



DATE: August 8, 2024
TO: Patty Moorman
FROM: Kimber L. Heim
SUBJECT: 115989 MUS 376 PCL 010-1 Rent Supplement Payment
Thomas Rodgers, Jr. and Hope Mills

The subject property is located at 8895 Gaysport Hill Road, Blue Rock, OH 43720, and is a one-story converted schoolhouse located in a rural residential area of Muskingum County, Ohio. The subject sits on 1.061 acres of land on a hill above Blue Rock/Gaysport, Ohio. Most of this property is heavily wooded with a steep ravine topography surrounding the house. This home sits on a hill and is accessed by a long, narrow drive. The project has a take area of 1.061 acres. There is no garage, there is a carport in poor condition and barn down in the ravine.

The subject property has a room count of 4/2/1, which includes a Living Room, combination kitchen/dining room, one full bathroom, and 3 bedrooms. There also is a utility room, which is not included in the total room count. There is a room blocked off, which could be a bedroom, but it has a collapsed ceiling. It should be noted that the appraiser states there are four bedrooms— per my inspection, one is considered storage only with minimal items on the floor, and one is uninhabitable. The appraisal states baseboard heat, but upon inspection, only heat by a wood pellet stove. There is no central air.

The property has 1918 sq ft of living space per auditor. There is a partial basement and part cellar, both areas considered unsafe to access and enter. The estimated habitable living space of this home is 919 per measurement of accessible rooms. The property has a deck and carport. The building was originally built in 1885 and used as a schoolhouse until decommissioned in 1950's and sold in late 1950 to be used as a residence. The heating by pellet stove, unknown condition of the well servicing the property and the septic system does not seem to be up to code. The property is in poor maintenance and is not decent, safe, and sanitary due to the condition of two rooms and basement.

Move inspection completed 05/06/2024 by Patty Moorman and Kimber Heim.
Move authorization letter issued 06/07/24. Thomas Jr. and Hope did not

completely vacate the property until 7/11/24 with respect to personal property, final inspection completed 7/15/2024.

A replacement house had already been found in Zanesville and Thomas Jr and Hope had agreed to rent. The lease was finally completed by the landlords and turned over to Kimber Heim on 6/7/24. Thomas and Hope had moved to this location in April 2024 after they were provided the authorization letter stating the amount of the Rent Supplement Payment of \$18,438.00. Kimber Heim had completed an inspection of the premises when they told me they had decided to move to Zanesville because Hope was pregnant.

Based on the market rent which was calculated for the displacement site, \$619.00 a month including utilities. Utility calculations utilized the current utility information available from the Zanesville Metropolitan Housing Authority. The Rent Supplement Payment was calculated by finding and inspecting five (5) comparable dwellings. Three (3) dwellings were personally inspected with rents in the \$825 to \$850 range with all comparable rentals being without utilities. Again, utilities were calculated utilizing the Zanesville Metropolitan Housing Authority. The Prime Comparable Rental was deemed to be a property with the same bedrooms and living space for \$850.00 plus utilities of \$208.00 for a total monthly rent of \$1,058.00. The Rent Supplement Payment was calculated as follows:

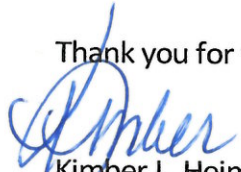
Replacement Dwelling Rent plus utilities	\$1,058.00
Displacement Site MARKET RENT plus utilities	\$ 619.00
Rent Differential	\$ 439.00

RSP Calculation per Manual Section 6603.03
 $\$439.00 \times 42 \text{ months} = \$18,438.00$

Per Manual Section 6603.07, and RSP amount above \$12,000. Payments will be made in quarterly installments of \$4,609.50 until the balance is below \$12,000.00. This will require three (3) payments, two payments of \$4,609.50 (Installment 1 and 2) and the third payment of \$9,219.00.

Included in this request for approval is the RE 607 and the Signed and dated lease as required by Manual section 6603.09 as well as the RE 610, 611, 615, 616, 617, Tenant Relocation Offer Letter, LRH memo, Market/Economic Rent Memo, and the Zanesville Metropolitan Housing Authority Utility Allowances used prior to July 1, 2024 and the new allowances approved and provided 07/07/24.

Thank you for your review!



Kimber L. Heim
Relocation Trainee
D5, Realty Specialist Manager