

Development Updates Newsletter

Fourth Quarter | May 2019



Section 18 Disposition & Upcoming Notice for Lori Sue Residents (Page 2)

2019 RAD Development & Relocation Schedule (Page 2)

Choice Neighborhood Updates & Resident Alerts (Page 3)

Construction- Upcoming Opportunities

\$2-10 Million

General Contractor Opportunities

Hallmark-Meridian

Madrid, Washington Village, Indian Trails, & Westerfield

\$2 Million ≤

General Contractor Opportunities

Telford-Shroyer

Huffman-Parnell

Revere

Malden-Hollencamp

Major rehab with funding sources from OHFA and Capital Funds

Major rehab with funding sources from OHFA and Capital Funds

Major rehab with funding sources from OHFA and Capital Funds

Major rehab with funding sources from OHFA and Capital Funds

\$150,000 ≤

GDPM Will Act as General Contractor

Lori Sue

Argella

Imperial

City View

Painting, Landscaping, Concrete, Paving, HVAC, and Electrical

Asphalt, Paving and HVAC

Asphalt, Paving, Electrical, Flooring, Painting, and HVAC

HVAC, Electrical, Painting, and other minor repairs

www.dmha.org/RAD/Construction-Opportunities.html

RAD Project Updates

Brandt Meadows: Construction is underway for GDPM's first RAD conversion! The residents of GDPM's Asset Management Project (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 transfer of assistance, the rental subsidy from the scattered sites will transfer to Brandt Meadows after construction completion.



Telford-Shroyer: GDPM's final funding application to the Ohio Housing Finance Agency was accepted. The project is out for bid and construction is anticipated to begin in July of 2019. 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.



Conversion to Section 8: Grand Senior Hi-Rise

GDPM will convert Grand through the RAD Program or a similar program referred to as voluntary conversion. Conversion means transitioning from the public housing program to the HUD Section 8 program. Residents will have

the option to choose either a tenant-based housing choice voucher (HCV) or a project-based voucher (PBV). Both vouchers permit tenants to remain at Grand. Like RAD, voluntary conversion to the Section 8 program will enable GDPM to access capital not accessible under the public housing program. The conversion plan is posted on our website; <http://www.dmha.org/about-dmha/agency-plans.html>. Voucher differences are also posted on our website <http://www.dmha.org/RAD/RAD-Updates.html>.





Section 18 Disposition Applications

Disposition into Market

Superba, Willow, Hoch, Gettysburg and Winters are properties that GDPM has plans to remove from GDPM's public housing portfolio due to obsolescence. As part of the process, GDPM met with residents prior to submitting the Section 18 Disposition application to HUD.

Some residents expressed nervousness over finding alternative housing. In response, while GDPM pursues an application for disposition, GDPM will also explore options for new construction sites to be used as transfer of assistance locations for residents who live at these locations. There is no guarantee that a transfer of assistance will be the path forward, however, GDPM will support residents in finding replacement housing. Residents will not be required to move until adequate replacement housing is found.

Disposition to Project -Based Vouchers



Red Bluff, Watervliet, Hilgeford and Governors Square are all slated to convert to

the Project-Based Voucher (PBV) platform and remain under GDPM ownership. Residents will be contacted closer to conversion date to sign new lease contracts.

2019 RAD Development & Relocation Schedule

RAD Development	Construction Start Estimate	Relocation During Construction
Lori Sue ¹	Spring 2019 ¹	No relocation
Malden Hollencamp	Fall 2019	To be determined
Revere	Fall 2019	To be determined
Imperial	Summer 2019	To be determined
City View Terrace	Summer 2019	No relocation
Argella	Summer 2019	No relocation
Huffman Parnell	Winter 2020	Relocation likely
Madrid, Washington Village, Westerfield, Indian Trails	Spring 2020	Some relocation likely. Will be phased to minimize displacement.
Telford Shroyer	July 2019	All but 1907 Shroyer

¹Lori Sue will be the first development to convert to RAD this year! Lori Sue residents will be notified within the next 60 days to sign new lease agreements. If you would like a copy of the new agreement to review in advance, please contact Michael at 910-7646 or email RAD@gdpm.org.



Choice Neighborhood Updates

Action Activities

Fourteen Edgemont homeowners have been assisted with exterior improvements. The goal is to assist another 20-30. Local artists are finalizing street banner and mural designs. Six businesses along Germantown are moving forward with exterior improvements.



Rebuilding Together Day
Edgemont 2019

Revisions to Renew Miami Chapel Plan

In late April, the community and residents came together to refine pieces of the Renew Miami Chapel Plan. As a result, updates were made to the housing plan and new ideas and visions were created. The housing plan includes more safety design elements, better defined neighborhood blocks, additional housing units and a slightly revised parkway.



Community Ideas & Visions:

Melissa Bess Re-use: Reuse the building as a family and youth art center.



Employment Hub at Germantown & James H McGee:

Replace the previous town center concept with the idea of an employment hub at Germantown & James H McGee.



Germantown Business District Reactivated: Reuse of B&D Entertainment building. Community ideas include a West Dayton business incubator or fresh food market.



Find the whole presentation at choiceneighborhooddayton.com

Resident Alerts

Should I Move Now?

No. **PLEASE DO NOT MOVE NOW.** GDPM has many plans to create better housing options for residents. All of the housing plans for RAD, Choice, and Section 18 have strong resident protections. Some programs require 1-for-1 housing replacement, and all programs guarantee that no resident will be involuntarily displaced. Residents are given 30-90 days notice before move out is required and GDPM covers moving expenses. In addition, your rent will not exceed 30% of your income.

Work Opportunity & Entrepreneurship

Residents at DeSoto Bass and Hilltop Homes interested in upcoming GDPM opportunities should contact Terrence Woodruff, Jobs Plus Coordinator at 937-875-1749 or twoodruff@dmha.org. Interested residents should have general handyman or repair experience.



Jobs Plus Updates

By the Numbers

As of May 3rd Jobs Plus has enrolled **165 residents!** Ninety three residents are employed, 15 have received promotions, 45 are employed at a living wage, and 46 residents have been employed for 180 days or more. Approximately 145 residents are participating in Jobs Plus Earned Income Disregard (JPEID). JPEID is a financial incentive that excludes all increases in earned income from a residents rent calculation. The average disregard for current participants is **\$451 per month!**

Jobs Plus Store

Thanks to funding from PNC Bank, the Jobs Plus Store, located at 900 Wilberforce in DeSoto Bass, has served 21 residents. DeSoto Bass and Hilltop Homes residents can earn PlusBucks by completing Jobs Plus activities. 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 blue box list residents that have completed 180 days or more of employment as of May 3rd!



Michael Strickland	Shalonda Smith
Tierran Haney	Robertta McGary
Tia Hatch	Sherron Simmons
Amber Shiffert	Amber White
Angela Miley	Aquanna Quarles
Robert Ward	Robert Ward
Charles Reynolds	Catherine Walker
Rachel Steward	Rachel Steward
Chauntae Hill	Charmaine Nicely
Martinez Bean	Martinez Bean
Damona Murdock	David Carter
Letitia Knox	Letitia Knox
Deangelo Watts	Ebony Murdock
Ivry Brooks	Ivry Brooks
Deborah Davis	Fernando Holyfield
Ericka Moore	Ericka Moore
Diana Maye	Frieda Holyfield
Betty Gibson-Stewart	Betty Gibson-Stewart
Ilesha Mosby	Gary Shiffert
Aniqua Core	Aniqua Core
Jamian Culpepper	James Carr
Janice Bowers	Jamea Peake
Keyera Allen	Jessicah Taylor
Lori Reynolds	Jozetta Corbitt
Muhmud Shafee	Keith Wade
Michael Henry	Khyanne Burns

Invictus-GDPM's Non-profit Development Arm

Invictus was created by GDPM to aid in development work. Its primary purpose as a non-profit 501(c)3 is to seek additional funding sources in order to improve affordable housing, revitalize communities and assist with opportunities for residents.



Development Questions?

For general development questions:
housingdevelopment@gdpm.org

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

[GDPM RAD Webpage
www.gdpm.org/rad](http://www.gdpm.org/rad)

[HUD RAD Webpage
www.hud.gov/rad](http://www.hud.gov/rad)

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.