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Audubon Crossing Grand Opening

Audubon Crossing’s grand opening was hosted by GDPM and Woda Cooper Companies, Inc. on December 17th, 2018. The building features 50 , one- and two-bedroom Senior units, Energy Star appliances, washers and dryer hookups as well as a community room, community kitchen, fitness center and a central laundry facility. GDPM anticipates the development will receive LEED Silver certification because of the energy efficient measures included in the building design. Audubon Crossing is located off Salem Avenue, adjacent to GDPM’s former HOPE VI site.

For leasing information contact the Audubon Crossing leasing office at 937-510-1853.



Brandt Meadows RAD Update

HUD approved GDPM’s first RAD conversion, the AMP (Asset Management Project) 1 Scattered Sites. The residents of GDPM’s AMP 1 Scattered Sites will have the opportunity to transfer to newly constructed units at Brandt Meadows. Brandt Meadows will be a 55 unit family development located in north Dayton. As part of the RAD conversion, the rental subsidy from the scattered sites will transfer to 44 units located at Brandt Meadows . Construction will begin this spring.



When construction nears completion, GDPM will contact families and begin scheduling relocation. GDPM will pay all costs associated with the relocation of residents to Brandt Meadows, including moving expenses and reconnection fees.

Choice Neighborhood Action Activities

The Choice Planning Team is continuing to advance The Renew Miami Chapel: Transforming the Greater Miami Chapel Neighborhood plan. Each quarter, we will provide updates on the Action Activities to be completed along the Germantown Corridor. If you haven’t seen the Plan, feel free to stop by central office, the rental office, or choiceneighborhooddayton.com to view the full plan.

Action Activity Highlights:

- 20 trash and recycling bins made with recycled materials placed along Germantown with funding from the Montgomery County Solid Waste District.
- Design underway for murals.
- Improvements planned along Germantown including lighting, metal banners and landscaping.
- 55 homes targeted for exterior improvements, and six businesses targeted for façade improvements along the Germantown Business District.





Telford Shroyer RAD Rehab

GDPM's final funding application to the Ohio Housing Finance Agency was accepted. The Development and Asset management teams have refined the scope of work. As a significant rehab, the development will feature new energy efficient appliances, new flooring, new plumbing/bathroom fixtures as well as improved roof insulation, among other improvements. GDPM anticipates that eight households will be temporarily relocated during construction. Impacted households can expect to be temporarily moved to 538 Telford.



Resident Work Opportunity & Entrepreneurship

Residents at DeSoto Bass/Hilltop Homes with general handyman or repair experience should contact the Jobs Plus Coordinator at 937-875-1749 or woodruff@dmha.org.

GDPM is partnering with the Greater Dayton Minority Business Assistance Center to provide training to residents interested in owning their own business. Classes will start in Feb. Call 937-875-1874 to reserve your seat. Some of the topics include: Starting a Business, How to Write a Business Plan, Marketing Plan Development, and Building Your Credit.

2019 RAD Development & Relocation Schedule

| RAD Development | Construction Start Estimate | Relocation During Construction |
|-------------------|-----------------------------|------------------------------------------------|
| Lori Sue | Spring 2019 | No relocation |
| Malden Hollencamp | Fall 2019 | Not yet known <i>Will update once known</i> |
| Revere | Summer 2019 | Not anticipated |
| Imperial | Summer 2019 | Not anticipated |

The full RAD development plan will be posted on the GDPM website: www.gdpm.org/rad

Conversion to PBV : Grand Senior Hi-Rise & Wentworth

Since 2016, GDPM has been planning the conversion of the Grand and Wentworth hi-rises. GDPM will convert the properties through the RAD Program or a similar program referred to as voluntary conversion. Through conversion, GDPM hopes to convert from the public housing program to the HUD Project-Based



Voucher (PBV) program. Like RAD, voluntary conversion to the PBV Program will enable GDPM to access capital not accessible under the public housing program. As plans progress, resident meetings will be hosted to provide up to date information. GDPM will submit a conversion assessment and plan to HUD for approval. Copies of both will be available to the public. If you have any questions about the conversion, please call the RAD hotline at 937-910-5444 or submit a message to RAD@gdpm.org.



RAD Hallmark-Meridian & DeSoto Update

Hallmark-Meridian

Hallmark-Meridian is planned as a RAD PBV Conversion. To fund the nearly \$10M in needed repairs, GDPM will submit a 9% tax credit application on February 21st. For additional equity, the development team will seek Historic Tax Credits. If awarded, construction is anticipated to start early to mid 2020.

The project is 75-unit substantial rehabilitation project located in the Historic Grafton Hill District. This pair of unique mid-century modern apartment buildings will receive significant rehabilitation to residential units, the community room and updates to several building systems.

GDPM will provide updates on the status of the RAD conversion and pending funding application. For questions please call the RAD hotline or submit a question through the RAD email address.

DeSoto Bass Courts

The GDPM development team is currently designing the first phase of the Renew Miami Chapel's housing component at DeSoto Bass. Concepts will be shared with the public once they are drafted.

Resident Alert- If Your Development is Next

If your development is a RAD development, **DO NOT MOVE NOW!** Residents have strong protections under RAD. RAD requires 1-for-1 replacement housing, and guarantees that no resident is involuntarily displaced. RAD ensures residents are given 30 - 90 days notice before they are required to move, and provides covered moving expenses. RAD further ensures that your rent will not exceed 30% of your income.

Resident Meetings

Prior to construction, there are several steps that will happen. A minimum of three resident meetings are required during the RAD application and award process. For the developments listed on page 2, several of the required resident meetings have occurred, and residents have provided input on the design of their development.

If you live in a RAD development, don't hesitate to contact us and provide your input!

RAD@gdpm.org
Hotline: 937-910-5444

Lori Sue Scope of Work

- Service ventilation system
- Repair wood fence
- Replace windows
- Replace parking lot
- Paint common areas
- Replace some lamps w/LED
- Replace refrigerators
- Improve landscaping



| RAD Development | Construction Start Estimate | Relocation During Construction |
|-----------------|-----------------------------|--------------------------------|
| Lori Sue | Spring 2019 | No relocation |

Lori Sue is anticipated as one of GDPM's first completed RAD conversions. Needed repairs are minimal and relocation will not be necessary. The development team hopes to receive HUD approval for the conversion in spring 2019. Updates will be posted on the RAD webpage and residents will be notified directly once HUD approval is received.



Jobs Plus Updates

By the Numbers:

As of January 25th, Jobs Plus has enrolled **151 residents!** Eighty six residents are employed, 13 have received promotions, 36 are employed at a living wage, and 42 residents have been employed for 180 days or more.



Approximately 130 residents are participating in Jobs Plus Earned Income Disregard (JPEID). JPEID is a financial incentive that excludes all increases in earned income. The average disregard for current participants is **\$451 per month!** The Job Plus team is partnering with financial institutions to increase financial literacy and access to checking and savings accounts for residents receiving JPEID benefits.

Jobs Plus Store

Thanks to funding from PNC Bank, the Jobs Plus Store, located at 900 Wilberforce in DeSoto Bass, is now open for business! DeSoto Bass and Hilltop Homes residents can earn PlusBucks by enrolling in the Jobs Plus program, staying engaged with coaches, and participating in a variety of activities and enrichment sessions.

Plusbucks can then be used by residents to purchase household items in the Jobs Plus Store.

Days: Tuesdays & Thursdays; Hours: 10AM to 2PM

Hilltop Community Room Hours

Thanks to the Asset Management team's rehabilitation of the former Hilltop Day Care Center, Jobs Plus now has another location! Hours of operation are

Tuesday : 11 AM - 2 PM.; Thursday: 10 AM - 1 PM

Resident Shout Out!

The following residents have successfully completed 180 days or more of employment!

| | | |
|------------------|--------------------|------------------|
| Amber White | Felicia Brown | Rachel Steward |
| Andre Choice | Fernando | Roberta McGary |
| Andre Grant | Hollyfield | Shalonda Smith |
| Angela Miley | Gary Shiffert | Sheron Simmons |
| Anthony Moore | Ivry Brooks | Sonia Harris |
| Areale Reid | Janice Bowers | Tanisha Walters |
| Catherine Walker | Jimmy Hill | Terriana Rainey |
| Charmaine Nicely | Jimmy Sims | Willa Strickland |
| Cherie Brown | John Evans | Willie Gillard |
| Cleveland | Jonoah Carter | Yolanda Brown |
| Marshall | Keyera Allen | |
| Damona Murdock | Khyanne Burns | |
| David Carter | Kimberly | |
| DeAngelo Watts | Robinson | |
| Deborah Davis | Letitia Knox | |
| Dedrick Young | Michael Henry | |
| Deona Culpepper | Michael Strickland | |
| Ebony Murdock | Nadine Crutcher | |

HUD RAD Webpage

www.hud.gov/rad

GDPM RAD Webpage

www.gdpm.org/rad

Development Questions?

For general development questions, please contact us at:
housingdevelopment@gdpm.org

RAD questions? Please contact us at:

RAD@gdpm.org | [937-910-5444](tel:937-910-5444)

GDPM VISION

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