



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 353-6236 Fax: (312) 913-8892

OFFICE OF PUBLIC AND INDIAN HOUSING

February 10, 2025

Mr. T. Sean Adams
Executive Director
Ashtabula Metropolitan Housing Authority
3526 Lake Avenue
Ashtabula, OH 44004-5765

Dear Mr. Adams:

The U.S. Department of Housing and Urban Development (HUD) Special Applications Center (SAC) hereby approves the demolition and disposition Application, DDA0009165 submitted by the Ashtabula Metropolitan Housing Authority (AMHA). The Application is for the demolition of 9 dwelling buildings containing 50 dwelling units and the disposition of 4.15 acres of vacant land at a development known as Bardmoor/ Bonniewood/ Glenwood/ Metro/ Woodman, OH029000002 (Property), (Legal Description attached as Exhibit A).

Approval

SAC has determined that AMHA's proposed Property disposition is consistent with the U.S. Housing Act of 1937 (42 U.S.C. 1437p) (the Act), 24 C.F.R. 970, and PIH Notice 2024-40. The SAC approves the Application as summarized below, subject to the conditions contained in this letter.

Demolition:

The proposed demolition at Bardmoor/Bonniewood/Glenwood/Metro/Woodman, OH029000002 as described below, is hereby approved.

Table with 7 columns: Bedroom Size, 0-BR, 1-BR, 2-BR, 3-BR, 4+BR, Total. Rows include Existing Units, Approved Units, and summary statistics for dwelling buildings and ACC units.

The disposition at Bardmoor/Bonniewood/Glenwood/Metro/Woodman, OH029000002 as described below, is hereby approved.

Bardmoor/Bonniewood/Glenwood/Metro/Woodman, OH029000002	
Approved for Disposition: Acres: 4.15	
Acquiring Entity	Highest Qualified Bidder
Acquiring Method	Public Bid at FMV
Sale Price	\$103,900
Use of Proceeds	Any net proceeds will be used for public housing repairs

Approval Conditions

- AMHA must comply with all requirements of the Act, 24 C.F.R. part 970, and this approval letter in carrying out this demolition and disposition action.
- AMHA shall not proceed to demolish the Property until all residents have been relocated, nor shall AMHA enter into any long-term ground lease or disposition agreement until all demolition actions at the development (that were previously approved by HUD) are complete.
- The Field Office of Public Housing (Field Office) is authorized to approve the removal of the Property (units and acreage) from IMS/PIC and AMHA's public housing inventory, in accordance with 24 C.F.R. 970 and AMHA's request.
- The Field Office is authorized to release the DOT from the Property in accordance with this approval. Prior to DOT release, the Field Office must confirm that the disposition transaction terms conform to this approval's requirements. The Field Office may request confirmation from AMHA that relocation is complete and was done in accordance with applicable requirements prior to releasing the DOT. AMHA must submit a draft DOT release to the Field Office, along with any other documents requested by the Field Office.
- If the AMHA materially changes the plan for the Property, after receiving this approval (but prior to DOT release), SAC approval of the material change is required. Material changes include a different method of disposition, proposed commensurate public benefit justifying a below FMV disposition. AMHA must request SAC approval by emailing SACTA@hud.gov with information about the change. **See "PHA's Next Steps" enclosure for directions regarding an application with material changes.**

The Field Office, with concurrence from the HUD Office of the General Counsel (OGC) or their designees, if required, must approve all acquiring entities, terms and conditions in the conveyance of real property, whether in whole or in part, described in this approval. If there are previous land and/or use agreements or encumbrances, other than the Declaration of Trust (DOT), disposition approval and release of the DOT does not circumvent or supersede those obligations.

Tenant Protection Vouchers (TPVs)

The date of this approval determines AMHA's maximum TPV eligibility based on current appropriations laws, and not the AMHA's actual TPV award. Rather, AMHA's actual

TPV award is based on the current Housing Choice Voucher (HCV) Funding Notice (PIH Notice 2023-07) at the time the TPV application (HUD-52515) is submitted to HUD, and the availability of TPV funding.

On the date of this approval, 13 units are occupied, and 30 units were occupied within the previous 24 months. AMHA's Application reflects that no replacement public housing units will be developed on the Property. Therefore, AMHA's maximum TPV award is as follows:

Type of TPVs	Relocation TPVs	Replacement TPVs
Maximum TPV Award	0	43

This maximum TPV is subject to change if redevelopment plans change, and contingent on HUD approval before the AMHA applies for TPV assistance.

Estimated Timetable (Impact on Operating Funds)

In accordance with 24 C.F.R. 970.7(a)(4) and 24 C.F.R. 970.21(d), PHA submitted an estimated timetable for the proposed disposition as follows:

	Milestone	Number of Days after Approval
A	Begin Relocation ("Days to Relocation" field)	90
B	Complete Relocation	180
C	Execute Disposition Document	210
D	Dispose of Property/HUD Releases DOT	365

The Field Office has been informed of this approval and will assist AMHA in its implementation. SAC recommends maintaining an open dialogue with your Field Office, residents and local officials. If PHA has any questions about this approval, please contact SACTA@hud.gov.

Sincerely,

**KATHERINE
STUCKEMEYER
R BERLER**

Katherine Stuckemeyer
Acting Director

Digitally signed by: KATHERINE
STUCKEMEYER BERLER
DN: CN = KATHERINE STUCKEMEYER
BERLER C = US O = U.S. Government OU
= Department of Housing and Urban
Development, Office of Public and Indian
Housing
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