Greater Dayton Premier Management
PHA 5 Year & Annual Plan

GREATER DAYTON PREMIER MANAGEMENT
GDPM

INVICTUS
DEVELOPMENT GROUP, INC.

FY20-25 PHA FIVE YEAR PLAN

5-Year PHA Plan *(for All PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016

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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

A.1

PHA Name: Greater Dayton Premier Management (Dayton MHA) **PHA Code**: OH005

PHA Plan for Fiscal Year Beginning: 07/1/2020

PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

- Copies of the FY2020-2025 5-Year PHA Plan are available at www.gdpm.org and GDPM Central Office at 400 Wayne Avenue, Dayton, OH 45410.

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. 5-Year Plan. Required for all PHAs completing this form.

B.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.

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.

GOAL: PRESERVE GDPM'S PORTFOLIO AND ADDRESS CAPITAL NEEDS OBJECTIVES:

1. Utilize available HUD programs and resources such as Rental Assistance Demonstration (RAD), Voluntary Conversion, Section 18 Demolition and Disposition and Choice Neighborhoods, to advance goals of the redevelopment plan (Attachment #1)
2. Incorporate energy savings measures and green technologies to reduce utility bills and enhance living environments

B.2

GOAL: EXPAND THE SUPPLY OF AFFORDABLE HOUSING

OBJECTIVES:

1. Apply for additional Housing Choice Vouchers (HCV), where appropriate
2. Acquire and/or build developments to expand GDPM's portfolio offerings
3. Encourage assisted units in private developments throughout Montgomery County
4. Seek partnerships in order to create leverage opportunities for additional housing options

GOAL: CREATE ACCESS TO AFFORDABLE HOUSING IN AREAS OF OPPORTUNITY & PROMOTE DECONCENTRATION

OBJECTIVES:

1. Conduct outreach efforts to potential HCV landlords
2. Seek to acquire land or buildings for development in identified areas of opportunity per the Kirwan Opportunity Maps
3. Encourage assisted units in private developments throughout Montgomery County
4. Evaluate methods to promote Public Housing deconcentration and income mixing in developments with average family incomes outside the upper or lower Established Income Range (EIR) as defined in 24 CFR 903.2(c)(1)(iii) (e.g., bringing higher income public housing households into lower income public housing developments)
5. Encourage homeownership opportunities through the Family Self-Sufficiency program

GOAL: ENHANCE MANAGEMENT STAFF CAPACITY IN MANAGING VARIOUS TYPES OF AFFORDABLE HOUSING

OBJECTIVES:

1. Participate and host various trainings and webinars applicable to RAD, tax credit management/compliance, in addition to compliance related trainings for other affordable housing unit types
2. Identify a qualified consultant(s) to assist with file set-up and internal compliance monitoring

GOAL: PROMOTE AND MARKET GDPM'S AFFORDABLE HOUSING PROGRAMS

OBJECTIVES:

1. Advertise through a variety of publications and media, such as traditional newspapers, radio advertisements, billboards, transit buses, social media, cable TV and coupon programs to ensure the community is aware of available affordable housing options and increase/maintain high occupancy rates

GOAL: COMPLETE STRATEGIC PLAN

OBJECTIVES:

1. During the 2020-2025 period, complete an agency strategic plan with participation of the Housing Commissioners and Senior Staff.

GOAL: COMPLETION OF UPDATED IT SYSTEMS TO STREAMLINE OPERATIONS AND CREATE COST EFFICIENCIES

1. Complete infrastructure improvements to technology system
2. Complete transition from Visual Homes to Yardi and utilize all enhanced reporting and module functions

GOAL: EXPAND THE NETWORK OF SELF-SUFFICIENCY AND LEADERSHIP SUPPORTS FOR RESIDENTS

OBJECTIVES:

1. Advocate on behalf of GDPM residents for services

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

2015-2020 Progress:

1. **DISOSITIONS/DEMOLITIONS, CONVERSIONS:**
   - Goal- Demolition of 52 units at Hilltop Homes: Progress- Completed
   - Goal- Demolition of Olive Hills: Progress- Section 18 application completed and denied by SAC
   - Goal- Disposition of 5H units and remaining single family homes: Progress- five of the 5H units were sold, the remainder were converted to public housing. All but one of the remaining single family homes under a non-public housing program were sold.
   - Goal- Disposition of remaining HOPE VI homes; Progress- completed
   - Goal- Conversion of unit bedrooms in order to meet Voluntary Conversion goals: Progress- completed

2. **HOPE VI CLOSE OUT**: GDPM submitted a termination of disbursements in 2016. The grant remained open with approximately $1M remaining. GDPM has since submitted a revitalization plan to utilize the remaining funds for a cooperative grocery store.

3. **DEVELOPMENT**:

   - Goal- 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.
     - Progress- Since 2014, GDPM has developed strong development team with over two decades of combined experience in affordable housing development. In four short years the team has resurged the agency's development efforts and participated in the application of six development deals seeking a variety of funding sources through OHFA, FHLB, and HUD. The team has four successful development projects completed or underway. The development team is currently undertaking one of the largest redevelopment efforts in GDPM's recent history utilizing HUD's complex Rental Assistance Demonstration Program. GDPM retains the services of Reno and Cavanaugh, PLLC for mixed development and RAD legal consultation, and other development consultants as necessary.

   - Goal- Work with outside community partners to apply for funding to provide community center opportunities.
     - Progress- completed and ongoing. GDPM secured funding, in partnership with the City of Dayton, from the Choice Neighborhood Planning program to complete a transformation plan including Desoto Bass and Hilltop Homes. GDPM secured funding from the Jobs Plus program to reopen a community center at Desoto Bass which is now the on-site Jobs Plus Center. GDPM has secured several grants from Key Bank, PNC Bank and 5/3 Bank to open a Jobs Plus store and other enhanced resident services.
   - Goal- Update GDPM's Physical Needs Assessment (PNA), 504 Transition Plan & Energy Audit. Green Physical Needs Assessment (GPNA) to be completed by FY2015. Utilize these assessments to develop a modernization plan for existing public housing units to ensure long-term viability.

- Progress- Completed. GDPM completed the PNA, GPNA and Energy Audit for the entire portfolio. The needs assessments were conducted as part of GDPM's 5YR goals and in preparation for the RAD conversion. GDPM also completed the Voluntary Compliance Agreement as part of its 504 Transition Plan.

- Goal- Develop an annual physical inspection and assessment process in order to increase efficiency of capital planning needs.
  - Progress- Implemented AssetCalc to better track and monitor work items each property.
- Goal- Submit a revised TDF plan.
  - Progress- request to use TDF funding are submitted as applicable.
- Goal- Position the agency to be ready to embrace Rental Assistance Demonstration.
  - Progress- Completed. Submitted and received a portfolio award for RAD. Engage a consultant to review organizational implications and provide initial guidance. Developed an aggressive plan to advance RAD conversions. Continuing to meet with staff and distribute newsletters. Biweekly meetings to develop RAD PBV policies. Capacity building efforts for property management staff.
- Goal- Pre-development activities to submit to HUD a CHOICE NEIGHBORHOOD Application for a site to be determined with local jurisdiction partners.
  - Progress- applied & received Choice Planning grant. Completed Transformation Plan. Implementing action activities. A copy of the completed Plan can be found here: http://choiceneighborhooddayton.com/wp-content/uploads/2018/08/GDP-Miami-Chapel-booklet-2018-pages.pdf

- Goal- Continue to implement the Voluntary Compliance Administration-VCA Plan by 2017.
  - Progress- Completed.
- Goal- Rehabilitate a minimum of 134 units to meet the needs of mobility impaired individuals.
  - 134 units completed
- Goal- Rehabilitate a minimum of 55 units to meet the needs of hearing and/or visually impaired individuals.
  - 62 units completed

4. PUBLIC HOUSING & HCV

- Goal- GDPM will maintain a vacancy rate of 2 percent.
  - Progress- Average occupancy rate 2015-current is averaged 98.39%.
- Achieve and maintain a high performer status on SEMAP and Public Housing Assessment System.
  - Progress- GDPM maintained high performer status on SEMAP during the previous 5YR period.
- Goal- 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.
  - Progress- with change in FUP voucher rule, GDPM has work with local service providers such as Daybreak and Homeful to create a referral system widen the pool of young adults
- Goal- Continue to partner with the community as it relates to eliminating chronic homelessness and reducing homelessness in our community.
  - Progress- GDPM awarded vouchers to 140 projects as part of its local commitment to reduce homeless in Montgomery County during the 2015-2020 PHA Plan period. Additionally, the community announced in November, 2016, that it statistically ended Veterans Homelessness in Montgomery County.

- Goal- 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.
  - Progress- The average PHAS score during the plan period was 86.
- Goal-Maintain the Multifamily Tenant Characteristic System (MTCS) transmission rate of 100 percent each month throughout the plan period.
  - Progress- The average 99.6% MTCS transmission rate during the 5 year plan period
- Goal- Review operational procedures of the asset management and voucher management programs, in order to merge eligibility process.
  - Progress- GDPM implemented a paperless voucher application process. This system was successful in accepting over 7000 voucher applications.

5. RESIDENT SERVICES

- Provide high quality and effective services to our resident population through the Ross Grant.
  - GDPM provided significant client linkages to community resources that included health care, disability services, educational entities. GDPM also implemented the Jobs Plus program on-site at AMP7. GDPM also established a social media presence with the creation of a Facebook page.
- Provide homeownership opportunities through the agency's Homeownership Department.
  - 32 active homeowners building equity. Approximately 10 closings during the 5YR plan period.
- Develop a Resident Volunteer Patrol Program (RVPP) at resident sites.
  - No interest in the participation during the plan period.
- Provide high quality and effective linkages to our resident population through Resident Opportunities for Self-Sufficiency (ROSS) grants, awarded through 2014.
  - GDPM currently has grown its social service provider MOUs during the plan period from 15 to over 25. Additional agreements are active with partners participating in the Jobs Plus program.

6. OPERATIONS

- Goal- Continue expansion of employee Health Awareness Program.
  - Progress- completed with the assistance of the Agency's insurance provider, promoted healthy eating and exercise among employees, and conducted as well as a weight loss competition.
- Goal- Review all personnel policy management tools and implement new recommendations.
  - Progress-completed and ongoing.
- Goal- Continue to provide our staff with training.
  - Progress- GDPM continues to stress the importance of employee training. Staff has received training in the following subjects: human resources, AED/CPR, small businesses, National Fire Prevention Safety, sexual harassment, ALICE/Run Hide Fight, human trafficking, drug free workplace, fentanyl awareness, pest control, Return to Work Bonus Program, asbestos awareness, lead based awareness, accident/incident analysis, fire prevention and evacuation, workplace safety, insurance pool, A/P, ADP/Kronos Software, BDO HUD Finance Update, banking software, Visual Homes Module Update, environmental review, capital fund, rent calculation, tax credit, executive director leadership, procurement, financial reporting, fair housing, open records policy and customer service. GDPM has budgeted funds to increase capacity to pursue development opportunities, RAD and general training.

B.4	**Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. 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.) GDPM drafted and implemented its agency wide VAWA Policy and Emergency Transfer Plan. GDPM's General Counsel provided VAWA training for all property managers. To ensure uniformity and access across GDPM's programs, it intends to implement the same VAWA Policy into its RAD Program. A copy of the updated VAWA Policy, including the RAD language is attached hereto.

B.5 **Significant Amendment or Modification**. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

"Significant Amendment" is defined as follows: A significant amendment or modification to the annual plan is a change in the major strategies to address Housing Needs or changes in Admissions & Occupancy. For the purpose 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.

The following are not considered significant amendments:

1. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are not inconsistent with the Annual Plan.

2. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are required by federal, state, or local authorities, including laws and regulations.

3. A minor change in the planned uses of financial resources (e.g., small shifts within or between different funding categories).

4. Changes in the plan resulting from consultation with Consolidated Plan authorities including the City of Dayton and Montgomery County, Ohio.

5. Changes that are the result of the loss of anticipated funding to support a specific proposed activity or program.

6. Changes that are due to factors outside of GDPM's control such as natural or man-made disasters that require the redirection of resources to address emerging issues.

7. Technical amendments to correct grammar and spelling mistakes; to adjust the language in the plan document to match the intended board policy as documented by board resolutions and minutes that inadvertently omitted or misstated in the existing plan document; or to update the plan to provide more accurate information that does not impact policies such as corrections to reports on past activities and statistics on housing and population characteristics.

"Substantial Deviation" is defined as follows:

1. Additions of non-emergency work items (items not included in the Annual statement or 5-year Action plan) or change in use of replacement reserve funds under Capital Fund.

2. Any change with regard to demolition or disposition, designation, homeowner programs or conversion activities.

3. Fundamental alteration of the goals, mission or objectives of GDPM.

4. The definition of Substantial Deviation/Modification of GDPM's Plan is amended to exclude the following items:
    a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the conversion will include use of additional Capital Funds;
    b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
    c. Changes to the financing structure for each approved RAD conversion.

B.6	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N ☐ ☒ As of 4/17/19 no comments have been received. (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
B.7	**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. - Included

FY20 PHA ANNUAL PLAN

Annual PHA Plan *(Standard PHAs and Troubled PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016

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.

A.1

PHA Name: Greater Dayton Premier Management (Dayton MHA) **PHA Code**: OH005
PHA Type: ☒ Standard PHA ☐ Troubled PHA
PHA Plan for Fiscal Year Beginning: 07/1/2020
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units: 2,829 **Number of Housing Choice Vouchers (HCVs):** 4,211
Total Combined Units/Vouchers: 7,040
PHA Plan Submission Type: ☒ Annual Submission Revised Annual Submission

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 FY2020 Annual PHA Plan are available at www.gdpm.org , GDPM Central Office at 400 Wayne Avenue, Dayton, OH 45410, Metrowide Council members received certified mailed copies.

☐ **PHA Consortia**: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV

	Annual Plan Elements					

B. **Revision of PHA Plan Elements.**

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

Y N
☒ ☐ Statement of Housing Needs and Strategy for Addressing Housing Needs
☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☒ ☐ Financial Resources.
☐ ☒ Rent Determination.
☒ ☐ Operation and Management.
☐ ☒ Grievance Procedures.
☐ ☒ Homeownership Programs.
☐ ☒ Community Service and Self-Sufficiency Programs.
☐ ☒ Safety and Crime Prevention.
☐ ☒ Pet Policy.
☒ ☐ Asset Management.
☐ ☒ Substantial Deviation.
☐ ☒ Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Statement of Housing Needs – Waitlist Updates
The statement of Housing Needs has remained unchanged from the most recent 5-Year Plan. The Table below reflects the most recent Waitlist composition for GDPM's Asset Management Program:

	# of families	% of families
Waitlist Total	1,216	
Extremely low income < = 30% AMI	1154	94.9%
Very low income > 30% but <= 50% AMI	45	3.7%
Low income > 50% but < 80% AMI	17	1.4%
Families with children	272*	20.8%
Families with Disabilities	183*	14%
Race/ethnicity: Black	882**	67.3%
Race/ethnicity: White	347**	26.5%
Race/ethnicity: Hispanic	42**	3.2%
Race/ethnicity: Asian	0**	0%
Race/ethnicity: American Indian	1**	.1%
Characteristics by Bedroom Size		
1 BR	1005	76.7%
2 BR	196	15%
3 BR	60	4.6%
4 BR	16	1.2%
5 BR	4	.3%
5+ BR	4	.3%

The table below reflects the most recent Waitlist composition for GDPM's HCV Program:

	# of families	% of families
Waitlist Total	5,896	
Extremely low income < = 30% AMI	4715	79.97%
Very low income > 30% but <= 50% AMI	764	12.96%
Low income > 50% but < 80% AMI	417	7.07%
Families with children	3261*	48.8%
Families with Disabilities	680*	10.2%
Race/ethnicity: Black	5358**	80.1%
Race/ethnicity: White	1036**	15.5%
Race/ethnicity: Hispanic	189**	2.8%
Race/ethnicity: Asian	8**	.1%
Race/ethnicity: American Indian	29*	.4%

*Some families may be disabled and be families with children

** Individuals may self-identify more than one race and/or ethnicity.

Financial Resources

The following table represents GDPM's anticipated funding resources, including operating, capital and other anticipated Federal resources, as well as tenant rents and other income available to support GDPM's housing programs. The table also includes non-Federal sources of funds and the planned use for the resources.

Sources	Planned Uses	Planned $$
Subsidy and Transfer Payments (FY 2020 Estimated)		
Public Housing Operating Subsidy	Public Housing Operations	**9,352,883**
Public Housing Operating Subsidy (Tax Credit)	Public Housing Operations	**121,887**
Public Housing Operating Subsidy (Tax Credit)	Public Housing Operations	**28,572**
Housing Choice Voucher/Mod Rehab/SRO Program subsidy	Voucher Program Assistance Payments	**22,155,800**
Voucher Program Administrative Fee	Administration of Voucher Programs	**2,066,909**
Public Housing Dwelling Rental Income	Public Housing Operations	**4,647,000**
Federal Grants (FY 2020 estimated)		
Capital Fund Program (CFP) & Demolition, Disposition & Transitional Funding (DDTF)	Public Housing Capital Improvement, Public Housing Operations, and Developmental Activities	**4,000,000**
Prior Year Federal Grants		

(Fund Balances at 31 Dec 2018)		
Capital Fund Program	Public Housing Capital Improvement	**11,218,810**
Replacement Housing Factor	Public Housing Capital Improvement	**6,384,525**
Family Self-Sufficiency (FSS) Grant	Resident Services	**160,294**
Jobs Plus Grant	Resident Job Readiness Support	**1,643,883**
Choice Neighborhoods (CN)	Neighborhood Revitalization Planning	**1,001,522**
Other Income Sources (FY 2020 Estimated)		
Investment Interest	Public Housing Operations	**10,000**
Total Resources		**62,792,085**

Operations and Management

HCV Program – Housing Mobility Pilot Program

GDPM, in collaboration with the Infant Mortality Taskforce and other local partners, may seek funding opportunities for a Housing Mobility Pilot Program (Pilot Program). The purpose of the Pilot Program includes decreasing the infant mortality rate in high infant mortality zones, assisting young families or pregnant families to relocate to areas outside of high-infant mortality rate zones, move to high opportunity zones and to opportunity areas. The Pilot Program will focus on decreasing the infant mortality rate among low income families, providing education and life skills opportunities to the Pilot Program families, and to decrease the amount of homeless families in our community.

The implementation of the Pilot Program may necessitate GDPM implementing a preference for a targeted group. The preference and Pilot Program selection criteria is based on local housing needs and priorities. Preference points may be given to families with a pregnant member and/or young children that are homeless or in danger of being homeless. GDPM will receive referrals from community partners and applicants that meet the HCV eligibility requirements and the selection criteria for the Pilot Program will be eligible for the preference points. GDPM may open the waitlist for the specific preference category, and may, in its discretion, opt to leave the waitlist open for the specific preference category until GDPM determines that it has sufficient applicants to fulfill the available Pilot Program slots. The Pilot Program will be open to approximately 30 families at any one time who are either (1) current HCV participant families with a pregnant household member and/or with young children; or (2) non-current HCV families with a pregnant member and/or young children that are homeless or in danger of being homeless.

To implement such a program, GDPM may utilize Small Area Fair Market Rents (SAFMRs) for certain areas in order to increase housing choice and mobility options and to effectuate the mission of the Pilot Program. GDPM may alleviate necessary program rules, including, but not limited to, allowing participants to relocate under the Pilot Program initiatives even though the participant has not met occupancy length requirements. In order to facilitate implementation, GDPM will request regulatory waivers and/or HUD approval as needed.

GDPM, the Miami Valley Fair Housing Centers, Legal Aid of Western Ohio and Advocates for Basic Legal Equality, Inc. intend to submit a joint application for funding for the Pilot Program. The Pilot Program intends to request funding in order to provide housing mobility counseling, landlord outreach, supportive legal services, and assistance for increased tenant payments as a result of relocation under the Pilot Program.

HCV Preferences

GDPM may implement a preference for its HCV Program for persons facing expiration of their Family Unification Program voucher. There is a maximum program term of 36 months for FUP vouchers for youth aging out of foster care. For these voucher holders that need continued assisted housing at the expiration of their FUP voucher, GDPM may offer preference points for receipt of a voucher in order for the FUP participant to move to the top of the Waitlist.

HCV Waitlist – Special Programs

GDPM may open its HCV Waitlist for special populations/programs its services under its HCV Program including, VASH, FUP, Mainstream Voucher Program and Mobility Pilot Program participants. GDPM may open the Waitlist specifically for these special programs, and may leave the Waitlist open indefinitely or until GDPM has determined it has a sufficient number of applicants for these special programs on the Waitlist. GDPM will follow the guidelines set-forth in its Administrative Plan when opening and closing the Waitlist.

Asset Management – Rental Assistance Demonstration

In October, 2017, HUD awarded GDPM with a RAD Portfolio Application. With a Portfolio Award, GDPM may convert, either wholly or partially, its Asset Management portfolio to Project Based Rental Assistance (PBRA) or to Project Based Vouchers (PBVs). The Rental Assistance Demonstration (RAD) conversion will occur in accordance with the applicable HUD RAD program requirements, including, but not necessarily limited to the Consolidated and Further Continuing Appropriations Act, 2012, Pub. L. No. 112-55, approved November 18, 2011, and the Consolidated and Further Continuing Appropriations Act of 2015 (P.L. 113-235) approved December 6, 2014; Section 8 of the United States Housing Act, 42 U.S.C. 1437 et seq.; and the Department of Housing and Urban Development Act, 42 U.S.C. 3531 et seq.

Upon conversion, GDPM will adopt resident rights, resident participation, waiting list and grievance procedures as delineated in Section 1.7.B & 1.7.C of PIH Notice 2012-32, REV-1. These provisions are provided below. As required in the HUD RAD Notice, GDPM is currently compliant with all fair housing, civil rights requirements, and the terms of its Voluntary Compliance Agreement.

HUD designed RAD to assist with addressing the capital needs of public housing by providing housing authorities with access to private sources of capital in order to repair, replace and/or preserve its affordable housing assets. Please be aware that, upon a conversion, GDPM's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that GDPM may borrow funds to address the RAD developments' capital needs. GDPM currently has debt under the Capital Fund Financing Program and will be working with its lender to address the debt which may result in additional reductions of the Capital Fund.

Under its portfolio award, GDPM has received individual Commitments to Entire into a Housing Assistance Payment Contract (CHAP) for several properties and has submitted financing plans for properties as well. GDPM will continue to request and modify CHAP requests according its development plan schedule which is included.

GDPM anticipates utilizing its Capital Fund to support the advancement of its redevelopment plan with RAD as the primary tool. The estimated Capital Fund investment for GDPM's Redevelopment Plan, including RAD is approximately $50M. The full redevelopment plan is included as Attachment #1 and may be modified depending upon funding availability and physical needs.

To date, GDPM has conducted more than 20 resident meetings and three employee meetings. Additionally, GDPM publishes a regular development newsletter including RAD updates.

Resident Rights, Participation, Waiting List and Grievance procedure Under RAD

1. **No Re-screening of Tenants upon conversion**: Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households. Once that

remaining household moves out, the unit must be leased to an eligible family.

2. **Right to Return**. Any residents needing temporary relocation to facilitate rehabilitation or construction will have a right to return to the development once rehabilitation or construction is completed.

3. **Phase-in of Tenant Rent Increases for Tenants at Time of RAD Conversion:** If a tenant's monthly rent increases by more than the greater of 10 percent or $25 purely as a result of conversion, the rent increase will be phased in over 3 years. To implement this provision, HUD is waiving section 24 CFR 880.201of the Act (definition of "total tenant payment ((TTP))") to the limited extent necessary to allow for the phase-in of tenant rent increases.

    a. The below method explains the set percentage-based phase-in GDPM will follow according to the phase-in period established. For purposes of this section "standard TTP" refers to the TTP calculated in accordance with the regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058.

        i. **Year 1:** Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP and the standard TTP

        ii. **Year 2:** Year 2 Annual Recertification and any Interim Recertification (IR) prior to Year 3 AR – 66% of difference between most recently paid TTP and the standard TTP

        iii. **Year 3:** Year 3 AR and all subsequent recertifications – Full standard TTP.

        iv. Once the TTP is equal to or less than the previous TTP, the phase-in ends and tenant will pay full TTP from that point forward.

4. **Resident Participation and Funding**. Residents of covered RAD projects will have the right to establish and operate a resident organization in accordance with 24 CFR Part 245 (Tenant Participation in Multifamily Housing). In addition, GDPM will continue to provide $25 per occupied unit annually for resident participation.

5. **Choice Mobility.** Under the RAD PBV provisions, RAD residents will have a right to move with tenant-based rental assistance (e.g., Housing Choice Voucher (HCV)) the later of: (a) 12 months from date of execution of the HAP or (b) 12 months after the move-in date.

    a. ***Voucher Inventory Turnover Cap***. GDPM would not be required, in any year, to provide more than 75% of its turnover vouchers to the residents of its RAD developments.

    b. ***Choice Mobility Waitlist.*** GDPM will create and maintain a waiting list in the order in which the requests from eligible households were received.

    c. ***Preference.*** RAD Choice Mobility Transfers will have preference on the HCV voucher waitlist, in accordance with the above caps.

6. **Grievance Process**. In addition to program rules that require that tenants are given notice of covered actions under the current applicable regulations, (including increases in rent, conversions of a project from project-paid utilities to tenant-paid utilities, or a reduction in tenant paid utility allowances), HUD is incorporating resident procedural rights to comply with the requirements of section 6 of the Housing Act. RAD will require that:

    a. Residents be provided with notice of the specific grounds of the proposed adverse action, as well as their right to an informal hearing with GDPM;

    b. Residents will have an opportunity for an informal hearing with an impartial member of GDPM's staff within 90 days of a written request for the hearing;

c. Residents will have the opportunity to be represented by another person of their choice, to ask questions of witnesses, have others make statements at the hearing, and to examine any regulations and any evidence relied upon by GDPM as the basis for the adverse action. No later than 24 hours prior to the hearing, and at a resident's own cost, a resident may request that GDPM provide a copy of any documents or records related to the proposed adverse action; and

d. GDPM will provide the resident with a written decision within 30 days after the hearing. The decision will state the grounds for the adverse action, and the evidence GDPM relied on as the basis for the adverse action.

i. GDPM will be bound by decisions from these hearings, except if the:

1. Hearing concerns a matter that exceeds the authority of the impartial party, the decision is contrary to HUD regulations or requirements, or otherwise contrary to federal, State, or local law.

2. If GDPM determines that it is not bound by a hearing decision, GDPM must notify the resident of this determination within 45 days after the hearing, and of the reasons for the determination.

RAD Policies and Lease Agreement:
GDPM intends to convert its RAD properties to the Project-Based Voucher Program. In furtherance of this objective, GDPM drafted a RAD Chapter to its HCV Administrative Plan, a RAD PBV Lease Agreement, and House Rules. The current drafts are included (Attachments #2, 3 and 4).

RAD Admissions Preferences:
GDPM's HCV Preferences will NOT apply to the GDPM RAD PBV Program. Instead, GDPM may implement the following preferences:

- Preference One: Any GDPM Public Housing resident that voluntarily relinquishes his/her right to return/remain at a to-be converted RAD community.
- Preference Two: Any applicant on a waitlist for the specific community converting to RAD.
- Preference Three – Elderly Designated Sites: Applicants aged 62 years or older will be given preference over applicants aged 50-61 at the elderly designated communities Elderly Properties: Certain RAD Communities will be elderly/near-elderly only communities. Preference will be given to individuals aged 62 and older. However, families with a member(s) aged 50 and older may apply and be housed at the elderly designated communities. GDPM intends to designate the following communities as elderly/near elderly only and implement an elderly/near elderly preference upon RAD conversion: Grand, Hallmark-Meridian, Metropolitan, Wilmington, Park Manor, and Madrid Estates.
- Preference Four: Homeless applicants (or persons in danger of becoming homeless) referred to the property by local agencies such as Daybreak and the local Continuum of Care (CoC) and/or applicants exiting permanent supportive housing, which preference may apply to at least 25% of a RAD community's units

Current RAD Development Plans Include:
CHAP 005000001C Scatter Sites AMP 1 44 units:
GDPM intends to complete the RAD conversion for its AMP 1 Scattered Sites, part of CHAP 05000001C as a "transfer of assistance" conversion. The transfer of assistance will occur from the 44 scattered sites units to the new construction LIHTC development, Brandt Meadows. The transfer of assistance project may include the reconfiguration of units from 2 bedroom to three bedroom. Currently, the AMP 1 Scattered Sites has 8 1-bedroom, 33 2-bedroom and 3 3-bedroom units. GDPM intends to utilize Project Based Vouchers for this RAD conversion. It also intends to sell the form scattered sites units at FMV and will use proceeds to support future development activities which may include RAD, Choice Neighborhoods, voluntary conversion, and /or public housing development.

005000001 AMP 1 Hallmark Meridian:
In February, 2019, GDPM submitted a 9% LIHTC application to assist with the substantial rehabilitation of the Hallmark Meridian. GDPM also intends to seek Historic Tax Credits. The project also includes an infant mortality partnership with a local provider. Through this partnership a waitlist preference could be implemented and is included in GDPM's Tenant Selection Plan. If the Ohio Housing Finance Agency (OHFA) awards GDPM 9% tax credits, GDPM plans to

submit its HUD RAD Financing Plan by December, 2019. In order to supplement the RAD rents, GDPM intends to request from HUD that 25% of the units be disposed of under Section 18 of the U.S. Housing Act. The disposition will enable GDPM to project-base 25% of the units outside of RAD. GDPM also intends to utilize HUD's di minimis disposition tool under RAD which allows an additional 5% of the units to be converted to the PBV program outside of RAD.

005000001E Metropolitan and Grand:
GDPM may submit a 4% LIHTC application to help finance the substantial rehabilitation of the Metropolitan. If awarded, GDPM hopes to submit its HUD RAD Financing Plan by December, 2019. GDPM may also submit a 4% LIHTC application for the substantial rehabilitation of the Grand Hi-rise. In order to supplement the RAD rents, GDPM intends to request from HUD that 25% of the units be disposed of under Section 18 of the U.S. Housing Act. The disposition will enable GDPM to project-base 25% of the units outside of RAD. GDPM also intends to utilize HUD's di minimis disposition tool under RAD which allows 5% of the units to be converted to the PBV program outside of RAD.

005000006 Telford-Shroyer:
GDPM submitted a RAD application for its Telford Shroyer Developments located in Kettering and Oakwood, Ohio. The development consists of 24 units. As part of the RAD conversion, GDPM intends to complete substantial rehabilitation. GDPM was awarded funding through OHFA's Housing Development Gap Financing Program for $1.2M. GDPM will use capital funds to leverage OHFA funding. All major systems will be addressed as well as updates to the interior, exterior, and waterproofing. In order to supplement the RAD rents, GDPM intends to request from HUD that 25% of the units be disposed of under Section 18 of the U.S. Housing Act. The disposition will enable GDPM to project-base 25% of the units outside of RAD. GDPM also intends to utilize HUD's di minimis disposition tool under RAD which allows an additional 5% of the units to be converted to the PBV program outside of RAD.

005000006 Remaining Properties
GDPM may pursue RAD conversions for the remaining AMP 6 properties. This may include joint applications for financing or 'straight' conversions utilizing little or no debt. GDPM may combine all or a portion of the remaining properties into one 4% or 9% LIHTC application. In order to supplement the RAD rents, GDPM intends to request from HUD that 25% of the units be disposed of under Section 18 of the U.S. Housing Act. The disposition will enable GDPM to project-base 25% of the units outside of RAD. GDPM also intends to utilize HUD's di minimis disposition tool under RAD which allows an additional 5% of the units to be converted to the PBV program outside of RAD.

005000001 Triangle View, Short Helena, Riverside
GDPM intends to submit a 4% tax credit application in order to fund the necessary substantial rehabilitation at the combined project of Triangle View, Short Helena, and Riverside. Additional funding sources may include AHP, bond gap financing, capital funds, HOME funds, etc. In, order to supplement the RAD rents, GDPM intends to request from HUD that 25% of the units be disposed of under Section 18 of the U.S. Housing Act. The disposition will enable GDPM to project-base 25% of the units outside of RAD. GDPM also intends to utilize HUD's di minimis disposition tool under RAD which allows an additional 5% of the units to be converted to the PBV program outside of RAD.

RAD Other AMPS
In addition to the developments set-forth above, GDPM intends to submit RAD applications for its remaining portfolio. In 2019, GDPM may submit development specific RAD applications for the properties listed in Attachment #1. Additionally, GDPM may commit up to 100% of its Capital Fund (currently appx. $7M per year) to support its RAD conversions. For RAD properties undergoing substantial rehabilitation at conversion, GDPM may seek approval of conversion to PBV under Section 18 for up to 30% of the units using both di minimis and 75/25 blending). GDPM may utilize other funding sources such as tax credits, Housing Development GAP Financing program funds, HOME funds, CDBG Funds, grant opportunities, the Federal Home Loan Bank Affordable Housing Program and other available sources.

RAD Transfer of Assistance Properties:
In order to facilitate the financing, development, and preservation of decent, safe, and affordable the subsidy and/or assistance of current public housing units may be transferred from the converting property to a new property either thru new construction or acquisition. GDPM intends to seek transfer of assistance opportunities. GDPM's first RAD transfer of assistance projects include the transfer of assistance from the AMP 1 scattered sites to Brandt Meadows.

Where the transfer of assistance to a new site is approved, residents of the Converting Project will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete.

RAD CHAP Amendments
GDPM may request to amend its RAD Portfolio CHAP and/or the individual RAD communities with active CHAPs in order to implement a multi-phase plan and to request FY18 or FY19 rents with FY20 Capital Funds.

RAD Initial Waitlist Management:
GDPM will follow the guidelines below when implementing a RAD waitlist management system. It will update any necessary Administrative Plan and/or Admissions and Continued Occupancy Policy to reflect the initial waitlist management information.

For RAD PBV:

- GDPM will offer families on a public housing project–specific waiting list priority for occupancy at the converted site, or
- Transfer existing site-based WL to a PBV program-wide or HCV program wide WL.
- Where GDPM is transferring the assistance to another site, the GDPM will notify applicants on the wait list of the transfer of assistance, and on how they can apply for residency at the new project site or other sites.

Funding Sources
To support its RAD conversions, GDPM may seek HUD approval (where required) to use the following funding sources to support its RAD conversions: Operating Fund, Capital Fund, TDF, and Hope VI, Turnkey /other homeownership funds, disposition proceeds, and non-federal sources.

Asset Management – Scattered –Sites Incentive Transfer Program

GDPM may implement a Scattered Sites Incentive Transfer Program for households residing in GDPM's large family developments that have a history of good tenancy. A draft of the Scattered-Sites Incentive Program is detailed in Attachment #5.

Asset Management – SAFMRs
GDPM may implement small area fair market rents (SAFMRs) when determining flat rents for GDPM's all or some of GDPM's public housing sites. When considering whether or not to implement SAFMRs, GDPM may consider various items, including but not necessarily limited to, the vacancy rate of the development and the disparity between the FMR and SAFMRs.

Definition of Significant Amendment/Substantial Deviation:

"Significant Amendment" is defined as follows: A significant amendment or modification to the annual plan is a change in the major strategies to address Housing Needs or changes in Admissions & Occupancy. For the purpose 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.

The following are not considered significant amendments:

1. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are not inconsistent with the Annual Plan.
2. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are required by federal, state, or local authorities, including laws and regulations.
3. A minor change in the planned uses of financial resources (e.g., small shifts within or between different funding categories).
4. Changes in the plan resulting from consultation with Consolidated Plan authorities including the City of Dayton and Montgomery County, Ohio.
5. Changes that are the result of the loss of anticipated funding to support a specific proposed activity or program.

6. Changes that are due to factors outside of GDPM's control such as natural or man-made disasters that require the redirection of resources to address emerging issues.

7. Technical amendments to correct grammar and spelling mistakes; to adjust the language in the plan document to match the intended board policy as documented by board resolutions and minutes that inadvertently omitted or misstated in the existing plan document; or to update the plan to provide more accurate information that does not impact policies such as corrections to reports on past activities and statistics on housing and population characteristics.

"Substantial Deviation" is defined as follows:

1. Additions of non-emergency work items (items not included in the Annual statement or 5-year Action plan) or change in use of replacement reserve funds under Capital Fund.

2. Any change with regard to demolition or disposition, designation, homeowner programs or conversion activities.

3. Fundamental alteration of the goals, mission or objectives of GDPM.

4. The definition of Substantial Deviation/Modification of GDPM's Plan is amended to exclude the following items:
   a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the conversion will include use of additional Capital Funds;

   b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and

   c. Changes to the financing structure for each approved RAD conversion.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

7. 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.

B.1

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

Y	N	
☒	☐	Hope VI or Choice Neighborhoods.
☒	☐	Mixed Finance Modernization or Development.
☒	☐	Demolition and/or Disposition.
☒	☐	Designated Housing for Elderly and/or Disabled Families.
☐	☒	Conversion of Public Housing to Tenant-Based Assistance.
☒	☐	Conversion of Public Housing to Project-Based Assistance under RAD.
☒	☐	Occupancy by Over-Income Families.
☒	☐	Occupancy by Police Officers.
☒	☐	Non-Smoking Policies.
☒	☐	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.

HOPE VI: GDPM submitted a revitalization plan amendment to HUD on October 22, 2018. GDPM intends to utilize the remaining HOPE VI funds to support a community cooperative grocery store and community space. Adding this much needed amenity will help address food desert issues for the current HOPE VI residents and immediate community which includes almost 250 additional GDPM families.

CHOICE NEIGHBORHOODS (CN) (OH005000007): DeSoto Bass Choice Neighborhoods Planning/Action Grant: GDPM (lead applicant) in partnership with the City of Dayton (co-applicant) was awarded with a Choice Neighborhoods Planning/Action Grant. The transformation plan 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 was submitted and accepted by HUD. 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. GDPM intends to use the awarded funds for any activity allowable under the CN rules and regulations. A copy of the executive summary plan is included as part of this plan, and can be found here: http://choiceneighborhooddayton.com/wp-content/uploads/2018/08/GDP-Miami-Chapel-booklet-2018-pages.pdf

GDPM is currently working on its Choice Neighborhood action activities.

MIXED FINANCE/MODERNIZATION OR DEVELOPMENT:

Mixed Finance Development Proposal Audubon Crossing: 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 development team included GDPM and the Woda Group, Inc. 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.

Financial closing of the development occurred in August 2017. The total development cost was approximately $11M with $3M of Replacement Housing Factor Funds, low income housing tax credits, Housing Development Assistance Program funds, conventional financing, and other available funding opportunities. Construction was completed December 2018.

Telford-Corona: Telford Corona is a recently completed acquisition/rehabilitation project approved by HUD in 2016. Construction is completed and a DOFA is in process. Once entered into GDPM's portfolio, the project will likely convert to RAD. GDPM may also pursue other eligible options such as disposition and PBV, and de minimis, as applicable.

Mixed Finance Development Proposal Wilkinson Replacement: Although the final scope of work and cost will be determined at a later date, GDPM may submit a development proposal to HUD in order to reconstruction, acquire or finance the property(ies) needed for the Wilkinson replacement as described in further detail under "Demolition Activities" below. 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. GDPM may participate in the RAD Program for the Wilkinson Replacement.

Mixed Finance Development Proposal Desoto Bass Replacement: Although the final scope of work and cost will be determined at a later date, GDPM may submit a development proposal to HUD in order to reconstruction, acquire or finance the property (ies) needed for the Desoto Bass redevelopment as part of the Renew Miami Chapel Plan, included. 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. GDPM may participate in the RAD Program for the Desoto Bass redevelopment.

Mixed Finance alternative for Redevelopment Plan: The attached development plan utilizes RAD as the primary development tool, as described above. If through analysis, or unsuccessful RAD or Section 18 approvals, GDPM may seek mixed finance alternatives for all of the developments listed in the redevelopment plan (Attachment #1).

Acquisition: In order to advance GDPM's redevelopment plan, RAD transfer of assistance opportunities, deconcentrate poverty, provide housing in higher opportunity areas, and expand current developments or increase amenities, GDPM may pursue acquisition activities. Acquisition activities will be funded with eligible GDPM funds such as Capital Funds, Development funds, non-PHA funds and others as identified and eligible.

DISPOSITION ACTIVITIES:

Disposition Non-Dwelling Unit at Desoto Bass (OH005000007): GDPM may dispose of a non-dwelling unit at Desoto Bass Courts-OH5-9, and 1728 Stewart St. As portfolio analysis is completed, additional demolitions and disposition applications may be considered. 1728 Stewart Street may be disposed of for less than fair market value if the disposition demonstrates a commensurate public benefit such as a day care, community building, or other use to benefit the PHA residents and surrounding community.

Disposition of 5H Homeownership Units: 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. GDPM intends to seek disposition of its scattered sites properties pursuant to HUD Notice PIH 2018-04. The Notice provides guidance for the disposition of scattered sites, such as the units listed below. Due to the distance between units and lack of uniformity of systems, the units are unsustainable to operate and maintain the units as public housing. Additionally, the properties of physically obsolete. The following properties may be subject to disposition:

Address	Project #	Bedroom Size	Accessible	Unit #	Building No.
2005 Val Vista	*OH005000010*	*5*	*NA*	*522001*	*22A*
1617 Liscum	*OH005000010*	*4*	*NA*	*527001*	*27A*
4826 Burkhardt	*OH005000010*	*3*	*NA*	*525001*	*25A*
2056 Hickorydale	*OH005000010*	*3*	*NA*	*522004*	*22D*
1706 Hannibal Court	*OH005000010*	*4*	*NA*	*533001*	*33A*
1822 Ditzel	*OH005000010*	*5*	*NA*	*533002*	*33B*
3000 Germantown	*OH005000010*	*4*	*NA*	*533003*	*33C*

Disposition – HOCH, Willow, Superba, Winters, Gettysburg
GDPM intends to seeks disposition or demolition approval of the following properties:

AMP	Address	#of Units
005OH000004	3004-3005 Superba	24
005OH000005	261 Hoch	6
005OH000005	619 Willow	6
005OH000003	138 N. Gettysburg	5
005OH000003	436-440 Winters	6
005OH000005	443 Quitman	6

The units are obsolete as to physical condition and location and retention of the units is not in the best interest of the residents and GDPM. Further, disposition is consistent with GDPM's goals, the Annual Plan and is otherwise consistent with the 1937 Act. GDPM may seek disposition through the di minimis exception for up to 5 of the units. GDPM intends to dispose of the properties by sale at Fair Market Value. If GDPM is unable to dispose of the properties at Fair Market Value, it will dispose of the properties via public auction. If eligible, GDPM will seek replacement Tenant Protection Vouchers.

Parkside Disposition (OH005000001): 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 Parcels: GDPM owns several vacant real estate parcels in Montgomery County Ohio. A list of identified parcels is included that may be disposed, Attachment #6. GDPM may seek to identify any GDPM owned vacant parcels that are in excess of the need of GDPM. GDPM will evaluate the feasibility of disposition of the lots. 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 would be considered to have a commiserate public benefit, for sale by public auction, of GDPM may participate in a 'land-swap' in an interested party has a property of similar value and acquisition of such property would result in a benefit to GDPM and/or it's residents.

HOPE VI Vacant Parcels: There are an estimated 18 vacant parcels covering an estimated 3-4 acres of the GDPM HOPE VI Revitalization area. GDPM may evaluate the feasibility of disposition of these vacant lots as well as the remaining vacant lots within GDPM's Asset Management inventory, such as Dunbar Manor, Arlington Courts and all parcels listed in Attachment #6.

RAD Properties and 75/25 RAD Section 18 Blending – Disposition:
Pursuant to HUD-Notice PIH 2018-04 *Demolition and/or disposition of public housing property, eligibility for tenant-protection vouchers and associated requirements,* GDPM intends to seek HUD approval for 25% of all eligible RAD units to be disposed of under Section 18 of the U.S. Housing Act. The disposition will enable GDPM to project-base 25% of the units outside of RAD. GDPM also intends to utilize HUD's di minimis disposition tool under RAD and set-forth in Notice PIH 2018-04 which allows an additional 5% of the units to be converted to the PBV program outside of RAD.

Di Minimis Exception to RAD Properties & Disposition
According to HUD Notice PIH 2012-32, REV 3 RAD Final Implementation Notice, conversions may not result in a reduction of the number of assisted units, except by a de minimis amount, defined as no more than the greater of five percent of the number of project or portfolio units under ACC immediately prior to conversion or five units. For each of its RAD properties, GDPM may reduce the number of RAD units by up to 5%. In these cases, GDPM intends to dispose of the properties at less than fair market value in order to apply project-based vouchers to the properties under GDPM's Section 8 HCV/PBV Program. Any residents residing in units converting to PBV outside of RAD in the RAD developments will be afforded the same benefits and rights as the residents in the RAD units including the right to return.

Disposition-Scattered Sites Units:
In accordance with HUD Notice PIH 2018-04 *Demolition and/or disposition of public housing property, eligibility for tenants-protection vouchers and associated requirements,* GDPM intends to dispose of the following scattered sites properties:

Address	AMP	# of Units
1204 Watervilet	4	4
5531-5537 Fisher Drive	5	4
5330-5336 Hilgeford	5	4
1250-56 Governors Square	6	4
1301 Red Bluff	6	4
2729 Argella	4	4

GDPM may dispose of the properties at less than fair market value to a non-profit because the properties may be more efficiently operated as Section 8 PBV units. Any proceeds realized will be used to support GDPM's RAD conversions or other development related items.

Disposition Proceeds: GDPM intends to use any proceeds realized from its property dispositions for development related activities, which may include, but is not limited to RAD, Choice Neighborhoods and public housing development.

DEMOLITION ACTIVITIES:

Demolition of Wilkinson Hi-Rise (OH005000006): GDPM intends to evaluate and possibly submit an application to the U.S. Department of Housing and Urban Development's Special Applications Center (SAC) requesting authorization to demolish the Wilkinson. The application may include a request to dispose of the underlying land. The Wilkinson is a hi-rise located at 126 West Fifth Street in the City of Dayton. The Wilkinson, contains 199 1-bedroom dwelling units and one 2-bedroom unit. Any proceeds realized will be used to support future RAD or other development opportunities.

The public housing development is obsolete as to physical condition, location, and other factors, making it unsuitable for housing purposes, and no reasonable program of modifications is cost-effective to return the Wilkinson to its useful life. GDPM will relocate any residents impacted by the demolition and will afford the residents the full protections for which they are entitled under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended ("Uniform Act"). GDPM intends to submit the SAC application in 2018.

Wilkinson Replacement: Although the final scope of work and cost will be determined at a later date, GDPM will request authorization from HUD to expend predevelopment funds for activities related to the replacement of the Wilkinson units. Per 905.612(a)(1), predevelopment expenses include costs of materials and services related to the preparation of a development proposal, as well as other soft costs, such as surveys, appraisals, and architectural/engineering. Additionally, GDPM may submit a development proposal to HUD in order to acquire or finance the property(ies) needed for the Wilkinson replacement.

Demolition of Hilltop (OH005000007): GDPM intends to evaluate and possibly submit an application to the U.S. Department of Housing and Urban Development's Special Applications Center (SAC) requesting authorization to demolish the Hilltop Development. The application may include a request to dispose of the underlying land. Hilltop is a family development located at 631 Groveland Avenue. It has 150 units. Demolition may occur in conjunction a RAD conversion. If so, GDPM will replace the units. If it the demolition is part of a Section 18 (including partial Section 18) application, GDPM may seek Tenant Protection Vouchers. Any proceeds realized will be used to support future RAD or other development opportunities.

The public housing development may be obsolete as to physical condition, location, and other factors, making it unsuitable for housing purposes, and no reasonable program of modifications is cost-effective to return the Hilltop to its useful life. GDPM will relocate any residents impacted by the demolition and will afford the residents the full protections for which they are entitled under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended ("Uniform Act").

Demolition of Desoto Bass (OH005000007): GDPM intends to evaluate and possibly submit an application to the U.S. Department of Housing and Urban Development's Special Applications Center (SAC) requesting authorization to demolish Desoto Bass. The application may include all or only a portion of the site. The application may include a request to dispose of the underlying land. Demolition may occur in conjunction a RAD conversion. If so, GDPM will replace the units. If it the demolition is part of a Section 18 (including partial Section 18) application, GDPM may seek Tenant Protection Vouchers. Any proceeds realized will be used to support future RAD or other development opportunities. GDPM will relocate any residents impacted by the demolition and will afford the residents the full protections for which they are entitled under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended ("Uniform Act").

Demolition of Mount Crest (OH005000004): GDPM intends to evaluate and possibly submit an application to the U.S. Department of Housing and Urban Development's Special Applications Center (SAC) requesting authorization to demolish Mount Crest. The application may include all or only a portion of the site. The application may include a request to dispose of the underlying land. Demolition may occur in conjunction a RAD conversion. If so, GDPM will replace the units. If it the demolition is part of a Section 18 (including partial Section 18) application, GDPM may seek Tenant Protection Vouchers. Any proceeds realized will be used to support future RAD or other development opportunities. GDPM will relocate any residents impacted by the demolition and will afford the residents the full protections for which they are entitled under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended ("Uniform Act").

Demolition alternative for Redevelopment Plan: The attached development plan utilizes RAD as the primary development tool, as described above. If through analysis, Section 18 demolition is deemed a better alternative, GDPM may seek demolition for all or a portion of the developments listed in the redevelopment plan (Attachment #1).

OTHER DEVELOPMENT RELATED ACTIVITIES

Designated Housing for Elderly and/or Disabled Families: 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:

- Wilmington, 958 Wilmington, Dayton; *(OH005000004)*
- Madrid, 221 Fox Grover, Centerville; *(OH005000006)*
- Park Manor, 220 Park Manor. *(OH005000005)*

If the properties are converted under RAD, GDPM may implement an elderly preference for admission in lieu of designation for the developments listed above.

Conversion of Public Housing: GDPM may explore the feasibility of voluntary conversion of public housing during the plan period. More specifically, GDPM may review, for eligibility and feasibility, voluntary conversion for Grand, Desoto Bass, Wentworth, Wilkinson, Westdale, Park Manor, Metropolitan, Mount Crest, Hilltop Homes, Wilmington, and any development listed in Attachment #1. If, after its analysis, GDPM determines that it is more efficient to operate the units under the HCV/PBV program, it may convert the units. GDPM will seek tenant protection vouchers and the buildings will be converted to the PBV program.

During FY18 GDPM engaged a consultant to assist with the development of a voluntary conversion plan for Grand and Wentworth, and may engage the consultant in the analysis of additional properties. A copy of the draft plan is included as Attachment #10.

Conversion of Public Housing (RAD): As further described in Section (b) above, GDPM receive a Portfolio Award for participation of all of GDPM Public Housing units in the HUD Rental Assistance Demonstration (RAD) application. If it is selected, GDPM may choose to have up to its entire Asset Management portfolio convert to Project Based Rental Assistance (PBRA) or Project Based Vouchers (PBV) in accordance with all HUD RAD Program requirements, including, but not necessarily limited to the Consolidated and Further Continuing Appropriations Act, 2012, Pub. L. No. 112-55, approved November 18, 2011, and the Consolidated and Further Continuing Appropriations Act of 2015 (P.L. 113-235) approved December 6, 2014; Section 8 of the United States Housing Act, 42 U.S.C. 1437 et seq.; and the Department of Housing and Urban Development Act, 42 U.S.C. 3531 et seq.

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. GDPM has distributed approximately 140 vouchers towards this commitment.
- GDPM may select additional PBV developments for award so long as the amount of PBV awarded does not reach the 20% (up to 30% in certain circumstances) of GDPM's annual voucher authority.
- GDPM may award PBVs based on prior competitive awards and may publish an RFP for projects that wish to utilize PBVs.
- GDPM may seek an award of HCV or PBV special purpose vouchers, if made available by HUD. GDPM will assess the local community's housing needs and priorities when determining whether to seek an award and may seek up to the total maximum amount of award for which is may be eligible.
- GDPM may award vouchers for replacement of it public housing units subject to disposition, RAD, voluntary conversion, and /or a RAD/Section 18 Blend. The vouchers could be awarded for up to 30% of all RAD developments. If a property undergoes substantial rehabilitation and the cost exceeds 60% of the current year HUD published HCC, the development may be eligible for Section 18 disposition for up to 25% of its units at each development. Up to 5% of units within each RAD development may be eligible for the di minimis exception to Section 18 in order to facilitate conversion under the regular PBV program.

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

HUD – VASH Vouchers
The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) or PBV 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 and deemed necessary by the community, GDPM may seek proposals for a project-based voucher development to assist United States Veterans through the HUD-VASH program. GDPM may also seek to increase its number of tenant-based VASH vouchers, if needed. GDPM may award VASH vouchers for a single project or multiple projects and will administer and/or award any additional VASH vouchers provided by HUD. When selecting proposals for VASH PBV awards, GDPM will follow its PBV project selection criteria as set forth in its Administrative Plan and any HUD required program selection criteria.

Tenant Protection Vouchers: GDPM may seek Replacement and/or Relocation Tenant Protection Vouchers for tenants displaced as a result of a GDPM-related development project including relocation associated with a RAD conversion, demolition, disposition, and/or voluntary conversion.

Mainstream Voucher Program
GDPM was awarded a special allocation of 50 Near-Elderly Disabled (NED) vouchers under the Mainstream Voucher Program. GDPM has commitments to assist with program implementation. The agencies include, the YWCA, the Access Center for Independent Living, CountyCorp, the local Continuum of Care, Montgomery County Board of Developmental Disabilities Services, Miami Valley In-Ovations, Daybreak, Miami Valley Housing Opportunities, State of Ohio 811 Project Rental Assistance team, and the Montgomery Count Alcohol, Drug Addiction and Mental Health Services. GDPM intends to establish a preference for eligible persons that are transitioning out of institutional or segregated settings, at serious risk of institutionalization, homeless or at risk of becoming homeless. Alongside establishment of the preference, GDPM may open its waitlist exclusively for applicants that meet this preference. GDPM will permit Mainstream Voucher recipients to port out of GDPM's jurisdiction prior to initial lease-up.

Per HUD's Mainstream Program, Frequently Asked Questions, mainstream vouchers may be project-based, and GDPM may elect to project base a portion or all of its Mainstream Vouchers. The Frank Melville Supportive Housing Investment Act of 2010 converted mainstream assistance to tenant-based assistance under 8(o) of the United States Housing Act of 1937. Tenant-based assistance may be converted to project-based assistance under (8) (o) (13) of the same Act. Given the population served by the mainstream voucher program, GDPM will be particularly mindful of fair housing requirements. GDPM will ensure that, in addition to complying with project-based voucher program requirements, it will comply with all applicable Federal nondiscrimination and civil rights statutes and requirements. This includes, but is not limited to, Section 504 of the Rehabilitation Act (Section 504), titles II or III of the Americans with Disabilities (ADA), and the Fair Housing Act and their implementing regulations at 24 CFR part 8; 28 CFR parts 35 and 36; 24 CFR part 100. Please see 24 CFR Part 983 as well as PIH Notice 2017-21(HA) Implementation Guidance: Housing Opportunity Through Modernization Act of 2016 (HOTMA) — Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) Provisions.

Family Unification Program Vouchers
As of January 11, 2018, 89 of 129 Family Unification Program (FUP) vouchers are being utilized. GDPM may expand its eligible use of FUP vouchers to include persons aging of out foster care. It may execute an MOU with a local referral agency in order to continue its implementation of the Program. Any current FUP voucher holders that no longer fit the original criteria for a receipt of an FUP voucher may be provided with a regular Housing Choice Voucher in order to expand opportunities for families in need of an FUP voucher.

HOMEFULL Family Living Center
Homefull, a Dayton region social service and housing provider, has partnered with the Oberer Companies to finance, develop and complete the renovation of the Homefull Family Living Center located at 829 S. Gettysburg Avenue, Dayton, OH 45417. The Family Living Center is an existing Permanent Supportive Housing (PSH) complex intended to serve families with children with one, or more members in need of and qualified for the receipt on-site social services. The proposed renovation is necessary to ensure the continued availability of the facility to serve this vulnerable population. GDPM currently administers 15 PBVs for the Family Living Center. Homefull has requested and GDPM

has committed to award 15 PBVs for the Family Living Center. The award is contingent upon HUD review and approval. After project completion, GDPM will administer 30 PBVs at the 34 unit PSH development.

MODERNIZATION

Sites within GDPM's entire portfolio will be evaluated for redevelopment feasibility, particularly, Wilkinson, Desoto Bass, Hilltop Homes, Olive Hills, and Mount Crest. A copy of GDPM's Five Year Capital Action Plan will be available for public review. The most recent Capital Plan was approved on October 1, 2018.

Units with Approved Vacancies for Modernization: In accordance with 24 CFR 990.145, 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.

Broadband Infrastructure: In accordance with the HUD Final Broadband Rule, GDPM will implement a broadband infrastructure planning element into its new construction/substantial rehabilitation development program.

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.

Violence Against Women Act (VAWA) Goals and Objectives

In 2017, GDPM drafted and implemented its agency wide VAWA Policy and Emergency Transfer Plan. GDPM's General Counsel provided VAWA training for all property managers. To ensure uniformity and access across GDPM's programs, it intends to implement the same VAWA Policy into its RAD Program. A copy of the updated VAWA Policy, including the RAD language is included in Attachment #7

OCCUPANCY BY OVER-INCOME FAMILIES

In accordance with the Housing Opportunities Through Modernization Act of 2016, GDPM will annually create a report that demonstrates the amount of GDPM public housing households whose income exceeds 120% AMI. The report will also include information on the amount of families on GDPM waitlists. The report will be submitted to HUD and available to the public. GDPM will modify its policies in accordance with HUD's final rule on determining over-income families.

OCCUPANCY BY POLICE OFFICERS: Per CFR 960.505(b), for the purpose of increasing security for residents of a public housing development, GDPM may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. GDPM must include in GDPM annual plan or supporting documents the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. The proposed developments include Desoto, Mount Crest and Olive Hills.

NON-SMOKING POLICIES

As of June 30, 2018, all GDPM public housing developments maintain smoke-free policies. GDPM intends to implement the non-smoking policy at any properties converted under the RAD program. The adopted policy is included as a PHA lease addendum and in the RAD House Rules.

OTHER ACTIVITIES

- **Information Technology**:
    - GDPM intends to upgrade or replace its phone system or implement new infrastructure current VoIP
    - GDPM intends to research and implement new Cloud solutions that will be beneficial to the agency.
    - GDPM intends to research and implement a new data backup system.
    - GDPM intends to upgrade its network infrastructure, i.e.; switches and routers.
    - GDPM intends to research and possibly implement a new PHA software that will be compatible with both current and future technologies.
    - GDPM intends to implement new mobile devise technology

	o GDPM intends and to participate in and offer to applicable staff Windows Server 2012, Cisco Switch, Cisco Router ,Cisco Firewall, and SQL Server 2014 training. • 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. • GDPM intends to evaluate new program/financial software to accommodate HUD program changes including RAD, re-federalization of the COCC, and tax credit projects. • GDPM intends to evaluate conversion to an automated A/P system. • GDPM intends to complete an agency-wide equipment/property inventory and valuation. • GDPM intends to redraft/update its HCV Administrative Plan. The projected project completion date is December, 2018. • GDPM may implement Small Area fair Market Rents (SAFMRs) for the all or a portion of GDPM's HCV jurisdiction. It will analyze the effectiveness of SAFMRs on providing expanded housing choices to its HCV participants. • GDPM intends to review the HUD Moving-to-Work (MTW) program. If beneficial to GDPM, GDPM may submit an application to participate in any MTW expansion opportunities. GDPM will focus on streamlining operations, promoting self-sufficiency and providing expanded housing choice when reviewing MTW strategies. • GDPM intends to implement an electronic based application process for its public housing program. • GDPM may utilize force account labor for work activities identified in this plan and accompanying attachments. The workforce may be permanent or temporary, external or internal. The materials and equipment may be purchased by GDPM to undertake certain activities identified in the PHA Plan (and attachments). In such cases, GDPM will act as its own general contractor. • GDPM is reviewing and updating its construction contract, a draft copy is included as Attachment #9.
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**. • Were there any findings in the most recent FY Audit? Y N ☐ ☒ • If yes, please describe:
B.4	**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". In addition to various updates included above, the following progress has been made toward the agency's 2015-2020 Agency Plan:

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 11 new hires that were Section 3 qualified. This equates to 73% of GDPM new hires.

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 - 28%
- Professional Services Goal - 15 %
- Professional Services Actual - 40 %

COMMUNITY INVOLVEMENT AND VENDOR OUTREACH

GDPM has developed goals for 2019 that will increase for Section 3 covered contracts, MBE and WBE goals. The plan centers around the key areas listed below. GDPM staff will continue 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

GOALS

Section 3

Meet minimum goals set by HUD for Section 3 Contracts.

(1) At least 10 percent of the total dollar amount of all section 3 covered contracts for building trades work for maintenance, repair, modernization or development of public or Indian housing, or for building trades work arising in connection with housing rehabilitation, housing construction and other public construction; and

(2) At least three (3) percent of the total dollar amount of all other section 3 covered contracts.

Set up tracking system and provide reporting quarterly.

Section 3 goals established by HUD are met by 12/31/19

Community Involvement

Join Dayton Chamber of Commerce and attend a minimum of 4 sessions annually, provide feedback share strategies develop plan combine efforts that benefit residents, Contractors and community

Vendor Outreach

Vendor Outreach Sessions are held monthly beginning February 2019;

- improving vendor participation in bids and quotes and other services provided by GDPM
- Better understanding of the how to do business, payment process and MBE, Section 3 Goals

Procurement Policy Update

HUD Procurement Policy and updates GDPM's Policy to simplify the current process to mirror requirements of the HUD Policy

ASSET MANAGEMENT/HOUSING CHOICE VOUCHER PERFORMANCE INDICATORS:

- GDPM's Asset Management Program annual PHAS score was 83 (the most recent scores available).
- The Agency's HCV Program reached High Performer status on SEMAP.

RESIDENT SERVICES

GDPM continued to maintain a high level of resident service goals in order to provide noteworthy client linkages. GDPM offers several classes, workshops and programs to benefit its residents. For instance, GDPM conducted 24 housekeeping classes for its Asset Management residents. GDPM participates in a Summer Food Program with Dayton Public Schools, Trotwood-Madison City Schools, and Window Arts Enrichment. GDPM collaborates with Prayer Works who distributes bags of food and toiletries to GDPM residents throughout the year and also donated Thanksgiving turkeys for the holiday season.

Many of the self-sufficiency related classes and workshops listed below were also open to GDPM residents. GDPM executed a MOU with the Dayton Food Bank's Commodities Supplement Food Program which provides food delivery at GDPM's senior sites. Additionally, GDPM coordinated with Ziks pharmacy to offer flu shots at all GDPM senior sites.

GDPM also established a social media presence with the creation of a Facebook page.

JOBS PLUS

The Jobs Plus program opened its doors to DeSoto Bass Courts and Hilltop Homes residents in April 2017. To date, approximately 160 residents have completed paperwork to participate in the program and utilize its work readiness, jobs placement, educational advancement, financial literacy, and other services that addresses poverty. Currently, 88 of those residents are employed (54 are full-time and 23 are part-time workers) and 15 have received promotions while participating in the Jobs Plus program. GDPM received funds donated by Key Bank to implement a work experience program. The program was a partnership with the Dayton Urban League.

GDPM FAMILY SELF SUFFICIENCY (FSS) & HCV HOMEOWNERSHIP PROGRAMS

Currently there are 32 active homeowners building equity via the HCV Homeownership program and in 2018 there has been one program participant whom has paid their mortgage off in full. In 2018 there was one new mortgage closing.

GDPM's FSS program has reached many accomplishments in 2018. Currently there are 148 FSS participants and 38 new enrollees in 2018. Twelve FSS participants graduated from the program in 2018. Additionally, FSS program participants have a 60% employment rate. Throughout 2017 there was $81K in FSS escrow monies (funds generated from program participant income increases) disbursed to FSS participants.

GDPM has 25 community partnerships assisting with its self-sufficiency programs. All 25 have executed MOUs with GDPM that documents GDPM's and its community partner's commitment to assisting GDPM residents. The service coordination team has held more than 50 community service events at GDPM PH sites throughout 2018. In June of 2018 the FSS department spearheaded a HUD Strong Families Initiative Event in recognition of HUD's National Father's day initiative. This event was a successful collaboration with community partners that was attended by over 200 residents.

In 2018, GDPM's Community Initiatives Department opened a community store as part of the Jobs Plus initiative with funding secured by PNC Bank. This store located on GDPM's largest property serves participants of the Jobs Plus program and eliminates the barrier of transportation while providing a financial incentive (Plus Bucks) earned by participating in enrichment sessions that can then be used to purchase necessities in the store.

The Department of Community Initiatives held a series of Health Fairs at multiple GDPM properties in 2018, providing information to residents regarding Medicaid and Medicare products presented by Healthcare Providers. During these events health screenings were provided along with promoting wellness and preventative care.

The Department of Community Initiatives partnered with Central State University Extension in 2018 and looks to establish a CSU Extension Hub at GDPM's Triangleview public housing site in 2019. Initial programming to be offered will include record sealing services, GED classes, and youth programming.

COMMUNITY PARTNERSHIPS

- During the plan year, GDPM awarded additional PBVs 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. The PBVs were awarded to HOMEFULL.

- 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.
- GDPM intends to continue collaboration with community stakeholders to expand use of FUP vouchers and the FSS program for those who have aged out of foster care.

APPRENTICESHIPS

GDPM created an apprenticeship collaboration with Dayton Job Corps to employ and train local youth. The Agency has 5 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: human resources, AED/CPR, small businesses, National Fire Prevention Safety, sexual harassment, ALICE/Run Hide Fight, human trafficking, drug free workplace, fentanyl awareness, pest control, Return to Work Bonus Program, asbestos awareness, lead based awareness, accident/incident analysis, fire prevention and evacuation, workplace safety, insurance pool, A/P, ADP/Kronos Software, BDO HUD Finance Update, banking software, Visual Homes Module Update, environmental review, capital fund, rent calculation, tax credit, executive director leadership, procurement, financial reporting, and customer service. GDPM has budgeted funds to increase capacity to pursue development opportunities, RAD and to provide general training.

INFORMATION TECHNOLOGY

Awarded contract for agency website reconstruction, awarded new contract for replacement of business application software, setup and networked new offices for Jobs Plus, setup social media for Job Plus and Choice Neighborhood Programs, installed and setup new replacement printers throughout the agency, enhanced wireless communication service and performance by switching from Sprint to AT&T, setup and installed new maintenance work order application. Undergoing agency-wide software conversion from Visual Homes to Yardi/Voyager. Continuing to improve technology infrastructure for enhanced performance.

DEVELOPMENT RELATED ACTIVITIES:

Since 2014, GDPM has developed strong development team with over two decades of combined experience in affordable housing development. In four short years the team has resurged the agency's development efforts and participated in the application of six development deals seeking a variety of funding sources through OHFA, FHLB, and HUD. The team has four successful development projects completed or underway. The development team is currently undertaking one of the largest redevelopment efforts in GDPM's recent history utilizing HUD's complex Rental Assistance Demonstration Program. GDPM retains the services of Reno and Cavanaugh, PLLC for mixed development and RAD legal consultation, and other development consultants as necessary. Last year the team:

- Submitted 2 applications to the state finance agency for funding. One was awarded.
- Finalized 2018-2025 Redevelopment Plan.
- Completed physical needs assessment.
- Sold 2 homeownership units.

GDPM continues to meet its obligation and expenditure deadlines for Capital Fund grants. GDPM has secured over $4.8M in additional federal grants, private grants, developer fees and property dispositions in the last 4 years.

B.5	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) provide comments to the PHA Plan? Y N ☐ ☒ As of 4/17/19, no comments have been received. (a) 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.
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. **Included.**
B.7	**Troubled PHA.** (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A ☐ ☒ ☐ (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 most recent HUD Form-50075.2 approved by HUD on October 1, 2018 (Attachment #8). It can also be found at this link: http://www.dmha.org/uploads/docs/Capital%20Fund%20Program/5%20year%20capital%20plan%202018-2022.pdf**
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 most recent HUD Form-50075.2 approved by HUD and dated October 1, 2018.**
C.1	**See most recent HUD Form-50075.2 approved by HUD and dated October 1, 2018.**