dear Resident:

You are invited to a resident meeting on April 8th, 2025 at either 9:30 am OR 3:30 pm in the Desoto community room. This meeting is not mandatory, but since it is our first meeting, it is very important that you attend.

The property you currently occupy is being proposed for participation in the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. The RAD program will allow GDPM to seek outside public and private funding in order to perform substantial rehabilitation, updates and upgrades to its development. If the proposed RAD project receives HUD approval, GDPM will conduct an analysis of your development in order to determine the extent, if any, of construction work that will be needed.

If your property undergoes substantial rehabilitation, GDPM will try to complete any needed rehabilitation work with residents in place and with minimal impact on the residents. If substantial rehabilitation is preformed and residents have to move because of the extent of the work, GDPM will be required to provide relocation assistance, including moving assistance and an offer to move to a comparable unit, and all residents have the right to return to the development once rehabilitation is completed. We will provide further details as plans develop. **This notice does not mean that you need to leave the property. This is not a notice of eligibility for relocation assistance.**

The purpose of this notice is to inform you of your potential rights under the RAD program and federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). GDPM has not made any definitive plans for your development. But, it will review the feasibility of participating in the RAD Program.

If GDPM participates in RAD and you are temporarily relocated and your temporary relocation lasts longer than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the Uniform Relocation Assistance and Real Property

Acquisition Policies Act of 1970, as amended, ("URA"). This assistance will be in addition to any assistance you may receive in connection with temporary relocation. If you opt for permanent relocation, you may become eligible for relation assistance and payments under the URA, including:

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- Relocation advisory services that include referrals to replacement properties, help in filing claims and other necessary assistance to help you successfully relate;
- At least 90 days' advance written notice of the date you will be required to move;
- Payment for moving expenses; and
- Payments to enable you to rent a similar replacement home.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined in 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

If you are required to relocate from the property in the future, you will be informed in writing. GDPM will inform you of what assistance and payments you are eligible for and how you will receive these payments. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel your eligibility for assistance is not properly considered, you will have the right to appeal.

You should continue to pay your rent and meet any other requirements specified in your lease. If you choose to move, or if you are evicted, prior to receiving a formal notice of relocation eligibility, you may become ineligible to receive relocation assistance. It is very important for you to contact us before making any moving plans.

RAD project. If the project is approved, we will make every effort to accommodate your needs. This letter is very important and should be retained.

If you have any questions or concerns, please contact Bree Thompson at 937-875-0340 or at bthompson@dmha.org.

Thank you,

The GDPM Relocation Team