



MEMO TO FILE

Date: January 17, 2024

TO: Patty Moorman – Relocation Reviewer

FROM: Kimber L. Heim
Realty Specialist Manager

RE: Request for Approval
Rent Supplement Payment
Last Resort Housing Use Approval

The subject property is located at 8895 Gaysport Hill Road, Blue Rock, OH 43720. The subject 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. The project has a take area of 1.061 acres due to instability of the hill the property sits on in Blue Rock. The subject property has five rooms, which include Living Room attached to the kitchen/dining room, a bathroom, a utility room, and 2 bedrooms. Several other rooms are uninhabitable due to age and deterioration so these rooms were not counted in the total room count.

The property has 1,918 sq ft of living space per the auditor and a basement which is unsafe. The property has a deck and carport. The basement is unfinished and considered uninhabitable to the instability of the foundation. The building was originally built in 1885 and used as a school house until decommissioned in 1950's and sold in late 1950 to be used as a residence. The property is in poor maintenance and borderlines on decent, safe, and sanitary due to the condition of two of the upper rooms, heating by pellet stove, unknown condition of the well servicing the property and the septic system does not seem to be up to code.

Subject property is unique in its initial constructed use as a schoolhouse has been altered through the years to add divided living space and bedrooms.

Determination of Prime Comparable

An exhaustive search has been on-going since June 2023. I have utilized internet sites ZILLOW, REDFIN, FACEBOOK Marketplace, Zanesville Rentals, and driven the area looking for Owner Rental signs. I have had discussions with the three local rental/property agencies in Muskingum County. My search was for the entirety of Muskingum County from Blue Rock to South Zanesville to Zanesville. I have visited six properties and determined that Comparable 1 is a suitable relocation location for Thomas and Hope. This property is deemed to be equal to or better than the subject property due to condition of the subject. Comparable 1 has air conditioning and a newer furnace, city water and sewer as compared to the subject property's pellet stove, well and septic.

Comparable 1 meets or exceeds all points of comparability which are noted on the RE 611 (T). Comparable is available and meets the necessary criteria and has been chosen as the Prime Comparable for determination of the Rent Supplement Payment.

It is my opinion the Prime Comparable is equal to or better than the subject. The subject tenants were not charged rent due to a family member owning the property. A market rent determination was made based on the information gathered from Shields Properties, Missy Brest, Chad James and Tami Passwaters, all independent owners of rental properties in Zanesville Municipal Area. Rented units range from \$495 to \$800 and a determination was made that \$675 was equal to the condition of the properties and location. Utilities information was gathered from the Zanesville Metropolitan Housing Authority, 01/01/2023 published.

When using the \$445 plus the utility information from the ZMHA Grid = \$144.00, for a market rent of \$599.00.

Compared to the 830 Race Street, Zanesville OH comparable rent of \$850 plus utilities as determined using the ZMHA grid = \$208.00 for a total Replacement Rental Cost per month of \$1,058.00.

To calculate the Rent Supplement Payment the difference between \$1,058.00 and \$599.00 is determined to be \$459.00 which multiplied by 42 months = **\$19,278.00** as a Rent Supplement Payment to be provided Thomas Rodgers and Hope Miller.

Per section 6607.01 of the ODOT Real Estate Manual, Determination to Provide Housing of Last Resort. Whenever a project or program cannot proceed on a timely basis because of comparable replacement rental properties are limited or quickly on and off the market within the monetary limits of \$7,200, the displacing agency shall provide additional or alternate assistance under the provisions of Laas Resort Housing.

The exhaustive, lengthy search of all rental properties available from Gaysport/Blue Rock through Maple Avenue in Northern Zanesville has calculated out to an amount above the \$7,200 limit. If nothing is available within the limit of \$7,200, the displacing agency will provide rental supplement payment under the provisions of Last Resort Housing.

The condition of the subject property and the added hurdle of market rent calculation being required as no rent was being paid to Property owner and the current market for rental properties in the area has caused our search to exceed the RSP monetary limit of \$7,200.00. Therefore, I am requesting approval for use of Last Resort Housing.

I request approval of this RSP (Rent Supplement Payment) and the use of Last Resort Housing (LRH) due to disparity between displacement site market rent and replacement site rent.


Kimber L. Heim
Realty Specialist Manager
Relocation Agent