

FY26 *DRAFT* 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: 03/31/2024
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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	<p>PHA Name: <u>Greater Dayton Premier Management (Dayton MHA)</u> PHA Code: <u>OH005</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: <u>07/1/2026</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units: 1,862 <i>(as reported in PIC)</i></p> <p>Number of Housing Choice Vouchers (HCVs): 4,922</p> <p>Total Combined Units/Vouchers: 6,784</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>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.</p> <ul style="list-style-type: none"> • Copies of the FY2025 Annual PHA Plan are available at www.gdpm.org , GDPM Central Office at 400 Wayne Avenue, Dayton, OH 45410. • Copies of the Plan are available at all GDPM Asset Management Properties: 465 Grand Ave, Dayton, OH 45410; 2765 Wentworth Ave, Dayton OH 45406; 110 Melba St, Dayton, OH 45417; 700 Mount Crest, Dayton, OH 45403; 220 Park Manor, Dayton, OH 45410; 126 W Fifth Ave, Dayton, OH 45402; 811 Oldfield Ave, Dayton, OH 45417; 427 Middle St, Dayton, OH 45402; 155 Windcliff, Germantown, OH 45327; 464 S Broadway St, Dayton, OH 45402; 119 Edgewood Ave, Dayton, OH 45402 <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p>

	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
B.	Plan Elements	See details in the narrative starting on page 5.				
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <ul style="list-style-type: none"> • Financial Resources: Please see Financial Resources Table below. • Pet Policy: GDPM revised the ACOP Pet Policy to update the definition of assistance animals, included emotional support animals and the definition of an emotional support animal, why the PHA may refuse to permit an assistance/emotional support animal, updated the pet restrictions and pet rule violations, and updated the pet free and pet waste removal fee. A copy of the updated pet policy is attached hereto. • Asset Management: <ul style="list-style-type: none"> ○ Updates to Maintenance Charge Schedule: GDPM updated the Maintenance Charge Schedule it will utilize when determining any costs attributable to tenant damages. A copy of the Maintenance Charge Schedule is attached hereto and available on GDPM's website. ○ Lease Termination Chapter of ACOP: GDPM updated ACOP Chapter 13 Lease Terminations. The changes include clarifying language on the use of criminal records in lease termination, updating the notice requirements for non-payment of rent terminations from 14 days to 30 days and updating the number of days a tenant may be absent from the unit. A full copy of the chapter with all changes identified is attached hereto. 					

- Waitlist: GDPM will implement a centralized waitlist of all GDPM owned properties (Public Housing and PBV) and will implement tenant selection from the waitlist via lottery.

- **Operations and Management:**

- **HCV Program:** GDPM updated the GDPM Administration Plan using the Nan McKay Administration Plan model to ensure all policies are up to date with HUD compliance. A copy of the updated Administrative Plan is attached hereto and available on GDPM's website. Substantial changes include, the GDPM owned PBV Waitlist will become one centralized waitlist with GDPM owned and operated Public Housing units. Additionally, applicant selection on the HCV waitlist will be done via random lottery.
- **Repayment Agreement:** this applies to GDPM's public housing, HCV and GDPM owned housing PBV programs. GDPM overhauled its repayment agreement policy to be less burdensome for tenants/participants and to increase the likelihood of recovery of funds. Tenants/participants will be required to pay 10% down and the monthly rent and repayment agreement amount combined will not exceed 40% of tenant's income.
- **Preferences:** The public housing, HCV and GDPM owned and managed units under the PBV program will institute a local preference for veterans, as required by Ohio law, and a homelessness preference.

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

- GDPM's deconcentration policy complies with the income targeting requirements at 24 CFR Part 903; rule to Deconcentration Poverty and Promote Integration in Public Housing.
- GDPM's policy is contained within the agency's Admission and Continued Occupancy Policy (ACOP) (starting on page 94) <https://www.gdpm.org/about/agency-plans/>.

B.2 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

	<p>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.</p> <p>Please see Section B.2 Below for detailed information.</p>
B.3	<p>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.</p> <p>Please see Section B.3 below for detailed information</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><i>"Capital Fund 5-yr Action Plan 2025-2030, approved by HUD on 7/16/2025"</i></p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>1. Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>2. If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> No comments were been received.</p> <p>(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.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>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.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

B. Annual Plan Elements

B1 Plan Revisions:

1. Statement of Housing needs and Strategy for Addressing Housing Needs

In 2025, GDPM senior leadership and the GDPM Board of Commissioners met in order to develop a strategic plan for GDPM. As a result, GDPM developed a Year One Action Plan that includes objectives, strategies and action steps planned for the 2025-2026 period. Further details concerning the Action Plan are provided below and a copy is attached hereto.

According to the Consolidated Plan (ConPlan), increasing the supply of affordable housing through preserving existing affordable units and expanding the supply of new affordable units is an ongoing priority. Households with incomes at 50% or below the area median income have the greater number of housing problems. Households with incomes less than 30% of AMI are more affected than households in other income categories. One of the greatest housing problems is the number of households with a housing cost burden greater than 50% of their income. The ConPlan indicates that 17,365 of renter households pay more than 50% of their income on housing. (The ConPlan, housing needs assessment also indicates that the supply and quality of affordable housing, specifically for households at or below 30% of AMI is insufficient. The ConPlan identifies 66% of the rental units in Montgomery County 42 years old or greater.

2. Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions:

GDPM's deconcentration policy complies with the income targeting requirements at 24 CFR Part 903; rule to Deconcentration Poverty and Promote Integration in Public Housing. GDPM's policy is contained within the agency's Admission and Continued Occupancy Policy (ACOP) (starting on page 94) <https://www.gdpm.org/about/agency-plans/> .

3. Financial Resources- Estimated

Sources	Planned \$	Planned Uses
Subsidy and Transfer Payments -Estimated		
Public Housing Operating Subsidy	\$10,564,673	Public Housing Operations
Public Housing Operating Subsidy (Tax Credit)	\$ 127,612	Tax Credit Operations
Housing Choice Voucher/Mod Rehab/SRO Program subsidy/Mainstream	\$33,970,000	Voucher Program Assistance Payments
Voucher Program Administrative Fee	\$3,218,232	Administration of Voucher Programs
Public Housing Dwelling Rental Income	\$6,033,615	Public Housing Operations
Federal Grants (FY 2026 estimated)		
Capital Fund Program (CFP) & Demolition, Disposition & Transitional Funding (DDTF)	\$7,300,000	PH Capital Improvement, PH Operations, and Development
Unobligated Grant Funds		
Capital Fund Program	\$14,149,917.56	Public Housing Capital Improvement

Family Self-Sufficiency (FSS) Grant	\$100,590	Resident Services
Radon Grant	\$539,542	Installation of radon mitigation systems
Housing Related Hazards Grant (fire panels)	\$3,326,486.20	Replacement of fire panel systems at Wilmington, Park Manor and Westdale
Other Income Sources		
Investment Interest	\$10,000	Public Housing Operations
Estimated Total Resources	\$72,040,667.76	

4. **Rent Determination:** GDPM's rent determination policies for public housing, housing choice voucher and RAD/PBV units can be located through the following links: **Public Housing:** <https://www.gdpm.org/about/agency-plans/>
5. **GDPM HCV/PBV Program:** All policies regarding GDPM Housing Choice Voucher & Rental Assistance Demonstration and Project Based Voucher (PBV) units owned by GDPM: <https://www.gdpm.org/about/agency-plans/>
6. **Operation and Management:** The guiding documents for GDPM's rules, standards, and policies for the maintenance and management of housing owned, assisted, or operated by GDPM, including pest control can be located in each housing programs policy document. The policy documents are as follows: <https://www.gdpm.org/about/agency-plans/>
7. **Asset Management:** The Annual Plan incorporates the following revisions to the Asset Management Program:
 1. **Pet Policy:** GDPM revised the ACOP Pet Policy to update the definition of assistance animals, included emotional support animals and the definition of an emotional support animal, why the PHA may refuse to permit an assistance/emotional support animal, updated the pet restrictions and pet rule violations, and updated the pet free and pet waste removal fee.
 2. **Updates to Maintenance Charge Schedule:** GDPM updated the Maintenance Charge Schedule it will utilize when determining any costs attributable to tenant damages. A copy of the Maintenance Charge Schedule is attached hereto and available on GDPM's website.
 3. **Lease Termination Chapter of ACOP:** GDPM updated ACOP Chapter 13 Lease Terminations. The changes include, but are not limited to, clarifying language on the use of criminal records in lease termination and updating the number of days a tenant may be absent from the unit. A full copy of the chapter with all changes identified is attached hereto.
8. **HCV Program:** GDPM updated the GDPM Administration Plan using the Nan McKay Administration Plan model to ensure all policies are up to date with HUD compliance. A copy of the updated Administrative Plan is attached hereto and available on GDPM's website.
9. **Homeownership Programs:** GDPM administers a HCV homeownership program through its Family Self Sufficiency Department (FSS) to provide homeownership opportunities for HCV participants. The HCV homeownership program continuously seeks partnership opportunities to increase participation and leverage resources. GDPM implemented an Individual Development Account program with grant funds from the Ohio CDC Association the program will be available until funds are depleted. Additionally, 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.
10. **Community Service and Self-Sufficiency Programs:** GDPM operates the HUD Family Self-Sufficiency (FSS) and ROSS (Resident Opportunity and Self Sufficiency Coordinator) programs in an effort to empower residents toward self-sufficiency. Each program has specific goals and requirements but are all designed to provide access to supportive

services and necessary resources to assist residents in increasing their economic position. All of the programs are grant funded. GDPM will continue to apply for FSS and ROSS funding.

11. **Safety and Crime Prevention:** GDPM employs a former police officer to lead its Security Department. The Security Coordinator served as a law enforcement officer on the City of Dayton’s Police Department for Ten years earning numerous national awards and served in the Ohio Army National Guard for twenty years with several combat deployments. The Coordinator’s employment has afforded GDPM the opportunity to engage in an excellent collaboration with local law enforcement. One of the most valuable collaborative measures GDPM and local law enforcement have engaged in includes strict enforcement of a comprehensive trespass policy, ensuring that repeat criminals are not welcomed onto any GDPM properties. Another service provided by our Security Coordinator is to coordinate with Moonlight Security to ensure our residents have a safe and secure place to live in.

12. **Violence Against Women Act (VAWA):** 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. GDPM provided mandatory VAWA training to all GDPM staff. To ensure uniformity and access across GDPM’s programs, it implemented the same VAWA Policy into its RAD Program. A copy of the VAWA Policy, including the RAD language is contained within GDPM’s 5 Year Plan: <https://www.gdpm.org/about/agency-plans/>

13. **PUBLIC HOUSING CONVERSION TO PROJECT BASED VOUCHERS**

To date, GDPM has converted 684 units from Public Housing to Project Based Vouchers. GDPM has completed the conversion using Section 18 and the Rental Assistance Demonstration (RAD). All conversions comply with all applicable site selection and neighborhood review standards and that all appropriate procedures are being followed. As part of the conversions, GDPM has adopted resident rights, resident participation, and waiting list and grievance procedures as delineated in PIH Notice PIH-2019-23, REV-4 and subsequent supplemental notices. These provisions are provided in GDPM’s HCV Admin Plan.

Development number	RAD Conversions/Section 18 Approvals	Prior to Conversion Number of Public Housing (ACC) General Occ/Senior Units	Number of Unit Approved Under Section 18	Units converted through RAD	Remaining Public Housing Units
OH005000001	RAD: Scattered Sites (44 units) Hallmark-Meridian (75 units)	355	0	119	236
OH005000002	RAD: Lorie Sue (6 units) Frederick Pike (6 units) Wolf Creek (35 units) Winston Woods (30 units)	332	0	77	255
OH005000003	RAD: Westdale Hawthorn Village (13 units) Section 18: 138 Gettysburg (5)	341	5	7	329
OH005000004	RAD: Cityview (10 units) Argella (4 units) Revere (8 units) Huffman Parnell (12 units)	283	24	34	225

	Section 18: Superba (24 units)				
OH005000005	RAD: Quitman (6 units) Imperial (12 units) Fitch (6 units) NEMC (126 Units) Section 18: Hoch (6 units) Hilgeford (4 units) Willow (6 units)	383	16	150	217
OH005000006	RAD: Telford Shroyer (24 units) Southern Montgomery County (163 units) Wilkinson (200 Units) Section 18: Governors Square (4 units) Red Bluff (4 units)	395	8	387	0
OH005000007	Section 18: Hilltop (150 units) Desoto Phase I (84 units)	504	230	4	270
OH005000010	Scattered Sites (H.O.)	7	7	0	0
OH005000011	Dayton View Senior Village & Commons	55		0	55
OH005000013	Windcliff Village	25		0	25
OH005000014	Germantown Village	15		0	15
OH005000016	Audubon Crossing	22		0	22
OH005071000	Telford & Corona	15		0	15
		2,712	290	778	1,664

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. It should be noted 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 Enter 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 as an attachment to this plan.

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 \$150M. The full redevelopment plan is included as Attachment #2 and may be modified depending upon funding availability and physical needs.

HUD has made various strategies available to public housing agencies (PHAs) to reposition public housing developments. GDPM intends to utilize these strategies and all tools available to preserve affordable housing units, address rehabilitation and physical needs, and place properties in an increased financial position.

14. Substantial Deviation: “Substantial Deviation” is defined as follows:

- a. 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.
- b. Any change with regard to demolition or disposition, designation, homeowner programs or conversion activities.
- c. Fundamental alteration of the goals, mission or objectives of GDPM.
- d. The definition of Substantial Deviation/Modification of GDPM’s Plan is amended to exclude the following items:
 - i. Actions due to HUD regulatory requirements;
 - ii. 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;
 - iii. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
 - iv. Changes to the financing structure for each approved RAD conversion.
 - v. The decision to convert to either Project Based Assistance or Project Based Voucher Assistance.

15. 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:

- a. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are not inconsistent with the Annual Plan.
- b. 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.
- c. A minor change in the planned uses of financial resources (e.g., small shifts within or between different funding categories).
- d. Changes in the plan resulting from consultation with Consolidated Plan authorities including the City of Dayton and Montgomery County, Ohio.
- e. Changes that are the result of the loss of anticipated funding to support a specific proposed activity or program.
- f. 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.
- g. 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.

B.2 NEW ACTIVITIES

1. **General:** GDPM is continuously seeking ways to improve its efficiency and operations and better serve residents. GDPM intends to continue to explore improvements to its Central Office and site management locations, including but not limited to space considerations, including remote work and meeting options, Wi-Fi connections for clients and automated phone services. Where applicable, and allowable per regulation GDPM may utilize PHA operation or CFP funding to support efforts.
2. **HCV Waitlist :** 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. As GDPM continues to convert properties through the Rental Assistance Demonstration Program (RAD) to Project Based Voucher (PBV), it may be necessary to modify Waitlist procedure for better efficiency and operations, including but not limited to implementing a lottery system. GDPM will follow the guidelines set-forth in its Administrative Plan when opening and closing the Waitlist.
3. **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 other PHA funds may be utilized to advance this goal, as appropriate. The CN team may apply for CN Implementation funds (upon NOFA release) for AMP7. GDPM intends to use the awarded funds for any activity allowable under the CN rules and regulations.
4. **MIXED FINANCE/MODERNIZATION, DEVELOPMENT, RAD:** GDPM will utilize its nonprofit development entity, Invictus Development Group, Inc (IDG), for the financing and ownership of mixed-finance development projects detailed in the attached redevelopment plan (Attachment #2). Since 2017, IDG has been involved in providing low income housing tax credit financing for development projects and seeking private grants and donations to support resident service efforts. GDPM's Redevelopment Plan proposed to utilize almost every HUD tool available in order to preserve, enhance and expand GDPM's portfolio. Some specific activities underway include:
5. ***Renew Miami Chapel Phase I:*** .In 2023, GDPM was awarded 9% tax credits in the amount of \$10M for Renew Miami Chapel Phase I. Renew Miami Chapel Phase I is the first phase of on-site redevelopment of Desoto Bass. It includes the new construction of 44 units. The units will be a mix of one, two and three bedroom townhome and flat style units. Demolition began in June 2025 and is anticipated to conclude December 2026.
6. ***Renew Miami Chapel Phase II:*** In the upcoming fiscal year, GDPM intends to plan and apply for financing for Renew Miami Chapel Phase II. Phase II may include up to the remaining Desoto Bass units and may include both on-site and/or off-site development. Different possible financing strategies include capital funds, tax credits, tax exempt bonds, energy-related financing, deferred developer fee, HOME funds, project based voucher funding, and any other additional sources the project may be eligible for. GDPM intends to utilize either RAD or non-RAD project base vouchers or a combination of RAD/non-RAD PBVs. Additional subsidy opportunities may be explored including, but not limited to PBRA, HCV, 811 Vouchers, and any other subsidy for which the development is eligible. Although the final scope of work and cost will be determined at a later date, GDPM may submit a development

proposal to HUD, or request a RAD CHAP, in order to reconstruct, transfer assistance, acquire or finance the Desoto property or other properties needed for the Desoto Bass redevelopment as part of the Renew Miami Chapel Plan. 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, other PHA 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 will also explore all available repositioning tools per HUD's repositioning guidance, including but not limited to as voluntary conversion, required conversion, RAD/Section 18 blend, Section 18 disposition.

- 7. *Mixed Finance Development Proposal Wilkinson Replacement:*** In 2025, GDPM entered into a Conversion After Transfer (CAT) agreement for all 200 units within the Wilkinson development. GDPM has until 2029 to plan the redevelopment of the site. GDPM will explore alternative redevelopment strategies including, but not necessarily limited to 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 or other type of financing. Redevelopment may also include disposition and redevelopment or transfer of assistance to an alternative site. Possible sources of funding for the project may include Capital Funds, other PHA 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 and will explore additional transfer of assistance opportunities. 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.
- 8. *Olive Hills:*** This 100 unit development is obsolete and GDPM intends to convert the property from the public housing program to the RAD PBV program in 2025. GDPM intend to submit a RAD financing plan which may include a 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 or other types of financing. Possible sources of funding for the project may include Capital Funds, other PHA funds, bonds, tax credits, non-PHA funding, conventional loans, Federal Home Loan Bank financing, energy related 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 will also explore all available repositioning tools per HUD's repositioning guidance, including but not limited to as required conversion, RAD/Section 18 blend, and Section 18 disposition. As part of the conversion, GDPM intends to make substantial exterior improvements to the property and add central air conditioning to the residential units.
- 9. *Short Helena:*** GDPM intends to submit a RAD financing plan for the 14 unit Short Helena development. Possible sources of funding for the project may include Housing Development Gap Financing Funding, HOME Funds, Capital Funds, other PHA funds, bonds, tax credits, non-PHA funding, conventional loans, Federal Home Loan Bank financing, energy related 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 will also explore all available repositioning tools per HUD's repositioning guidance, including but not limited to as required conversion, RAD/Section 18 blend, and Section 18 disposition.
- 10. *Malden Hollencamp:*** GDPM intends to submit a RAD financing plan for the 21 unit Malden Hollencamp development. Possible sources of funding for the project may include Housing

Development Gap Financing Funding, HOME Funds, Capital Funds, other PHA funds, bonds, tax credits, non-PHA funding, conventional loans, Federal Home Loan Bank financing, energy related 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 will also explore all available repositioning tools per HUD's repositioning guidance, including but not limited to as required conversion, RAD/Section 18 blend, and Section 18 disposition.

- 11. Friden Whitmore:** GDPM intend to submit a RAD financing plan for the 21 units Friden Whitmore development. Possible sources of funding for the project may include Housing Development Gap Financing Funding, HOME Funds, Capital Funds, other PHA funds, bonds, tax credits, non-PHA funding, conventional loans, Federal Home Loan Bank financing, energy related 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 will also explore all available repositioning tools per HUD's repositioning guidance, including but not limited to as required conversion, **RAD/Section 18 blend, and Section 18 disposition.**
- 12. Telford-Corona:** GDPM intends to complete the PBV RAD conversion for Telford Corona. The conversion will include minimal repairs and is anticipated to be completed in 2026.
- 13. 005000001Triangle View, Short Helena, Riverside:** GDPM may 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 the maximum percentage of the units be disposed of under Section 18 of the U.S. Housing Act. The disposition will enable GDPM to project-base 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.
- 14. Development through LIHTC and other financing:** GDPM may seek additional opportunities for funding for development including seeking additional tax credits and other financing.
- 15. 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.
- 16. Mixed Finance alternative for Redevelopment Plan:** The attached development plan utilizes RAD as the primary development tool. 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 #2).
- 17. DISPOSITION ACTIVITIES:**
 - a. Disposition at Desoto Bass (OH005000007):** GDPM may dispose of a dwelling and non-dwelling units at Desoto Bass Courts-OH5-9, and 1728 Stewart St (in whole or in part). 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. Section 18 disposition may also be used a repositioning tool to support GDPM's enclosed redevelopment plan. If eligible, GDPM will seek TPV's, Asset Repositioning Fees (ARF) and Demolition Disposition Transition Funds (DDTF).

- b. *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 is included with the attachment to this Plan. GDPM may seek to identify any GDPM owned vacant parcels that are in excess of the needs 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 its residents.
- c. *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 #3.
- d. *Disposition of Dunbar Manor 005OH020*** GDPM may seek authorization from the HUD Special Applications Center in order to dispose of some or all of the parcels associated with the Dunbar Manor land. 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 its residents.
- e. *RAD Properties and RAD/ Section 18 Blending – Disposition:*** Pursuant to HUD-Notice PIH 2021-07 *Demolition and/or disposition of public housing property, eligibility for tenant-protection vouchers and associated requirements*, GDPM intends to seek HUD approval for up to the maximum percentage allowable for 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 a percentage of the units outside of RAD. GDPM also intends to utilize HUD’s *de minimis* disposition tool under RAD and set-forth in Notice PIH 2021-07 which allows an additional 5% of the units to be converted to the PBV program outside of RAD.
- f. *De Minimis Exception to RAD Properties & Disposition*** According to HUD Notice PIH-2019-23, Rev 4 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.
- g. *Disposition-Scattered Sites Units:*** In accordance with HUD Notice PIH 2021-07 *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: 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.

- h. *Disposal of a vacant parcel at the site known as Caliph Court.*** GDPM intends to dispose of a vacant parcel of land adjoining its public housing site Caliph Courts. The disposition will be for less than fair market value because the disposition will result in a commensurate public benefit. The interested purchaser, Hope Road, intends to develop a youth art facility that will be available to Caliph Court residents.
- i. *Disposition of Wilkinson Hi-Rise:*** In 2025, GDPM received HUD approval to demolish Wilkinson Hi-Rise. Due to the cost of demolition (estimated \$5M), GDPM requested HUD approval to dispose of the property located at 126 West Fifth and known as Wilkinson Hi-Rise. GDPM may seek disposition via negotiated sale, public bid, or less than fair market value if the resulting sale will result in affordable housing development.
- j. *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.

18. DEMOLITION ACTIVITIES:

- a. *Demolition of Wilkinson Hi-Rise (OH005000006):*** In 2024, GDPM submitted an application to the U.S. Department of Housing and Urban Development's Special Applications Center (SAC) requesting authorization to demolish the Wilkinson. 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. In the alternative, GDPM may pursue disposition of Wilkinson hi-rise.
- b. *Demolition of Desoto Bass (OH005000007):*** In 2024, GDPM received U.S. Department of Housing and Urban Development's Special Applications Center (SAC) authorization to demolish 84 units at Desoto Bass Courts. Demolition of the 84 units was completed in 2025. The Demolition Application was specific to the 84 units but reserved approval for the remaining Desoto units. In 2026, GDPM may request to include the remaining units in the 2025-2026 demolition plan.
- c. *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 ARF and DDTF where applicable. 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").
- d. *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 #2).

19. CONVERSION OF PUBLIC HOUSING- RENTAL ASSISTANCE DEMONSTRATION

(RAD): GDPM received a Portfolio Award for participation of all GDPM Public Housing units through the HUD Rental Assistance Demonstration (RAD) program. GDPM may choose to convert its entire Asset Management portfolio to Project Based Rental Assistance (PBRA) or Project Based Vouchers (PBV) in accordance with the guidelines under Notice PIH 2019-23, REV-4 and any successor Notices. Upon conversion, GDPM will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6-PIH 2019-23, REV-4: and PIH-2016- 17 and the supplemental RAD PIH Notices. These resident rights, participation, waiting list and grievance procedures are contained in the current GDPM Administrative Plan, Chapter 39. Additionally, GDPM certifies that it is currently compliant with all fair housing and civil rights requirements. GDPM certifies that the RAD conversions comply with all applicable site selection and neighborhood reviews and all appropriate processes have been followed. GDPM is not currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing GDPM with access to private sources of capital to repair and preserve its affordable housing assets. Upon conversion, the Authority'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 also borrow funds to address their capital needs. GDPM will also be contributing Operating Reserves in the amount of \$1,200 per unit and Capital Funds in an amount up to appx. \$30M towards forthcoming conversions.

GDPM comply with 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. GDPM will evaluate each conversion to determine the best financial benefit for conversion under either PBRA or PBV. The redevelopment plan utilizing RAD as the primary tool is attached hereto.

GDPM's RAD redevelopment plan complies with the applicable site selection requirements and with all applicable site and neighborhood standards. GDPM will maintain records of its analysis and the data relied upon in making its determination of compliance. GDPM determined that its RAD properties are "suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations issued pursuant thereto."

GDPM's RAD policies are located in Chapter 39 of the GDPM Administrative Plan. The plan was created in compliance with PIH Notice 2016-17 Project Based Voucher Requirements & PIH Notice 2019-23 – Rental Assistance Demonstration Final REV 4 and includes several resident protections that will be provided to both its RAD and non-RAD PBV residents in each RAD development. The policies include, but are not limited to, the following:

- Right to Return and Relocation Assistance
- No rescreening of tenants upon conversion
- Under-Occupied Unit
- Phase-in of tenant rent increase
- FSS and ROSS-SC programs
- Resident Participation and Funding
- Termination notification
- Grievance process
- Earned Income Disregard
- Jobs Plus
- When Total Tenant Payment Exceeds Gross Rent
- Establishment of Waiting List
- Choice-Mobility

GDPM’s redevelopment plan includes the conversion of all public housing units. GDPM’s RAD plan meets the requirements of Section 5.2 of the RAD Fair Housing, Civil Rights, and Relocation Notice PIH 2016-17.

Current RAD Development Plans Include:

GDPM’s complete redevelopment plan is included in Attachment #2. The order of projects and progress may change from year to year based upon funding, analysis, etc. Specific project progress underway is as follows:

Developments and AMPs with Current CHAPS

Property	# of Units	AMP*
Winters	6	3
Telford Corona	15	7100
Olive Hills	100	3
Desoto Bass	200	7
Total	121	

2026 RAD Conversions

In 2026, GDPM intends to convert several public housing properties to the RAD PBV program. In addition to any funding sources listed below, GDPM intends to fund the planned conversions with capital funds and operating reserves. Please refer to the table below for information regarding unit sizes. The conversions include:

- **005000007: Renew Miami Chapel Phase I:** The new construction of 44 units will replace obsolete public housing units that are undergoing demolition at Desoto Bass. This includes at least 5 RAD units. Closing occurred in 2025 and construction of Phase I is anticipated to be completed in December 2026.
- **005000001 Short Helena:** Short Helena is a two-building, 14-unit multifamily property, with each building comprising seven two-bedroom units. Short Helena will be a RAD PBV conversion. GDPM plans to address all critical maintenance needs and enhance security by installing surveillance cameras. GDPM intends to submit a 4% tax credit application in order to fund the necessary substantial rehabilitation for Helena. Additional funding sources may include AHP, bond gap financing, capital funds, HOME funds,
- **005000003 Friden Whitmore:** Friden Whitmore is a 21-unit group of single family consisting of five one-bedroom units and sixteen two-bedroom units. Friden Whitmore will be a RAD PBV conversion. GDPM intends to complete all necessary critical maintenance to ensure the property's upkeep and functionality.
- **005000003 Malden Hollencamp:** Malden Hollencamp is another 21-unit single family development consisting of 3 one-bedroom units, 5 two-bedroom units, 8 three-bedroom units, 3 four-bedroom units, and 2 five-bedroom units. Malden Hollencamp will be a RAD PBV conversion. GDPM intends to complete all necessary critical maintenance to ensure the property's upkeep and functionality.
- **00571000 Telford Corona:** Telford Corona is a development that consists of four buildings, totaling 15 units, all being one-bedrooms. Telford Corona will be a RAD PBV conversion. GDPM intends to complete all necessary critical maintenance to ensure the property's upkeep and functionality.
- **005000006 Wilkinson:** Please see above. This RAD conversion could involve transfer of assistance, Section 18 Blend and the use of both RAD and non-RAD PBVs and/or a Conversion after Transfer (CAT) Agreement.

- **005000004 Smithville Monarch:** GDPM may submit a RAD application for this 22 unit public housing development. The development is in need of rehab and the RAD conversion may be funded through capital funds or other available financing.
- **RAD All Other AMPS**

In addition to the developments set-forth above, GDPM intends to submit RAD applications for its remaining portfolio. In 2026, GDPM may submit development specific RAD applications for the following properties:

Property	# of Units	AMP*
Grand Hi-Rise	95	1
Metropolitan Hi-Rise	77	1
Triangleview	50	1
Wentworth Hi-Rise	146	2
Caliph Court	36	2
Cornell Ridge	31	2
Riverside	40	2
Westdale	126	3
Riverview Terrace	60	3
Mt. Crest	47	4
Rosemont	28	4
Smithville-Monarch	22	4
Wilmington Hi-Rise	64	4
Woodview	58	4
Park Manor	181	5
Modena Limestone	26	5
Desoto Bass	268	7
Windcliff Village	25	13
Daytonview	55	11
Total	1,435	

Additionally, GDPM may commit up to 100% of its Capital Fund (appx. \$6-8M 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 units using both di minimis and RAD Section 18 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 included 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 secure the most recent rents available.

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.

20. Other Conversion of Public Housing: GDPM may explore the feasibility of voluntary and/or required 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 #2. 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.

21. Project Based Vouchers (PBV) and Tenant Based Voucher:

a. Anticipated 2026 Project Based Voucher Developments:

- **Watervliet:** GDPM intends to award 4 PBVs to its Watervliet Development. Located in Dayton, Ohio, Watervliet is currently a public housing development within GDPM's AMP 4 and contains four units. GDPM intends to convert the property to the PBV program. While construction in connection with the provision of PBVs is not anticipated, GDPM will complete any needed minor repairs during the conversion process. This project is consistent with GDPM's PHA Plan in that it assists GDPM in preservation of its portfolio.
- **Cambridge House II Apartments:** GDPM intends to award 19 PBVs to Cambridge House II Apartments. Located in the North Central Dayton neighborhood of Southern Dayton View, Cambridge House II includes the new construction of one and two bedroom units with washer and dryer hookups, air conditioning and security monitoring. The project will be funded with Low Income Housing Tax Credits, National Housing Trust Funds and private loans. This project is consistent with GDPM's PHA Plan in that it expands the supply of affordable housing in Montgomery County, Ohio.
- **Dayton Century Homes:** GDPM intends to award up to 40 PBVs to Dayton Century Homes. Dayton Century Homes contains 100 single family homes located within three areas in West Dayton, Ohio. Construction in connection with this PBV award is expected to be minimal. This project is consistent with GDPM's PHA Plan in that it assists GDPM in preservation of the affordable housing stock within Montgomery County, Ohio.
- **Twin Towers Place:** GDPM intends to award up to 50 PBVs to Twin Towers Place II. Located in the Twin Towers neighborhood in East Dayton, Twin Towers Place II is St. Mary's Development Corporation's first affordable housing development. While anticipated work in connection with the provision of PBVs is expected to be minimal, the provision of PBVs will allow the project to sustain adequate replacement reserves to address any ongoing capital needs. This project is consistent with GDPM's PHA Plan in that it assists GDPM in preservation of the affordable housing stock within Montgomery County, Ohio.
- **Lofts at Hoover Place:** GDPM intends to award 40 PBVs to the Lofts at Hoover. Located in West Dayton, the Lofts at Hoover contains both two and three bedroom units. The provision of PBVs will

allow residents to continue to age in place and allow the Lofts at Hoover to remain an affordable housing option. Anticipated work is minimal but, the provision of PBVs will allow the project to maintain adequate reserves in order to complete any needed capital repairs. This project is consistent with GDPM's PHA Plan in that it assists GDPM in preservation of the affordable housing stock within Montgomery County, Ohio.

- **Homefull Family Living Center:** GDPM intends to award four PBVs to the Homefull Family Living Center. Located at 821 S. Gettysburg, Dayton, Ohio, the Family Living Center was recently rehabbed and currently contains 34 units (2, 3 and 4 bedrooms). It's the largest Permanent Supportive Housing development in Montgomery County Ohio. Construction is not anticipated to occur in connection with the PBVs. This project is consistent with GDPM's PHA Plan in that it assists GDPM in preservation of the affordable housing stock within Montgomery County, Ohio.
- **Wolf Creek Homes:** GDPM intends to award 8 PBVs to the Wolf Creek Homes development. Scattered throughout West Dayton's Wolf Creek neighborhood, Wolf Creek Homes will include the new construction of 28 single family homes. Construction will be funded with Low Income Housing Tax Credits, HOME Funds, and permanent debt. This project is consistent with GDPM's PHA Plan in that it expands the supply of affordable housing in Montgomery County, Ohio.
- **Renew Miami Chapel Phase I:** GDPM intends to award 39 PBVs to the Renew Miami Chapel Phase I Development. Located in West Dayton, this development includes GDPM's first phase of onsite redevelopment of Desoto Bass Courts. This development includes the new construction of 44 units with 1, 2 and 3 bedrooms. The project is funded with Low Income Housing Tax Credits, Capital Funds and permanent debt. This project is consistent with GDPM's PHA Plan in that it expands the supply of affordable housing in Montgomery County, Ohio and assists GDPM with preservation of its affordable housing portfolio.
- **At Main:** GDPM intends to award 13 PBVs to the At Main development. Located in Trotwood, Ohio, At Main includes the new construction of 63 units of disaster replacement housing due to the 2019 Memorial Day Tornadoes that occurred in Montgomery County Ohio. The development will include 1, 2, and 3 bedroom units and is funded with Low Income Housing Tax Credits, HOME Funds, private debt, and Disaster Relief Funds. This project is consistent with GDPM's PHA Plan in that it expands the supply of affordable housing in Montgomery County, Ohio.

22. Additional PBV/TPV Items:

- a. 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.
- b. GDPM may award PBVs based on prior competitive awards.
- c. GDPM may publish an RFP for projects that wish to utilize PBVs.
- d. 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.
- e. GDPM may award vouchers for replacement of its public housing units subject to disposition, RAD, voluntary conversion, and /or a RAD/Section 18 Blend. 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. 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.

- 23. 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.
- 24. 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.
- 25. Family Unification Program Vouchers:** GDPM may expand its eligible use of FUP vouchers to include persons aging out of 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.
- 26. Other Available HUD Vouchers** as HUD makes vouchers or NOFA available, GDPM will evaluate all opportunities to expand its voucher offerings for the advancement of affordable housing in Montgomery County.
- 27. DESIGNATED HOUSING FOR ELDERLY AND/OR DISABLED FAMILIES:** Currently, GDPM's Grand Hi-Rise and Audubon Crossing developments have a HUD Elderly Only Designation. 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:
 - a. Wilmington, 958 Wilmington, Dayton; (OH005000004)
 - b. Park Manor, 220 Park Manor. (OH005000005)
 - c. If the properties are converted under RAD, GDPM may implement an elderly preference for admission in lieu of designation for the developments listed above.
- 28. 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 amended its ACOP in 2023 to reflect the Over-Income Policy.
- 29. OCCUPANCY BY POLICE OFFICERS:** Currently there are no units occupied by law enforcement officers. GDPM's new security officer may explore this option as a security tool. Specific units include, OH005000007, units, 502910, 502911, 502912 and 502914.
- 30. UNITS WITH APPROVED VACANCIES FOR MODERNIZATION:** GDPM may utilize any HUD approved Vacancy category provided for in *PIH 2024-03 Guidance on Inventory Management System/PIH Information Center (IMS-PIC) Sub-Module Reporting and Validation*. GDPM will continue to work with the Cleveland Field Office to continually place units into a HUD approved vacancy status.
- 31. 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.

32. OTHER ACTIVITIES

- **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.
- 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 or other resources are awarded to the CDFI.
- 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 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 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.

B.3 PROGRESS REPORT

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." In 2026, GDPM began to implement, as part of its Strategic Plan, its Year One Action Plan.

The Action Plan includes the following Seven Objectives for 2026:

- Improve Internal and External Communication
- Streamline Internal Processes through Modernization
- Reorganize Agency Structure to Align with Future Goals
- Build Internal Capacity to Meet Growing Demand
- Continue to Work Towards Conversion and Repositioning of 100% of GDPM's Portfolio
- Identify and Address Capital Needs
- Strengthen External Visibility and Community Engagement

In order to implement the Objectives, GDPM identified several strategies and action steps. A full outline of the Year One Action Plan is attached hereto.

In addition to various updates included above, the following progress has been made toward the agency's most recent Five Year Plan:

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

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.
 - Converted 684 units from public housing to project based vouchers to date
 - 321 units planned for conversion in 2026
 - Completed radon testing at all GDPM public housing sites. In 2025, GDPM was awarded a grant in the amount of \$539,542 to assist with mitigation.
 - GDPM received a grant to replace the fire panel systems at Park Manor Hi-Rise, Wilmington and Westdale Hi-rise
2. Incorporate energy savings measures and green technologies to reduce utility bills and enhance living environments
 - Underway. In 2025, GDPM engaged Go Sustainable to perform energy audits of various GDPM properties, to negotiate GDPM utility prices and to assist GDPM in pursuing energy specific funding opportunities.
3. GDPM's Procurement Department continues to encourage small disadvantaged businesses to bid on projects and services.

GOAL: EXPAND THE SUPPLY OF AFFORDABLE HOUSING OBJECTIVES PROGRESS:

1. Apply for additional Housing Choice Vouchers (HCV), where appropriate
 - a. Certified as Standard Performer for HUD SEMAP
 - b. 96% utilization of annual budget authority.
 - c. Implemented and reviewed the Small Area Fair Market Rents (SAFMR) updates to support rent reasonableness and program compliance.
 - d. Finished relocating Bancroft apartment families
 - e. Successfully utilized Two-Year Forecasting Tool to assure strategic planning, leasing projections, and budget oversight.
2. Asset Management Endeavors:
 - a. Relocation and leasing of 50 residents at Germantown Crossing.
 - b. Occupancy went from 87.88 % in December of 2024 to 93.75% December 2025
 - c. Implementation of new 811 program which targets individuals with disabilities
 - d. Lease up of Huffman Parnell redevelopment

3. Acquire and/or build developments to expand GDPM's portfolio offerings
 - In November 2025, Germantown Crossing was placed in service. Germantown Crossing is a 50-unit development with one, two and three bedrooms. The project was funded with 9% tax credits, HOME Funds, GDPM and TDF Funds. The development contains 45 project based voucher units and five Section 811 units.
 - In 2025, GDPM began construction of Renew Miami Chapel, Phase I. Phase II of the Desoto Bass redevelopment plan, Renew Miami Chapel includes the new construction of 44 family units located on the site of the recently demolished 84 units at Desoto Bass. It's anticipate that construction will conclude on December 2026 and the property will be subsidized with project based vouchers. Funding for the project includes GDPM Capital Funds and 9% tax credits.
4. Encourage assisted units in private developments throughout Montgomery County
 - Executed HAP Contract for a PBV Unit at the Wolf Creek Homes development.
 - Awarded PBV Contracts to Cambridge Housing, Dayton Century Homes, Twin Towers Two, and the Lofts at Hoover
 - In 2025/2025 GDPM executed ground leases for six affordable housing development whereby GDPM owns the land and leases the property to an affordable housing developer in exchange for the benefits of the property, including real property tax exemption. In doing so, GDPM earns a developer fee, lease fee or developer fee. All proceed earned may be used for affordable housing purposes including development related endeavors.
5. Seek partnerships in order to create leverage opportunities for additional housing options
 - Partnered with Citywide Development and the City of Dayton to apply for 5/3 Neighborhood Investment program
 - Expanded development partnerships by adding 2 additional development partners for a total of 4.
 - Participate in Community Land Trust committee to create an additional tool to advance and preserve affordable housing
 - Partnership with Ohio State University to explore redevelopment strategies for the Wilkinson Hi-Rise.

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

1. Conduct outreach efforts to potential HCV landlords
 - Conducted advertisements to increase landlord participation
 - Attend community engagement events in Montgomery County such as the Dayton Metro Library Mini Fair, GDAA Trade show, quarterly landlord meetings, advertising on different social media platforms looking for new owners.
 - Encourage current owners to refer other property owners
 - Mail out flyers to available units in hopes that the owner will consider accepts Housing Choice Vouchers.
2. Seek to acquire land or buildings for development in identified areas of opportunity per the Kirwan Opportunity Maps

- Hired real estate agent to assist with identifying opportunities
3. Encourage assisted units in private developments throughout Montgomery County
 - Executed HAP Contract for a PBV Units at least eight developments throughout Montgomery County, Ohio
 - Executed ground leases for six affordable housing development whereby GDPM owns the land and leases the property to an affordable housing developer
 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)
 - Using income averaging in all LIHTC projects
 - Seeking transfer of assistance opportunities through RAD in an effort to deconcentrate
 5. Encourage homeownership opportunities through the Family Self-Sufficiency program
 - 32 active homeowners building equity via HCV homeownership program
 - Implemented pilot IDA program. IDA enables low-income families to save money for home ownership, post-secondary education and small business ownership.

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

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. A sample of trainings completed:
 - Ohio Housing Authority Training
 - Procurement Training
 - Capital Fund
 - American Bar Association
 - Lead Based Paint
 - Yardi Voyager
 - Various webinars regarding RAD, demolition, disposition strategies
 - Ohio Capital Corporation maintenance trainings
 - Ohio Housing Conference
 - Agency-wide PIC training
 - Annual Fair Housing Training
 - NSPIRE Training
 - Agency-Wide fair Housing Training
 - Comprehensive staff training program that included, rent calculation, rent reasonable, NSPIRE, HOTMA.
2. Identify a qualified consultant(s) to assist with file set-up and internal compliance monitoring

- Complete

PROMOTE AND MARKET GDPM'S AFFORDABLE HOUSING PROGRAMS OBJECTIVES PROGRESS:

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.

OUTCOMES: attend community engagement events in Montgomery county such as the Dayton Metro Library Mini Fair, GDAA Trade show, quarterly landlord meetings, advertising on different social media platforms looking for new owners, encourage current owners to refer any property owner, mail out flyers to available units in hopes that the owner will consider accepts Housing Choice Vouchers.

COMPLETION OF UPDATED ITS SYSTEMS TO STREAMLINE OPERATIONS AND CREATE COST EFFICIENCIES PROGRESS:

1. Complete infrastructure improvements to technology system and Complete transition from Visual Homes to Yardi and utilize all enhanced reporting and module functions
 - a. Items Completed in 2025:
 - i. Installation and setup of networking equipment at the new Germantown Crossing property
 - ii. Installed Wi-Fi access points at our remote sites
 - iii. Purchased and installed new backup system to improve reliability
 - iv. Upgraded company laptops to improve their speed
 - v. For HCV, we installed new scanners, secondary monitors, and a second copier to improve productivity
 - vi. Installed new video conferencing equipment in board room
 - b. On-Going:
 - i. Distributing new iPhone 17s to all users
 - ii. Setting up secured recertification kiosks at sites so that tenants can do their recertifications more easily and conveniently
 - iii. Implementing newer Help Desk software so that users can contact the IT department more easily
 - iv. Replacing all computers in our computer lab and interview rooms with modern hardware
 - v. Implementing Yardi Compliance Manager module for HCV/PH caseworkers
 - vi. Implementing Yardi Construction Manager module for P&D
 - vii. Implementing Yardi Maintenance IQ module for maintenance staff and inspectors
 - viii. Implementing Yardi Payscan module for Procurement/FM
 - ix. Implementing Single Sign-On (SSO) technology so that users will only need to manage one password between their computers, email, Yardi, UKG and ADP
 - x. Switching agency from Zoom to Microsoft Teams to reduce spending
 - xi. Cancelling GoToMeeting subscription to reduce spending

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

1. Advocate on behalf of GDPM residents for services

OUTCOMES:

- GDPM continued to maintain a high level of resident service goals in order to provide noteworthy client linkages.
- GDPM’s FSS & ROSS programs are housed within GDPM’s Community Initiatives Department the following was achieved during FY25/26:
 - 24 Active MOUs with Community Partners
 - 80 families enrolled to receive case management in addition to service coordination via ROSS service coordination grant
 - 170 FSS participants
 - 28 new FSS participants in 2025
 - 5 new homebuyers in 2025
 - 31 new homeowners building equity in the HCV Homeownership Program.
- GDPM’s Procurement Department is actively fostering partnerships between residents and vendors to promote training and employment opportunities
- GDPM’s Procurement Department is planning a Hiring Fair/Vendor Show for GDPM residents featuring GDPM vendors and contractors.

B.4 STATEMENT OF 2 IMPROVEMENTS

“Capital Fund 5-yr Action Plan 2026-2030 approved by HUD on 07/16/2025”

B.5 MOST RECENT FISCAL YEAR AUDIT- No issues

C. OTHER DOCUMENT AND/OR CERTIFICATION REQUIREMENTS.

C.1 RESIDENT ADVISORY BOARD COMMENTS -No comments.

C.2 CERTIFICATION BY STATE OR LOCAL OFFICIALS. -Included

C.3 CIVIL RIGHTS CERTIFICATION- Included

C.4 CHALLENGED ELEMENTS- N/A

C.5 TROUBLED PHA -N/A