Annual/Five Year Plan

Significant Amendment

Comment Period
October 24, 2016 – December 14, 2016

Posted
October 24, 2016
Executive Summary of
GDPM’s Second Proposed Significant Amendment
GDPM FY 15 Five-Year and FY16 Annual Plan

Federal law permits a housing authority to amend its approved Annual, Five-Year, and Capital Plans (Annual Plan). Significant Amendments to the Annual Plan are subject to the same requirements as the original plan including Resident Advisory Board consultation, a 45-day comment period, public hearing and approval of the Board of Commissioners.

GDPM’s Proposed Significant Amendment is available for public review at GDPM’s central office located at 400 Wayne Avenue, Dayton, Ohio and on GDPM’s web page at www.gdpm.org.

GDPM will hold a public hearing to discuss the Proposed Significant Amendment at the December 14, 2016, GDPM Board of Commissioners. The hearing should commence at 1:30 p.m. Prior to the hearing, GDPM will consult with the GDPM Metro Wide Resident Council.

If you wish to submit written comments to the Plan you may do so electronically at astearn@gdpm.org or personally submit the written comments at GDPM’s Central Office. Written comments will be accepted through December 14, 2016.

Listed below is a summary of the proposed changes.

Audubon Crossing – Mixed Finance Proposal

Audubon Crossing is a new construction project consisting of a three story building with an elevator and 50 units of senior housing. The 1.9 acre vacant parcel is located at the Salem Crossing HOPE VI development. The development will have a mix of 1 and 2 bedroom units, 22 of which will be asset management units subsidized through the public housing program.

The property will be designed to blend in seamlessly with the existing HOPE VI neighborhood. The development team is made up of GDPM and the Woda Group, Inc. The Woda Group, Inc. brings excellence in development, construction, and management to the team. The Senior Services Connection and GDPM’s FSS program have joined to offer and coordinate the provision of services to the residents of Audubon Crossing.
Funding sources for the development may consist of GDPM Capital Funds, including approximately $3.6M of Replacement Housing Factor Funds, low income housing tax credits, Housing Development Assistance Program funds, conventional financing, Federal Home Loan Bank financing, and other available funding opportunities. In order to facilitate tax credit financing, GDPM may enter into a long-term ground lease agreement with a tax-credit entity.

GDPM intends to submit a Mixed-Finance Development Proposal to the U.S. Department of Housing and Urban Development in 2017 seeking approval of the development. Prior to submitting a Mixed-Finance approval, GDPM may request HUD authorization to use public housing funds for pre-development expenses.

**Mount Crest**

GDPM is evaluating the feasibility of submitting a 9% low income housing tax credit application to the Ohio Housing Finance Agency in order to fund a substantial rehabilitation/new construction project at the GDPM asset management site Mount Crest.

Currently, Mount Crest consists of forty 2-bedroom, six 3-bedroom and two 4-bedroom units. The most recent physical needs assessment estimated the total capital needs at the property to be $8.2M. If feasible, GDPM intends to rehab the current units and construct additional units on the site. If it’s more cost effective, GDPM may seek HUD demolition approval and replace the current units with new construction. GDPM will consult with the Mount Crest resident and with the Metro-Wide Resident Council prior to submitting any request for demolition to HUD.

In order to complete the development project, it will be necessary for GDPM to submit a Mixed-Finance Development Proposal to HUD seeking approval for the development project. 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, including replacement Housing Factor 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.

**Jobs Plus**

GDPM is a recipient of a 2016 Jobs Plus Initiative Grant Program award for its asset management property DeSoto Bass. The purpose of the Jobs Plus Program is to develop locally-based, job-driven approaches that increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, educational advancement, technology skills, and financial literacy for residents of public housing. The place-based Jobs Plus program addresses poverty among public housing residents by incentivizing and enabling employment through earned income disregards for working families and a set of services designed to support work including employer linkages, job placement and counseling, educational advancement, and
financial counseling. Ideally, these incentives will saturate the target developments, building a culture of work and making working families the norm.

When implementing the Jobs Plus Program, GDPM intends to rehabilitate and use, for Jobs Plus services, the DeSoto Bass “904” building. The source of funds for the rehabilitation may include grant funds and/or capital funds.

Additionally, GDPM will actively seek and utilize other grant opportunities that will benefit GDPM residents, GDPM and the surrounding community.

**HUD – VASH Vouchers**

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) 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, GDPM intends to seek proposals for a project-based voucher development to assist United States Veterans through the HUD-VASH program. GDPM hopes to award up to 35 VASH vouchers for a single project and will administer and/or award any additional VASH vouchers provided by HUD. When selecting proposals, GDPM will follow its PBV project selection criteria and any additional HUD criteria with respect to the VASH program.

**Parkside Disposition**

GDPM owns approximately 62 acres of vacant land that used to be home to the public housing development Parkside Homes. GDPM may seek authorization from the HUD Special Applications Center in order to dispose of the entire site or part of the site. The disposition may be by sale at Fair Market Value, by sale at less than Fair Market Value – if the intended land use is for a commensurate public benefit, or GDPM may participate in a ‘land swap’ if an interested party has property of similar value and acquisition of such property will result in a benefit to GDPM and to its residents.

**Disposition of Vacant Lots**

GDPM owns several vacant real estate parcels in and around Area B of the GDPM Hope VI revitalization area. Since the vacant parcels may be in excess of the need of the Housing Authority, GDPM will look into disposition of the lots. There are an estimated 18 vacant parcels covering an estimated 3-4 acres. 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 is for a commensurate public benefit, or GDPM may participate in a ‘land swap’ if an interested party has property of similar value and acquisition of such property will result in a benefit to GDPM and to its residents.
Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. Form HUD-50075-ST is to be completed annually by STANDARD PHAs or TROUBLED PHAs. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

(1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.

(2) **Small PHA** – A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.

(3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.

(4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

(5) **Troubled PHA** – A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

### A. PHA Information.

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<tr>
<th>PHA Name: Greater Dayton Premier Management (Dayton MHA)</th>
<th>PHA Code: OH005</th>
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<tr>
<td>PHA Type: Standard PHA Troubled PHA</td>
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<tr>
<td>PHA Plan for Fiscal Year Beginning: 07/2016</td>
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<tr>
<td>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</td>
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<tr>
<td>Number of Public Housing (PH) Units 2,743</td>
<td>Number of Housing Choice Vouchers (HCVs) 4,028</td>
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<td>Total Combined Units/Vouchers 6,771</td>
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<td>PHA Plan Submission Type: Annual Submission Revised Annual Submission</td>
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**Availability of Information.** PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

- Copies of the Significant Amendment to the 2016 Annual PHA Plan are available at each GDPM public housing site, [www.gdpm.org](http://www.gdpm.org) and GDPM Central Office at 400 Wayne Avenue, Dayton, OH 45410.

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<th>PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</th>
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<tr>
<td>Participating PHAs PHA Code Program(s) in the Consortia Program(s) not in the Consortia</td>
<td>No. of Units in Each Program</td>
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<td>PH HCV</td>
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B. Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

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<thead>
<tr>
<th>Element</th>
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<td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td>
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<td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td>
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<td>Financial Resources.</td>
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<td>Rent Determination.</td>
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<td>Grievance Procedures.</td>
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<td>Homeownership Programs.</td>
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<td>Safety and Crime Prevention.</td>
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<td>Asset Management.</td>
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<td>Substantial Deviation.</td>
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<tr>
<td>Significant Amendment/Modification</td>
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(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

**Rent Determination (all items included in Significant Amendment I):**

**Exclusion of Mandatory Education Fees from Income – Housing Choice Voucher Program**

In accordance with HUD Notice PIH 2015-21 and the “Streamlining Administrative Regulations for the Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs Final Rule” (Streamlining Rule) published on March 8, 2016 in the Federal Register Vol. 81, No. 45, the definition of income is amended to exclude from calculations of individual income any financial assistance received for mandatory fees and charges (in addition to tuition).

**Earned Income Disregard – Housing Choice Voucher Program and Public Housing Program**

In accordance with HUD Notice PIH 2016-05 and the “Streamlining Administrative Regulations for the Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs Final Rule” (Streamlining Rule) published on March 8, 2016 in the Federal Register Vol. 81, No. 45, GDPM will limit to 24 straight months the time period during which a family member is eligible to receive the earned income disregard (EID) benefit. Families that currently benefit from the EID, or who become eligible prior to the effective date of these changes, are eligible to receive the EID benefit for 24 months over a 48-month period, as was in effect prior to the effective date of this provision.

**Public Housing Rents for Mixed Families – Public Housing Program**

In accordance with HUD Notice PIH 2016-05 and the “Streamlining Administrative Regulations for the Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs Final Rule” (Streamlining Rule) published on March 8, 2016 in the Federal Register Vol. 81, No. 45, the methodology for calculating prorated public housing rents for mixed families is amended. When calculating the prorated rent, GDPM will be required to use the established flat rent applicable to the unit.

Currently, GDPM calculates prorated rent for families by determining the maximum rent by establishing the 95th percentile of all total tenant payments for each bedroom size.

A mixed family is a family whose members include those with citizenship or eligible immigration status and those without citizenship or eligible immigration status.
Flat Rent – Public Housing Program
In accordance with HUD Notice PIH 2014-12, Notice PIH 2015-13 and the “Streamlining Administrative Regulations for the Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs Final Rule” (Streamlining Rule) published on March 8, 2016 in the Federal Register Vol. 81, No. 45, flat rents must be set at no less than the lower of 80 percent of:

- the applicable Fair Market Rent; or
- such other applicable fair market rent established by the Secretary that the Secretary determines more accurately reflects local market conditions and is based on an applicable market area that is geographically smaller that the applicable market area.

Changes to Calculation of Utility Allowance – Housing Choice Voucher Program
Section 242 of the 2014 Appropriations Act limits the utility allowance payment for tenant-based vouchers to the family unit size for which the voucher is issued, irrespective of the size of the unit rented by the family. According to this rule change, the utility allowance for a family shall be the lower of:

1) The utility allowance amount for the family unit size, or
2) The utility allowance amount for the actual unit size.

Operation and Management (all items included in Significant Amendment I):

Changes to Chapter 38 of the GDPM HCV Administrative Plan – Project Based Vouchers
In accordance with 24 CFR Part 983 and HUD Notice PIH 2011-54, HUD Notice PIH 2015-05, and in anticipation of the enactment of the Housing Opportunities through Modernization Act of 2016, GDPM has re-written the entire Project Based Voucher Chapter in its Administrative Plan. A summary of the major changes include:

- GDPM’s policy for selection of PBV sites;
- Waitlist Selection Criteria;
- Policy for continued assistance for wrong-sized and accessible units;
- Standards for selection of PHA-owned units;
- Authority to select proposals based upon prior competitive award.

Biennial Inspections – Project Based Voucher (PBV) Program and Housing Choice Voucher Program
GDPM, in its sole discretion, may inspect PBV units for HQS compliance biennially rather than annually. In lieu of biennial inspections, GDPM may continue to perform annual inspections for HQS compliance for units participating in its HCV Program. In its sole discretion, GDPM may permit biennial HCV HQS compliance inspections for landlords that have participated in the HCV Program for an extended period of time and have a history of compliance with GDPM’s HQS standards.

Alternative Inspection Methods – HCV
In lieu of conducting an HQS compliance inspection, GDPM may rely on the inspection of another federal or state program that has compliance standards at least as stringent as the HQS standards, including, but not necessarily limited to REAC/LIHTC/HOME inspections.

Mixed-Finance Properties and Triennial Inspections – PBV Program
GDPM may rely on an inspection of a mixed-finance property conducted using an alternative inspection method to meet the inspection requirements as long as the inspection happens no less frequently than triennially. In these instances, GDPM will receive a copy of the alternative inspection records within five days of the completed inspection.

HQS Re-Inspection Fee – HCV and PBV
At GDPM’s discretion, GDPM may impose a re-inspection fee in the amount of $35 in the following circumstances:

1) If the owner notifies GDPM that a deficiency cited in a previous inspection has been repaired and the re-inspection reveals that it has not; and/or
2) If the allotted time for repairs has elapsed and a re-inspection reveals that any deficiency cited in the previous inspection that the owner is responsible for repairing has not been corrected.
3) The amount may be collected invoicing the Owner or by reducing the Housing Assistance Payment for the month following the month in which the re-inspection fee was assessed against the Owner. The Owner shall not pass the cost of the re-inspection fee onto its tenants.
Exception Payment Standards for Providing Reasonable Accommodations – HCV
GDPM may approve a payment standard of not more than 120% of the FMR without HUD approval if requested as a reasonable accommodation. Currently a PHA must seek a HUD waiver.

Operation and Management & Asset Management (all items included in Significant Amendment I):

Verification of Social Security Numbers – Housing Choice Voucher and Public Housing Program
In accordance with the “Streamlining Administrative Regulations for the Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs Final Rule” (Streamlining Rule) published on March 8, 2016 in the Federal Register Vol. 81, No. 45, applicants will have a 90-day period during which the applicant family may become a program participant, even if the family lacks the documentation necessary to verify the Social Security Number (SSN) of a family member under the age of 6 years. An extension of the 90-day period will be granted if GDPM determines that, in its discretion, the applicant’s failure to comply was due to circumstances that could not reasonably have been foreseen and were outside of the control of the applicant.

Definition of Extremely Low-Income Families – Housing Choice Voucher and Public Housing Program
In accordance with the “Streamlining Administrative Regulations for the Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs Final Rule” (Streamlining Rule) published on March 8, 2016 in the Federal Register Vol. 81, No. 45 and the FY 2014 Appropriations Act, the definition of extremely low-income family has been amended. An extremely low-income family (ELI) is a very low-income family whose income does not exceed the higher of:
- 30% of the area median income; or
- The federal poverty level.

Annually, HUD will publish ELI dollar amounts that reflect the highest of 30% of area median income or the federal poverty level.

Streamlined Annual Reexamination for Fixed Sources of Income – Housing Choice Voucher Program and Public Housing Program
In accordance with the “Streamlining Administrative Regulations for the Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs Final Rule” (Streamlining Rule) published on March 8, 2016 in the Federal Register Vol. 81, No. 45, GDPM elects to adopt a streamlined income determination for any family member with a fixed source of income.

Third-party verification of fixed-income amounts will be performed no less than every three years. At GDPM’s sole discretion, in lieu of third party verification for any intervening year, GDPM may apply a verified cost of living adjustment (COLA) or current rate of interest to the previously verified or adjusted income amount. This provision only applies to participants and may take effect at the next family reexamination following the enactment of this provision.

Family Declaration of Assets under $5,000 – Housing Choice Voucher Program and Public Housing Program
Under this provision, GDPM must obtain third-party verification of all family assets upon admitting a family to the HCV or public housing program and at least every 3 years thereafter. During the intervening annual reexaminations, GDPM may, in its sole discretion, accept a family declaration that it has total net assets equal to or less than $5,000.

Program Eligibility Regardless of Sexual Orientation, Gender Identity or Martial Status – Public Housing and Housing Choice Voucher Programs
In accordance with the HUD published final rule entitled Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity (77 FR 5662) (“Equal Access Rule”) and HUD Notice PIH 2014-10, GDPM’s policies reflect that a determination of eligibility for housing shall continue to be made in accordance with the eligibility requirements prescribed by HUD, and such housing will be made available without regard to actual or perceived sexual orientation, gender identity, or marital status. Furthermore, GDPM will not inquire about the sexual orientation or gender identity of an applicant for the purposes of determining eligibility.
Community Service Self-Sufficiency Requirement (included in Significant Amendment I):

Tenant Self-Certification for Community Service and Self-Sufficiency Requirement (CSSR) – Public Housing Program
GDPM may allow tenants subject to the CSSR to self-certify. Annually, GDPM will randomly select a representative sample of self-certifications and verify the accuracy and veracity of the self-certifications.

Homeownership (in original FY16 Annual Plan):

On January 5, 2016, GDPM received approval to terminate the Section 5(h) Homeownership Plan. Eight units remain within the portfolio and will be placed in the public housing inventory.

Grievance Procedures (included in Significant Amendment I):

Public Housing Grievance Procedures
In accordance with HUD Notice PIH 216-05 and the “Streamlining Administrative Regulations for the Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs Final Rule” (Streamlining Rule) published on March 8, 2016 in the Federal Register Vol. 81, No. 45, many prescriptive requirements related to the process for obtaining a hearing and the procedures governing the hearing have been modified or eliminated.
Changes to the Grievance Procedure include:
- GDPM will appoint qualified, internal candidates to serve as the hearing officer,
- Elimination of the requirement of an informal settlement process prior to hearing; and
- GDPM will create and maintain a log of all hearing decisions.

Definition of Significant Amendment/Substantial Deviation (included in Significant Amendment I):

Significant Amendment or Modification shall be defined as a substantial change in GDPM’s plan or policies that fundamentally changes the mission, goals, or objectives of the PHA Plan, are inconsistent with its approved Annual Plan and which require formal approval by the Board of Commissioners.

A Substantial Deviation/Modification includes a major deviation from GDPM policies. This definition does not include changes in organizational structure, changes in GDPM’s Administrative Plan or Admissions and Continued Occupancy Policy resulting from HUD guidance, HUD-imposed regulations, or minor policy changes unless such regulation or HUD guidance requires a significant amendment to the Annual Plan.

For the purposes 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.

(c) The PHA must submit its Deconcentration Policy for Field Office review.
- GDPM’s deconcentration policy is contained within the agency’s Admission and Continued Occupancy Policy (ACOP) (page 94-95) and has not been revised since the approved 5 Year/Annual, on January 21, 2016.

New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

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Project-Based Vouchers.
Units with Approved Vacancies for Modernization.
Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Choice Neighborhoods (CN): GDPM (lead applicant) in partnership with the City of Dayton (co-applicant) submitted a CN Planning Grant application on Feb. 9, 2016. GDPM and the City are aggressively seeking $2,000,000 to undertake a comprehensive planning process 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. GDPM is committed to improving the developments within AMP 7 and partnering with stakeholders to improve the entire neighborhood. CFP and/or RHF funds will be explored 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.

Mixed Finance/Modernization or Development: GDPM intends to submit mixed finance proposals in order to seek viable housing solutions for low-moderate income families. GDPM will seek leverage opportunities through grants, loan financing, bond issue, tax credit, non-PHA funding, conventional financing, conversion of Asset Management to project based subsidy and other grant opportunities (i.e. Federal Home Loan Bank and other HUD funding sources). Working with development partners, GDPM will pursue acquisition of vacant land, in addition to existing properties for potential development. Acquisition, PHA Development and Mixed Finance proposals will be submitted to HUD as applicable. GDPM may seek HUD approval to finance acquisitions in part from advances from GDPM reserves and repay the advances from RHF funds.

Development proposals for Telford Avenue (4 units) and Corona Avenue (12 units) located in the City of Kettering were submitted during FY15. GDPM, along with Oberer Companies and CountyCorp submitted a 2016 tax credit proposal for Brandt Meadows, a 55-unit new construction project to be located within the City of Dayton. A HUD mixed-finance proposal will be submitted in late FY15 or early FY16. GDPM will also consider the development of vacant land within its current portfolio.

Modernization: Sites within the portfolio will be evaluated for redevelopment feasibility, particularly, Wilkinson, Desoto Bass, Hilltop Homes, Olive Hills, and Mount Crest.

Demolition/Disposition: GDPM may dispose of a non-dwelling unit at Desoto Bass Courts-OH5-9, 1728 Stewart St. All other activities as approved in the 5 Year/Annual Plan remain the same. As portfolio analysis is completed, additional demolitions and disposition applications may be considered.

Disposition Activities (included in Significant Amendment I)
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.

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<th>Address</th>
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Parkside Disposition (Significant Amendment II)
GDPM owns approximately 62 acres of vacant land that used to be home to the public housing development Parkside Homes. GDPM may seek authorization from the HUD Special Applications Center in order to dispose of the entire site or part of the site. The disposition may be by sale at Fair Market Value, by sale at less than Fair Market Value – if the intended land use is for a commensurate public benefit, or GDPM may participate in a ‘land swap’ if an interested party has property of similar value and acquisition of such property will result in a benefit to GDPM and to its residents.

Disposition of HOPE VI Vacant Parcels (Significant Amendment II)
GDPM owns several vacant real estate parcels in and around Area B of the GDPM Hope VI revitalization area. Since the vacant parcels may be in excess of the need of the Housing Authority, GDPM will look into disposition of the lots. There are an estimated 18 vacant parcels covering an estimated 3-4 acres. 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 is for a commensurate public benefit, or GDPM may participate in a ‘land swap’ if an interested party has property of similar value and acquisition of such property will result in a benefit to GDPM and to its residents.

Designated Housing for Elderly and/or Disabled Families: GDPM does not currently maintain any developments designated housing for Elderly or Disabled. In evaluating its portfolio and planning for new developments, GDPM may explore this designation during the plan period.

Elderly Designation for Certain Public Housing Units (included in Significant Amendment)
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:
- Grand, 465 Grand Avenue, Dayton;
- Wilmington, 958 Wilmington, Dayton;
- Metropolitan, 50 Central Avenue, Dayton;
- Madrid, 221 Fox Grover, Centerville;
- Hallmark-Meridian, 714 Plymouth, Dayton; and
- Park Manor, 220 Park Manor.

Mixed Finance Proposal Audubon Crossing (Significant Amendment II)
Audubon Crossing is a new construction project consisting of a three story building with an elevator and 50 units of senior housing. The 1.9 acre vacant parcel is located at the Salem Crossing HOPE VI development. The development will have a mix of 1 and 2 bedroom units, 22 of which will be asset management units subsidized through the public housing program.
The property will be designed to blend in seamlessly with the existing HOPE VI neighborhood. The development team is made up of GDPM and the Woda Group, Inc. The Woda Group, Inc. brings excellence in development, construction, and management to the team. The Senior Services Connection and GDPM’s FSS program have joined to offer and coordinate the provision of services to the residents of Audubon Crossing.
Funding sources for the development may consist of GDPM Capital Funds, including approximately $3.6M of Replacement Housing Factor Funds, low income housing tax credits, Housing Development Assistance Program funds, conventional financing, Federal Home Loan Bank financing, and other available funding opportunities. In order to facilitate tax credit financing, GDPM may enter into a long-term ground lease agreement with a tax-credit entity.
GDPM intends to submit a Mixed-Finance Development Proposal to the U.S. Department of Housing and Urban Development in 2017 seeking approval of the development. Prior to submitting a Mixed-Finance approval, GDPM may request HUD authorization to use public housing funds for pre-development expenses.

Mixed Finance Proposal Mount Crest (Significant Amendment II)
GDPM is evaluating the feasibility of submitting a 9% low income housing tax credit application to the Ohio Housing Finance Agency in order to fund a substantial rehabilitation/new construction project at the GDPM asset management site Mount Crest.
Currently, Mount Crest consists of forty 2-bedroom, six 3-bedroom and two 4-bedroom units. The most recent physical needs assessment estimated the total capital needs at the property to be $8.2M. If feasible, GDPM intends to rehab the current units and construct additional units on the site. If it’s more cost effective, GDPM may seek HUD demolition approval and replace the current units with new construction. GDPM will consult with the Mount Crest resident and with the Metro-Wide Resident Council prior to submitting any request for demolition to HUD.
In order to complete the development project, it will be necessary for GDPM to submit a Mixed-Finance Development Proposal to HUD seeking approval for the development project. 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, including replacement Housing Factor 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.

**Conversion of Public Housing:** GDPM may explore the feasibility of voluntary conversion of public housing during the plan period.

**Conversion of Public Housing (RAD):** GDPM intends to submit an application for RAD following a portfolio analysis. Applications will likely be submitted for Wilkinson Plaza (OH05-06, 200 units), Desoto Bass Courts (OH5-2, OH5-2A, OH5-5, and 354 units), Hilltop Homes (OH5-9, 201 units), Mount Crest (OH05-04, 48 units). GDPM may consider an entire portfolio application for RAD (OH005, 2,743 units).

**Occupancy by Over-Income Families:** GDPM will comply with all anticipated HUD rules and regulations and may need to modify its policies accordingly.

**Non-Smoking Policies:** GDPM will comply with all anticipated HUD rules and regulations, and may need to modify its policies accordingly.

**Project Based Vouchers (PBV):** Plans for commitment:

- 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 County. In January, 2016, GDPM awarded 15 vouchers to Homefull Family Living Center. Following this award, 120 vouchers remain as part of the commitment to end homelessness. GDPM may make additional awards during the 2016 plan year, if resources are available.

- GDPM may utilize PBVs for GDPM’s Brandt Meadows project.

The projects are consistent with GDPM’s 5 year plan to provide support to end homelessness and to develop replacement affordable housing units.

**VASH Vouchers (Significant Amendment II)**

**HUD – VASH Vouchers**

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) 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, GDPM intends to seek proposals for a project-based voucher development to assist United States Veterans through the HUD-VASH program. GDPM hopes to award up to 35 VASH vouchers for a single project and will administer and/or award any additional VASH vouchers provided by HUD. When selecting proposals, GDPM will follow its PBV project selection criteria and any additional HUD criteria with respect to the VASH program.

**Units with Approved Vacancies for Modernization:** In accordance with 24 CFR990.145, 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. GDPM currently has 14 units in approved vacancy status. Additional units are anticipated during the plan year.

**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:**

- 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 resources are awarded to the CDFI.
• GDPM is exploring the potential participation in the Family Unification Pilot Program. The program will allow foster children aging out of the foster care system to utilize the Family Self Sufficiency.

**B.2 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 attachment to the PHA Plan.

**B.3 Most Recent Fiscal Year Audit.**

(a) Were there any findings in the most recent FY Audit?

Y ☒ N

(b) If yes, please describe:

**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”. The following progress has been made toward the agency’s 2015-2020 Agency Plan:

**Development:** During the plan year, GDPM submitted a tax credit project for 55-units, acquired 4 buildings in order to develop 16 public housing units with RHF funds, sold 11 homeownership units, submitted a Choice Neighborhood application with 24 committed community partners, and continued progress toward completing its Voluntary Compliance Agreement with HUD by completing 171 of the required 188 accessible units.

**Section 3:** GDPM has an effective Section 3 plan. Consistent with the requirements of Section 3, GDPM affirms its ongoing commitment by continuing to be an active member of the Section 3 HUD Consortium that includes Montgomery County, City of Dayton, City of Kettering and City of Fairborn to take all necessary steps to provide meaningful, full-time, regular employment and/or training to Section 3 residents of Montgomery County. During the plan year, GDPM hired 13 new hires that were Section 3 qualified.

**MBE/WBE:** GDPM’s goal is to achieve at least 25 percent MBE and WBE participation in construction and 15 percent participation in professional services. During the plan year GDPM achieved the following:

- Construction Services Goal (25%)
- Construction Services Actual (11.86%)
- Professional Services Goal (15%)
- Professional Services Actual (11.14%)

**Progress Report Continued:**

**Asset Management:**

- Public Housing occupancy maintained 97.45% occupancy.
- The Agency reached standard performer status on SEMAP.
- All REAC inspections were 80 or above.
- The agency maintained a 98.58% MTCS transmission rate.

**Resident Services:** Continue to maintain a high level of resident service goals in order to provide noteworthy client linkages.

- In 2015, GPDM began collaboration with community stakeholders to expand use of FUP vouchers and the FSS program for those who have aged out of foster care.
- GDPM has significantly increased the number Memorandums of Understanding (MOUS) with community partners to provide resident services. In the last year, the number of MOUS has increased 100%.
- Expansion of the FSS program was successful this year. There were a total of 159 participants.
### Community Partnerships
- During the plan year, GDPM awarded 15 PBV in support of the local Continuum of Care’s 10 Year Plan to End Homelessness, and furthering GDPM’s progress toward fulfilling its commitment to provide 250 PBV.

- Participation in the local community has increased through partnerships with key community stakeholders. Currently senior staff are members of the following local boards: Greater Dayton Apartment Association, Miami Valley Fair Housing, Human Relations Council, Minority Business Partnership, Dayton Public Schools Community Involvement Board, Community Initiative to Reduce Gun Violence, Regional Transit Authority Board, etc.

### Apprenticeships:
GDPM created an apprenticeship collaboration with Dayton Job Corps to employ and train local youth. The Agency has 15 individuals working with an eye toward increasing participation. Additionally, GDPM partnered with the University of Dayton and Wright State University providing volunteer and service learning opportunities for university students.

### Professional Development:
The Agency continues to stress the importance of employee training. In the previous year, staff has received training in the following subjects: fair housing, maintenance, workplace safety, environmental review, capital fund, rent calculation, tax credit, reasonable accommodation, procurement, financial reporting, customer service, two executive employees obtained public housing manager certification, etc.

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#### B.5 Resident Advisory Board (RAB) Comments.

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<td>Y</td>
<td>N</td>
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- Meeting conducted on March 9, 2016, minutes are attached.

(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

Meeting for Significant Amendment conducted on September 30, 2016. A copy of the minutes and meeting documents are attached. No comments were submitted.

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#### 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.

Attached.

---

#### B.7 Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

<p>| | |</p>
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<td>Y</td>
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(b) If yes, please describe:

---

#### B.8 Statement of Capital Improvements.

Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP). *See HUD Form-50075.2 approved by HUD on 03/08/2016*

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#### C. Capital Improvements.
Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.

*See HUD Form-50075.2 approved by HUD on 03/08/2016*
| C.1 | See HUD Form-50075.2 approved by HUD on 03/08/2016 |
1. **PHA Information**

**PHA Name:** DAYTON METROPOLITAN HOUSING AUTHORITY  
**PHA Code:** OH005  
**PHA Type:** [ ] Small  [ ] High Performing  [ ] Standard  
**HCV (Section 8)**  
**PHA Fiscal Year Beginning:** (MM/YYYY): 07/01/2015

2. **Inventory** (based on ACC units at time of FY beginning in 1.0 above)

<table>
<thead>
<tr>
<th>Number of PH units</th>
<th>Number of HCV units</th>
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<tbody>
<tr>
<td>2716</td>
<td>3917</td>
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</tbody>
</table>

3. **Submission Type**

[ ] 5-Year and Annual Plan Only  
[ ] Annual Plan Only  
[ ] 5-Year Plan

4. **PHA Consortia**

N/A  
[ ] PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

<table>
<thead>
<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) Included in the Consortia</th>
<th>Programs Not in the Consortia</th>
<th>No. of Units in Each Program</th>
</tr>
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<td>PHA 1:</td>
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<td>PHA 3:</td>
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5. **5-Year Plan.** Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 **Mission.** State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years:

Our mission 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.

5.2 **Vision**

Our vision is a Miami Valley with diverse housing and neighborhood options in which our families, partners, and assets contribute to the overall quality of life and economic health of the community.

**Platinum Performance Standards**


5.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
Disposions/Demolitions, Conversion
Specific objectives are outlined in Section 7.

HOPE VI
GDPM has submitted a revision to its revitalization plan and budget which are under review by the local Field Office. Upon approval, GDPM anticipates the closeout of the HOPE VI project in the Fall of 2015.

Development Goals:
1. Continue to seek viable housing solutions through acquisition, re-development, and Low Income Housing Tax Credit (LIHTC). GDPM will seek leverage opportunities through grants, loan financing, bond issue, LIHTC, all applicable bridge funding, or conversion of Asset Management to project based subsidy. Leveraged funds will be used for modernization, construction and demolition of sites. All sites within the portfolio will be evaluated for feasibility, particularly, Olive Hills, Smithville and Rosemont. A key goal of GDPM is to position itself to develop tax credit fee management programs for other owners, as well as GDPM. As capacity increases within the organization, GDPM will endeavor to complete two projects per year, depending upon availability of funding.

2. Move forward with the leverage of Replacement Housing Factor funds in order to increase the availability of affordable housing throughout Montgomery County. Options for the use of RHF funds include but are not limited to, the development of new/renovated Asset Management and purchase/rehab of scattered site units. Specific RHF projects identified for 2015 include the purchase and rehabilitation of three, 4-unit buildings on Corona Ave in Kettering, OH, in addition to the redevelopment of the former Arlington Court site.

3. Work with outside community partners to apply for funding to provide community center opportunities.

4. Update GDPM’s Physical Needs Assessment, 504 Transition Plan & Energy Audit. Green Physical Needs Assessment to be completed by FY2015. Utilize these assessments to develop a modernization plan for existing public housing units to ensure long-term viability.

5. Develop an annual physical inspection and assessment process in order to increase efficiency of capital planning needs.

6. Submit a revised TDF plan.

7. Position the agency to be ready to embrace Rental Assistance Demonstration.

8. Pre-development activities to submit to HUD a CHOICE NEIGHBORHOOD Application for a site to be determined with local jurisdiction partners. Specifically AMP #7.

   - Rehabilitate a minimum of 138 units to meet the needs of mobility impaired individuals.
   - Rehabilitate a minimum of 55 units to meet the needs of hearing and/or visually impaired individuals.
**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

GDPM will be requesting from the Cleveland Field Office the approval of several unit conversion requests. The requests will allow the Authority to modernize units in an effort to comply with the Authority's 504 Transition Plan. It is difficult to maintain the existing bedroom count during modernization of a unit that includes adding accessibility features. The change in bedroom size is required to allow the units to be modernized for residents in need of mobility impaired features. To rehabilitate these units to add the required features under UFAS, the unit floor plans must be revised, and bedroom area is sacrificed to add the space necessary to meet the UFAS hallway widths, turning radii in the bathroom and kitchen and door swing requirements. The unit addresses have not yet been identified. The units will be identified as a part of the design phase for the project.

**HOPE VI**

GDPM has submitted a revision to its revitalization plan and budget which are under review by the local Field Office. Upon approval, GDPM anticipates the closeout of the HOPE VI project in the fall of 2015.

**Mixed Finance Projects (a)** GDPM generated a 2006-2016, 10 year development plan. The ten year plan proposed 20 development projects that encompassed both rehabilitation and new construction. Of the 20 projects, 14 projects have been completed. GDPM anticipates the completion of two additional projects in 2015, along with 2 to 3 projects in 2016. The projects are strategically located throughout Montgomery County. Financing for the units has occurred through a mixed finance approach. Completed projects include, Germantown/Broadway, Misty Lane, and Winfield Village 2. GDPM anticipates additional mixed finance development including but not limited to, the redevelopment of Arlington Court, Corona Avenue in Kettering, OH, along with scattered site and vacant land acquisition and redevelopment.

**Conversion Information (c)** Following an assessment conducted in 2005, GDPM found that none of the Asset Management sites met the criteria established for voluntary conversion. GDPM may explore an updated assessment to determine if units are eligible. The assessment will be completed in accordance with 24 CFR 972.218 - 972.224 and include a comparison of the cost of continuing to operate the units as Asset Management units with the cost of providing tenant based or project-based assistance. GDPM will also take other factors into consideration, including the market value of the development, the rental market conditions in the community, the likely impact of the conversion on affordable housing in the community, and the planned implementation process of the conversion. Additionally, conversion will be contingent upon approval of the U.S. Department of Housing and Urban Development Special Applications Center.

GDPM may also explore the Rental Assistance Demonstration program.

**Demolition, Disposition, Conversion (b)** Since 2005, the Authority has removed 863 units from the following sites, Dunbar Manor, Arlington Courts, Cliburn Manor, Helena and Parkside Homes. GDPM plans to redevelop or dispose of the land associated with these developments. Specifically, GDPM has been in discussions with the City of Dayton regarding reuse options for the former Parkside Home site. GDPM is also exploring options to dispose of other remaining vacant sites that are creating a drain on Authority resources through high maintenance costs.

In addition, the Authority has disposed of 53 housing units. These scattered site units have historically been difficult to lease, market and maintain due to age, condition and location. As the Authority moves forward under asset management, additional projects are contemplated. These projects are outlined in the Authority’s demolition and disposition table.
The following tables are utilized to reflect Demolition/Disposition activities.
Goals and Objectives: Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Public Housing Goals & Housing Choice Voucher Goals: GDPM’s public housing sites maintain an occupancy level of 99%. The housing choice voucher program (SEMAP) maintains a 100% utilization rate; site based wait lists are available at all GDPM sites. GDPM continues to administer the HCV Family Self-Sufficiency program and the Section 8 Homeownership Program. GDPM regularly applies for replacement of public housing units removed from the portfolio.

FY15-20 Goals/2014 Achievements:
1. Greater Dayton Premier Management’s long-term strategic plan will significantly reduce the vacancies authority-wide.
2. During the next year, GDPM will maintain a vacancy rate of 2 percent.
   o 2014 occupancy rate averaged 98%.
3. Achieve and maintain a high performer status on SEMAP and Public Housing Assessment System.
   o The Agency reached high performer status on SEMAP.
4. Explore the possibility of providing vouchers and/or issue vouchers for young adults who have timed out of the system and who may have become homeless.
5. Continue to partner with the community as it relates to eliminating chronic homelessness and reducing homelessness in our community.
   o The Agency seeks to award Project Based Vouchers FY2015
6. The previous 5 year Plan set forth the goal of implementing the Violence Against Women Act (VAWA). GDPM has implemented the provision of VAWA and has made an effort to provide preference to victims of domestic violence in admission and retention. Furthermore, GDPM is posting contact information about community resources that are designed to assist victims of domestic violence. (GDPM does provide a list of local and regional Domestic Violence, Dating Violence, Sexual Assault and Stalking Resources at 400 Wayne Avenue.)
7. Focus on Asset Management Assessment System (PHAS) components, particularly the continuation of vacancy reduction, physical improvements, and demolition efforts, while maintaining a PHAS high performer status by 6/30/2020.
   o All REAC inspections were 80 or above, with an average score of 87
8. Maintain the Multifamily Tenant Characteristic System (MTCS) transmission rate of 100 percent each month throughout FY2015.
   o This year the Agency maintained a 99.6% MTCS transmission rate
9. Review operational procedures of the asset management and voucher management programs, in order to merge eligibility process.
   o In 2015 the Agency implemented a paperless voucher application process. This system was successful in accepting over 7000 voucher applications.

Resident Service Goals/Achievements:
1. Provide high quality and effective services to our resident population through the Ross Grant.
   o The Agency was able to provide significant client linkages to community resources that included health care, disability services, educational entities.
2. Provide homeownership opportunities through the agency’s Homeownership Department.
3. Develop a Resident Volunteer Patrol Program (RVPP) at resident sites.
   o Currently, senior staff is working with the jurisdiction wide resident council to gauge resident interest.
4. Provide high quality and effective linkages to our resident population through Resident Opportunities for Self-Sufficiency (ROSS) grants, awarded through 2014.
   o GDPM currently has over 15 MOUs with local organizations to provide social services for our residents.
5. Design Quick Reference Safety Cards/Notices designed for all Asset management site personnel and will be distributed to all Asset Management residents.
   o This goal was completed in 2014 with the assistance of Ohio Department of Worker’s Compensation.
6. Develop a specific plan for residents of hi-rise communities who may require assistance in the event of an emergency evacuation to supplement the current Integrated Contingency Plan for these types of housing structures.
   o Monthly fire drills are conducted to educate residents and employees on evacuation safety.
Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan - Continued.

Operations: Under the previous 5 year plan, GDPM implemented a new badge system for employees, updated personnel and procurement policies, updated standard operating procedures, implemented safety initiatives, and continued to progress the Section 3 plan. GDPM will continue to implement GDPM's Revised Strategic Plan.

During the 2015-20, 5 year plan, GDPM's operational goals include:

1. Continue expansion of employee Health Awareness Program.
   - With the assistance of the Agency's insurance provider, promoted healthy eating and exercise among employees through weekly meetings as well as a weight loss competition.
2. Review all personnel policy management tools and implement new recommendations.
3. Provide ongoing training and resources to ensure compliance with the Authority's Integrated Contingency Plan (ICP) and related safety initiatives.
   - An update to the ICP plan was completed in 2014.
4. Continue to implement an Employee Recognition Program.
   - An Employee Action Committee (EAC) was formed and supported by the Agency.
5. Continue to implement the Section 3 Plan required by HUD.
6. Union Apprenticeship for labor union positions
   - GDPM has begun discussions with the labor union on how best to implement plan by 2016.
7. Implement the Diversity and Inclusion Plan.
8. Continue to position the agency to convert to a paperless system by 2017
   - HCV waiting list was converted to online application system in 2015
9. Maintain at least 25 percent participation in areas of contracting to MBE and WBE organizations.
   - GDPM had a goal to achieve at least 25% Construction and 15% Professional Services Minority participation. GDPM achieved 25.44% Construction and 14.90% for Professional Services.
10. Explore new avenues and processes to ensure the agencies are moving towards more effective and efficient operations.
11. Continue to provide our staff with training.
    - In 2015 the Agency provided Fair Housing, Maintenance, open records policy, workplace safety, procurement, and customer service training.

Building Social Service Capacity
1. Work to increase our capacity with community social service agencies through ROSS Grant funding to help the homeless, young adults, adults and the elderly to be successful in our Asset Management and the Housing Choice Voucher Program.
2. Explore opportunities to educate clients regarding healthy living.
   - The agency's family self-sufficiency department has coordinated exercise, wellness checks, as well as healthy eating activities for our residents throughout 2015.

Public Relations Goals
1. Continue to expand on developing relationships with the City of Dayton, Montgomery County, and other local governments for the good of all the clients we serve
2. Support a “Good Neighbor Policy” with priority boards, local neighborhood organizations and local governments supported by GDPM’s future planning and rehabilitation.
3. Participate in projects that foster community recognition and support.
4. Explore efforts to improve GDPM’s perception in the community and current staff.
5. Pursue cooperation agreement with various Montgomery County Jurisdictions.
PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

GDFM updated the Annual and Five Year Grant expenditure plans to accommodate the work completed with stimulus funds. The core of the 5-Year plan remains unchanged.

HCV Component: GDFM continues to review the HCV Administrative Plan to ensure clarity, and compliance with HUD regulations. Minor cosmetic revisions were made to incorporate the agency name change, etc., however, no major revisions were made since the last Annual Plan.

Public Housing Component-ACOP-

The Public Housing Admission and Continued Occupancy Plan was also modified with the adoption of the new Flat Rent rule 24 CFR 100.126. GDFM held a public hearing to notify residents and the public about the changes to flat rent policies, obtained board approval of the new flat rent policies, and updated the Admissions and Continued Occupancy Policies in order to implement the new flat rent rule. GDFM will review and update all needed changes, when applicable, during the plan year.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Copies of this Five Year and Annual plan are available at each GDFM property, www.gdfm.org, and GDFM central office at 400 Wayne Avenue Dayton Ohio 45410.

6.0

PHA Plan Elements (6.1 – 6.13)

The following are available for review at 400 Wayne Avenue, Dayton, Ohio 45410:

- Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures
- Financial Resources
- Rent Determination
- Operation and Management
- Grievance Procedures
- Designated Housing for Elderly and Disabled Families
- Community Service and Self-Sufficiency
- Safety and Crime Prevention
- Pet Policy
- Civil Rights Certification
- Fiscal Year Audit
- Asset Management Operations Manual
- Violence Against Women Act (VAWA)
- Section 8 Administrative Plan
- Section 3 Plan
- Diversity Inclusion Plan
Mixed Finance Projects (a) During the previous 5 year plan, GDPM completed a Capital Fund Financing Modernization Project, along with several tax credit projects. GDPM has also generated a 10 year development plan. The ten year plan contemplates the addition, through acquisition and new construction, of 1,000 housing units. The units will be strategically located throughout Montgomery County. Financing for the units will be through a mixed finance approach. The projects include, but are not limited to Germantown/Broadway redevelopment, Misty Lane acquisition and development, the redevelopment of Arlington Court (HOPE VI or Choice Neighborhood), scattered site and vacant land acquisition and redevelopment.

Finally, GDPM plans to complete its current HOPE VI project in 2015. The final phase of the project, Salem Crossing Homeownership is 2/3 complete. All other phases were completed in June 2009.

Demolition, Disposition, Conversion (b) In 2004, Greater Dayton Premier Management’s Board of Housing Commissioners presented a plan to the community outlining its plan to remove obsolete housing units from GDPM’s inventory. The plan is progressing. Currently the Authority has removed units at Dimbar Manor, Arlington Courts, Cliburn Manor, Helena and Parkside Homes. These demolition projects will remove 863 units from the Authority’s inventory.

In addition, the Authority has disposed of 51 housing units. These scattered site units have historically been difficult to lease, market and maintain due to their age, current condition and location. As the Authority moves forward under asset management, additional projects are contemplated. These projects are outlined in the Authority’s demolition and disposition table.

GDPM will be requesting from the Cleveland Field Office the approval of several unit conversion requests. The requests will allow the Authority to modernize units in an effort to move into compliance with the Authority’s current 504 Transition Plan. It has been found from past modernization projects it is difficult to maintain a units existing bedroom count during modernization of a unit that includes adding accessibility features. The sites that are contemplated for unit conversion are outlined in section 5.2. The unit addresses have not yet been identified. The units will be identified as a part of the design phase for the project.

Cityview and Pompano Circle are being modernized under the Authority’s Capital Funding Financing Program. GDPM is also contemplating the modernization of its Olive Hills site using CFFP. Under this program, GDPM would also convert five (5) percent to ten (10) percent of the units to achieve fully accessible units. The exact units addresses are not known at this time since the plans, drawings and specifications have not been completed.

The conversion discussed in this section of the Plan relates to unit conversion through reduction in bedroom size, not mandatory or voluntary conversion to project based subsidy. The units to be converted through a reduction in bedroom size are desirable productive units in the Authority’s inventory. The change in bedroom size is required to allow the units to be modernized for resident in need of mobility impaired features. To rehabilitate these units to add the required features under EFAS, the unit floor plans must be revised, and bedroom area is sacrificed to add the space necessary to meet the UFAS hallway widths, turning radii in the bathroom and kitchen and door swing requirements. Conversion information was presented in 7.0 Conversion Information (e). This section states that we have performed Section 202 reviews on two sites, and not found them to be candidates for Voluntary or Mandatory Conversion under Section 202.

Conversion Information (e) In September of 2005, GDPM completed a Section 202 for all of its existing sites. From that review no sites were found to meet the requirements of voluntary conversion. Since the completion of the Section 202 report, GDPM has reassessed two existing sites for compliance: DeSoto Bass Court and Hilltop Homes. In the reassessment that occurred in 2007 neither property met the criteria established for voluntary conversion. GDPM still considers these sites to be at a point where voluntary conversion is still an option. As the sites progress along in the assessment management program, the ability for these sites to cash flow may become more evident. With this in mind, GDPM will continue to review these sites to assess their viability as Asset Management sites.

Homeownership Programs (d) GDPM currently administers five (5) homeownership programs. Copies of the Homeownership Plans for the 5th and New Visions I and II programs can be reviewed at 400 Wayne Avenue, Dayton, Ohio. In addition, the Authority administers three homeownership programs under its HOPE VI program. The programs are: First Choice, Salem Crossing I and II

The final home in the Salem Crossing I program is under contract, no additional homes are planned. A revision to the Salem Crossing I program was submitted to HUD on January 7, 2015. GDPM is exploring options to discontinue the remaining homeownership programs in their current form.
<table>
<thead>
<tr>
<th>8.0</th>
<th><strong>Capital Improvements.</strong> Please complete Parts 8.1 through 8.3, as applicable.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Capital Fund Program Annual Statement/Performance and Evaluation Report.</strong> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <em>Capital Fund Program Annual Statement/Performance and Evaluation Report</em>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</td>
</tr>
<tr>
<td>8.1</td>
<td></td>
</tr>
<tr>
<td>8.2</td>
<td><strong>Capital Fund Program Five-Year Action Plan.</strong> As part of the submission of the Annual Plan, PHAs must complete and submit the <em>Capital Fund Program Five-Year Action Plan</em>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</td>
</tr>
<tr>
<td></td>
<td>See HUD form 50075.2 approved by HUD on 12/09/2014</td>
</tr>
<tr>
<td>8.3</td>
<td><strong>Capital Fund Financing Program (CFFP).</strong> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</td>
</tr>
</tbody>
</table>
Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the Asset Management and Housing Choice Voucher Program tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Statement of Housing Needs

Greater Dayton Premier Management works with the local jurisdictions of Montgomery County, the City of Dayton and the City of Kettering to ensure that GDPM housing activities are aligned with the housing needs of the community. Each jurisdiction provides Consolidated Plan information to GDPM for the PHA planning process and to complete the housing needs statement for the Annual Plan. GDPM reviewed the 2013-2018 Montgomery County Consolidated Plan, the Cities of Dayton and Kettering joint Consolidated Plan for 2011-2015 to identify and confirm housing needs within community. In addition, maps and data analysis of U.S. Census Data and American Community Survey data were reviewed from the Miami Valley Regional Planning Commission, http://www.mvci.org/services/planning_commission/docs/MOT_1.pdf. The maps reviewed from MVRPC provide GDPM with information regarding the location of geographic needs related to poverty, as well as, various housing needs throughout the community.

According to the most recent Regional Analysis of Impediments to Fair Housing (AI), Montgomery County’s population declined 4.4% from 559,052 people in 200 to 535,153 in 2010. Montgomery County’s annualized population decline of -0.44% was the third highest in southwest Ohio. In 2013, 13.5% of Montgomery County residents’ income is below the poverty level. The city of Dayton’s poverty level has increased from 25% in 2010 to 28.4% in 2013. The Average Median Income is $43,985. 2010 Census data indicated that 49.6% of Montgomery County renter households are spending more than 30% of their household income toward rent which is considered a housing costs burden. Burdens for homeowners are similarly high, with Census data estimating that 31.7% of Montgomery County homeowners are spending more than 30% of their household income toward housing.

As detailed in the Miami Valley Fair Housing Center’s regional AI, the population of individuals 65 and over has increased from 13.8% of the overall population in 2010 to 15.1% in 2010. This represents an increase of 5.7%. Because many older individuals are aging into disability, this increase is significant for the planning of future public housing developments. Individuals with disabilities account for 15.1% of Montgomery County residents. Individuals under 17 and who are disabled represent 5.4% of the population. The number of individuals with disabilities underscores the importance of fair housing education and the need for housing opportunities.

Montgomery County’s racial and ethnic composition continues to change. Within Montgomery County, whites are the largest racial group at 73.9% of the population in 2010. African Americans constitute 20.9% of the population. The remaining percentage is comprised of Asian, Hispanic, other, or those who indicated two or more races.

Analysis of GDPM’s HCV and Asset Management waiting lists indicates that there is a shortage of affordable housing for low income residents of Montgomery County, particularly families with extremely low income (less than 30% of AMI). Currently, the asset management housing waiting list contains 2633 households, and the Housing Choice Voucher wait list contains 6695 households representing a total of 9348 families seeking affordable housing.

The following table outlines the bedroom size needs for families currently represented on the asset management waiting list.

<table>
<thead>
<tr>
<th>Characteristics by Bedroom Size</th>
<th># of Families Requested</th>
<th>Percent of Total Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 BR</td>
<td>1535</td>
<td>57.8%</td>
</tr>
<tr>
<td>2 BR</td>
<td>798</td>
<td>30.1%</td>
</tr>
<tr>
<td>3 BR</td>
<td>246</td>
<td>9.3%</td>
</tr>
<tr>
<td>4 BR</td>
<td>33</td>
<td>1.2%</td>
</tr>
<tr>
<td>5 BR</td>
<td>5</td>
<td>.1%</td>
</tr>
<tr>
<td>5+ BR</td>
<td>4</td>
<td>.1%</td>
</tr>
</tbody>
</table>
families in the jurisdiction and on the waiting list in the upcoming year. Note: Small Housing Choice Voucher Program only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

In order to address the housing needs identified in section 9.0 and of the applicants on the waiting list, GDPM will:

1. Maximize the number of affordable units available to GDPM by:
   a. Implement policies and strategies to reduce off-site units;
   b. Reduce vacancies two percent per year in Asset Management units;
   c. Reduce time to make vacant units available;
   d. Seek replacement of Asset Management units through demolition/disposition and mixed finance development;
   e. Utilize all HUD approved Budget authority for the Housing Choice Voucher Program;
   f. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies including deconcentration;
   g. Explore the use of Capital Funds Financing to leverage the renovation of additional asset management units;
   h. Increase the number of accessible units in GDPM’s asset management portfolio.

2. Increase the number of affordable housing units by:
   a. Apply for additional Housing Choice Voucher units and funding as they become available;
   b. Leverage affordable housing resources in the community through the creation of mixed finance housing;
   c. Leverage Replacement Housing Factor Funds through the acquisition rehab and new construction of affordable housing units.

3. Provide housing resources for the homeless:
   a. Continue to offer alternative housing for homeless in partnership with other agencies;
   b. Set aside the remaining 155 units of the original 250 Housing Choice Vouchers for Project-based housing to assist the homeless in Montgomery County owned and operated by GDPM. GDPM plans to issue the remaining vouchers by 2017.
   c. Temporary and permanent conversion of Asset Management units.

4. Address the housing needs of the elderly, families with disabilities:
   a. Continue to incorporate accessible units into new developments
   b. Completion of VCA requirements
   c. Vigorously monitor reasonable accommodations
   d. Increase HCV landlord participation outside of the city core
   e. Continue working with local fair housing center to determine impediments
   f. Work with local disability access center to determine local needs
   g. Education of staff and HCV landlords in regards to Fair Housing laws
   h. As mentioned in previous sections GDPM has converted numerous units to accessible units.

5. Address the housing needs of households of various racial and ethnic groups:
   a. Continue to seek development locations within opportunity zones
   b. Work towards deconcentration of public housing through use of a long term development plan
   c. Increase HCV landlord participation within opportunity zones
   d. Continue working with local fair housing center to identify and then moving toward eliminating impediments
   e. Education of staff and HCV landlords in regards to Fair Housing laws

Additionally, GDPM will continue to explore partnerships with other service providers for the development of housing to serve veterans, homeless, family, senior, and other special needs populations within Montgomery County.

Currently, GDPM is working with for profit developers to build capacity in an effort to increase the affordable housing stock in both the City of Dayton and in Montgomery County. The Germantown Broadway project is an example of a mixed finance project to be modeled during this current 3 year plan. A summary of the project and future phases are as follows:

The Germantown Broadway Project is projected to be a four phase revitalization project that is sanctioned by the City of Dayton. GDPM was awarded LIHTC’s for Germantown Village Phase I which includes the construction of 60 multi-family units at the northeast corner of the intersection of Germantown and Broadway Streets. The development will include community and green space. The facility will be developed in conjunction with Michaels/Model Group as the co-developer.

The first phase of the Germantown Broadway project required the Authority to acquire approximately 55 lots. Many of the lots were vacant and in foreclosure. Currently all 55 of the lots are under the control of GDPM and the developer. The Germantown Broadway development is projected to be a four phase revitalization project that is sanctioned by the City of Dayton. GDPM may apply for phase II LIHTC funding during the FY15-18 Five Year Plan. Phase II is anticipated to include the construction of up to 80 mixed income units. The development may be developed in conjunction with a developer Michaels/Model Group.

The funding sources for the developments includes Replacement Housing Factor Funds, proceeds from the sale of several properties GDPM has liquidated in the past, City of Dayton CDGB and/or HOME funds, HUDAP, and Low-Income Housing Tax Credits. These funding requests will be from the preservation pool or the pool most suitable for the proposed development.

Wilkinson Plaza may be considered for repositioning as mixed income housing. The site is located in downtown Dayton. This site has excellent access to downtown Dayton and surrounding communities via State Route 35 and Interstate 75. Public transportation is also available. The site is within close proximity of two Dayton parks, shopping, Miami Valley Hospital, Sinclair Community College and the University of Dayton.
As GDPM moves toward the completion of its 2006-2016 Development Plan, GDPM is working with development partners to build capacity in an effort to increase the affordable housing stock in Montgomery County. The anticipated funding sources include Replacement Housing Factor Funds, proceeds from the sale of several properties GDPM has liquidated in the past, City of Dayton CDBG and/or HOME funds, HDAP, and Low-Income Housing Tax Credits. Current inventory may be considered for repositioning as mixed income housing. Additionally, the Authority is looking to continue to acquire and rehabilitate units as a part of the Authority's approved Replacement Housing Factor Plan.
Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.

GDPM met and exceeded many of its goals outlined in the previous Five Year Plan. Some of the achievements have been addressed in sections 5 and 7, additional highlights include:

- Greater Dayton Premier Management has reduced its vacancy rate to 2 percent.

- Housing Choice Voucher Program achieved high performer in FY14.

- Within the previous five years, 900 residents were impacted by the ROSS grants. The Neighborhood Networks program allowed 607 residents to receive computer training at their sites. GDPM had 270 elderly residents who were assisted with light housekeeping, case management, health care screening and health and wellness education. GDPM families also received assistance – 145 families had assistance with training, school and day care assistance. Six Housing Choice Voucher Program holders closed on homes in the FSS Homeownership program.

- GDPM received approval to demolish Parkside Homes, Cliburn Manor and Arlington Court. Demolition is complete on these three sites. Vacant land at Cliburn Manor has been sold as of December 2011. Heleno (River Commons I) has been ground leased as of January 2012.

- 83 Project Based Vouchers have been awarded to CountyCorp for the development of Supportive Housing for the Homeless; 15 Project Based Vouchers to the American Red Cross for Homeless; 5 Project Based Vouchers to CountyCorp for homeless and 12 Project Based Vouchers to Miami Valley Housing Opportunities.

- GDPM has completed 320 units of new or rehabilitated affordable housing.

- During the previous 5 Year Plan GDPM utilized funds from both Montgomery County and the City of Dayton.

Montgomery County NSP 1 funds were used to purchase and rehabilitate four (4) 4-unit buildings in Huber Heights. Montgomery County NSP 2 funds were used to purchase, demolish and rehabilitate buildings in the same area. The project resulted in six fully accessible units in addition to two green buildings.

City of Dayton NSP 2 funds were leveraged with RHF and LIHTC for the Germantown Village Phase I project. Funds were used to purchase vacant, foreclosed, and tax liens parcels and to construct new buildings on those specific parcels.

- GDPM signed Voluntary Compliance Agreement on August 18, 2010 with HUD to provide 138 fully accessible units and 55 visually/hearing impaired units by August 2017. To Date, GDPM has completed 87 of the 138 fully accessible units and 20 of the 55 visually/hearing impaired units.

- GDPM had a goal to achieve at least 25 percent participation in areas of contracting to MBE and WBE Organizations. GDPM exceeded the goals for both construction services (36.4%) and professional services (67.2%).

(b) Significant Amendment & Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment"

GDPM defines significant amendments or modifications as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objective or plans of the agency and which require formal approval of the Board of Housing Commissioners.

Changes to the following will be considered substantial deviation and significant modification from the present Plan and will entail GDPM revising the plan through the standard public process;

- GDPM Mission Statement;
- Elective changes to rent;
- Admissions or Tenant Selection Policies;
- Additions or activities or revision to the demolition, disposition, designation, homeownership or conversion activities listed in the Plan.

Changes made to comply with the new or revised HUD rules will not be considered substantial deviation or modifications. Revisions made to work items and activities contained in the Annual Plan due to loss of subsidy or Capital Fund reductions will not be considered substantial deviation or significant modification from the present Plan.
Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signatures by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (i) through (l) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.

(a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights)
(b) Form HUD-50071, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)
(c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)
(d) Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only)
(e) Form SF-LLL-1, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)
(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
(g) Challenged Elements
(h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only)
(i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only)
(j) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.

Resident Advisory Board (RAB) -

The Resident Advisory Board met on May 6, 2015 at 2:00 p.m. to discuss GDPM’s Five Year/Annual Plan.

GDPM attendees:

Jennifer N. Heapy, Chief Executive Officer
Matt Sauls, Real Estate Investment and Development
Elaine Letten, Senior Vice President, Programs
Kath Koons, Senior Manager of Asset Management
Kathy Gambill, Executive Administrator

The Resident Advisory Board consists of the following.

Greta Banks-President
Elaine Carter
Shirley Martin
Annie Johnson

All RAB members were notified of meeting and the President and Ms. Johnson

Greater Dayton Premier Management staff introduced themselves and the meeting began at 2:00.

Ms. Heapy reviewed the Goals of GDPM and also provided an update regarding existing goals.

Mr. Sauls reviewed the Capital Fund, including any future demolition and capital projects.

Ms. Heapy reviewed the 2014 operational objectives and achievements.

Ms. Heapy asked if there were any questions pertaining to the annual plan program. The RAB indicated no questions.

The RAB stated that they understood and appreciated the information given, and did not have any questions.

Ms. Banks thanked GDPM staff for all their hard work.

The Public Comment Hearing took place on May 20, 2015 at 9:00 a.m and no public comments were made. Additionally, no public comments were received in response to the required legal notice and advertisement. The 5 year annual plan was adopted by the Board of Housing Commissioners on May 20, 2015 at 1:50.
**Audubon Crossing – Mixed Finance Proposal**

Audubon Crossing is a new construction project consisting of a three story building with an elevator and 50 units of senior housing. The 1.9 acre vacant parcel is located at the Salem Crossing HOPE VI development. The development will have a mix of 1 and 2 bedroom units, 22 of which will be asset management units subsidized through the public housing program.

The property will be designed to blend in seamlessly with the existing HOPE VI neighborhood. The development team is made up of GDPM and the Woda Group, Inc. The Woda Group, Inc. brings excellence in development, construction, and management to the team. The Senior Services Connection and GDPM’s FSS program have joined to offer and coordinate the provision of services to the residents of Audubon Crossing.

Funding sources for the development may consist of GDPM Capital Funds, including approximately $3.6M of Replacement Housing Factor Funds, low income housing tax credits, Housing Development Assistance Program funds, conventional financing, Federal Home Loan Bank financing, and other available funding opportunities. In order to facilitate tax credit financing, GDPM may enter into a long-term ground lease agreement with a tax-credit entity.

GDPM intends to submit a Mixed-Finance Development Proposal to the U.S. Department of Housing and Urban Development in 2017 seeking approval of the development. Prior to submitting a Mixed-Finance approval, GDPM may request HUD authorization to use public housing funds for pre-development expenses.

**Mount Crest**

GDPM is evaluating the feasibility of submitting a 9% low income housing tax credit application to the Ohio Housing Finance Agency in order to fund a substantial rehabilitation/new construction project at the GDPM asset management site Mount Crest.

Currently, Mount Crest consists of forty 2-bedroom, six 3-bedroom and two 4-bedroom units. The most recent physical needs assessment estimated the total capital needs at the property to be $8.2M. If feasible, GDPM intends to rehab the current units and construct additional units on the site. If it’s more cost effective, GDPM may seek HUD demolition approval and replace the current units with new construction. GDPM will consult with the Mount Crest resident and with the Metro-Wide Resident Council prior to submitting any request for demolition to HUD.

In order to complete the development project, it will be necessary for GDPM to submit a Mixed-Finance Development Proposal to HUD seeking approval for the development project. 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, including replacement Housing Factor 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.

**Jobs Plus**

GDPM is a recipient of a 2016 Jobs Plus Initiative Grant Program award for its asset management property DeSoto Bass. The purpose of the Jobs Plus Program is to develop locally-based, job-driven approaches that increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, educational advancement, technology skills, and financial literacy for residents of public housing. The place-based Jobs Plus program addresses poverty among public housing residents by incentivizing and enabling employment through earned income disregards for working families and a set of services designed to support work including employer linkages, job placement and counseling, educational advancement, and financial counseling. Ideally, these incentives will saturate the target developments, building a culture of work and making working families the norm.

When implementing the Jobs Plus Program, GDPM intends to rehabilitate and use, for Jobs Plus services, the DeSoto Bass “904” building. The source of funds for the rehabilitation may include grant funds and/or capital funds.

Additionally, GDPM will actively seek and utilize other grant opportunities that will benefit GDPM residents, GDPM and the surrounding community.

**HUD – VASH Vouchers**

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) 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, GDPM intends to seek proposals for a project-based voucher development to assist United States Veterans through the HUD-VASH program. GDPM hopes to award up to 35 VASH vouchers for a single project and will administer and/or award any additional VASH vouchers provided by HUD. When selecting proposals, GDPM will follow its PBV project selection criteria and any additional HUD criteria with respect to the VASH program.

**Parkside Disposition**

GDPM owns approximately 62 acres of vacant land that used to be home to the public housing development Parkside Homes. GDPM may seek authorization from the HUD Special Applications Center in order to dispose of the entire site or part of the site. The disposition may be by sale at Fair Market Value, by sale at less than Fair Market Value – if the intended land use is for a
commensurate public benefit, or GDPM may participate in a ‘land swap’ if an interested party has property of similar value and acquisition of such property will result in a benefit to GDPM and to its residents.

**Disposition of HOPE VI Vacant Parcels**

GDPM owns several vacant real estate parcels in and around Area B of the GDPM Hope VI revitalization area. Since the vacant parcels may be in excess of the need of the Housing Authority, GDPM will look into disposition of the lots. There are an estimated 18 vacant parcels covering an estimated 3-4 acres. GDPM may seek authorization from the HUD Special Applications Center in or 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 is for a commensurate public benefit, or GDPM may participate in a ‘land swap’ if an interested party has property of similar value and acquisition of such property will result in a benefit to GDPM and to its residents.