

**PUBLIC NOTICE – SIGNIFICANT AMENDMENT PHA Annual/Five Year Plan**

On September 23, 2025 the Dayton Metropolitan Housing Authority d/b/a Greater Dayton Premier Management (GDPM) released a Significant Amendment to its proposed FY25 Annual/Five Year PHA Plan. GDPM invites the public to review and comment on the draft Plan and to attend a Public Hearing on November 19, 2025 at 1:00 pm at 400 Wayne Avenue, Dayton, Ohio. The Plan and Public Hearing information can be found on GDPM's website at <https://www.gdpm.org/about/agency-plans/>. Please submit any comments electronically to [kpatrick@dmha.org](mailto:kpatrick@dmha.org) by 4:00 PM, November 7, 2025.



# Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

## *Executive Summary of*

### *GDPM's proposed Significant Amendment to the GDPM Proposed FY25 Annual Plan*

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

Listed below is a summary of the proposed changes:

**1. *GDPM Public Housing Admissions and Continued Occupancy Policy (ACOP) Chapter 4 Applications, Waiting List and Tenant Selection:***

4-III.B. Selection Method (page 91)

#### **Local Preferences [24 CFR 960.206]**

PHAs are permitted to establish local preferences and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits the PHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with the PHA plan and the consolidated plan, and must be based on local housing needs and priorities that can be documented by generally accepted data sources [24 CFR 960.206(a)].

#### **GDPM Policy**

Greater Dayton Premier Management will use the following local preference:

In order to bring higher income families into Asset Management, Greater Dayton Premier Management will establish a preference for “working” families, where the head, spouse, co-head, or sole member is employed at least 20 hours per week. As required by HUD, families where the head and spouse, or sole member is a person age 62 or older, or is a person with disabilities, will also be given the benefit of the working preference [24 CFR 960.206(b)(2)].

#### **Preferences will be given to:**

~~Families that are victims of involuntary displacement because of a disaster or by government action, including families impacted by acquisition and rehab. (54 points)~~

Families with a designation of homeless (7 points)

Families with a designation of working (8 points)

Disabled/Elderly (9 points)

Veteran (9 points)

Student (5 points)

Participant in Sojourner Program (1 point)

## 2. *GDPM Public Housing Admissions and Continued Occupancy Policy (ACOP) Chapter 7 Verification:*

### **7-II.H. VERIFICATION OF PREFERENCE STATUS**

The housing authority must verify any preferences claimed by an applicant.

#### **GDPM Policy**

Greater Dayton Premier Management offers a preference for working families, described in Section 4-III.B. Greater Dayton Premier Management may verify that the family qualifies for the working family preference based on the family's submission of the working member's most recent paycheck stub indicating that the working member works at least 20 hours per week. The paycheck stub must have been issued to the working member within the last thirty days.

Greater Dayton Premier Management may also seek third party verification from the employer of the head, spouse, co-head or sole member of a family requesting a preference as a working family.

Preferences include the following:

- ~~Families that are victims of involuntary displacement because of a disaster or government action, including families impacted by acquisition and rehab (54 points)~~
- Families with a designation of homeless (7 points)
- Families with a designation of Working/Disabled/Elderly (9 points)
- Veteran (9 point)
- Student (5 point)
- Participant in Sojourner Program (1 point)

## 3. *HCV Administrative Plan Chapter 16 Annual Activities*

### **C. UTILITY ALLOWANCE SCHEDULE (page 16-3, 162)**

GDPM will review the Utility Allowance Schedule on an annual basis. ~~This will be completed during the month of February of each year so that if the data requires changing the utility allowance, the new utility allowances can be utilized in the fiscal year budget that is submitted for HUD approval in April of each year which would be effective July 1 of each year.~~ If the review finds a utility rate has changed by 10 percent or more since the last revision of the utility allowance schedule, the schedule will be revised to reflect the new rate. Revised utility allowances will be applied in a participant's rent calculations at their next reexamination.

Where families provide their own range and refrigerator, GDPM will establish an allowance adequate for the family to purchase or rent a range or refrigerator, even if the family already owns either applicant. Allowances for ranges and refrigerators will be based on the lesser of the cost of leasing or purchasing the appropriate appliance over a 36 month period