



GDPM – SUMMER/FALL 2018 DEVELOPMENT UPDATES



Dear Stakeholder:

On behalf of GDPM, I'm excited to update you on GDPM's progress toward its Master Redevelopment Plan. With its Master Redevelopment Plan, GDPM will be able to seek funding opportunities to assist with the rehabilitation or new construction of our entire portfolio. Within the next decade, GDPM anticipates converting its entire public housing portfolio to HUD Project Based Voucher (PBV) Program. Most units will convert under HUD's Rental Assistance Demonstration (RAD) Program. One of our first RAD projects, Telford-Shroyer, just received a funding reservation from the Ohio Housing Finance Agency of \$1.2M to assist with the rehabilitation of this upcoming RAD community. GDPM hopes to begin construction in the spring of 2019.

Future RAD conversions include, the 44 AMP I Scattered Sites transfer of assistance to the new construction family development, Brandt Meadows. The 55 unit, 14-acre family development will be located on Brandt-Pike and will consist of one, two, and three bedroom units. Brandt Meadows was not originally intended as a RAD conversion project. However, during the structuring of the deal, the opportunity to transfer assistance from the scattered sites, which are in need of many capital repairs, became available through RAD. GDPM families living in the scattered site units will now have the opportunity to live in a newly constructed community with a more stable school district. Construction on the new development should occur sometime in late 2018 or early 2019.

Additionally, GDPM recently finished the acquisition and renovation of 16 units in Kettering. This upcoming RAD community, "Telford-Corona," will replace 16 units located within Wilkinson Hi-rise.

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550 Corona is one of four buildings that make up the Telford-Corona RAD PBV community located in Kettering



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GDPM, residents, and community partners were engaged in a two-year planning process that resulted in a Transformation Plan entitled “Renew Miami Chapel” (*featured on page 3*). The plan was developed through HUD’s Choice Neighborhood Program. GDPM submitted the completed Transformation Plan to HUD and intends to apply for a 2019 Choice Implementation Grant to fund the revitalization of the DeSoto Bass area.

In 2018-2019, GDPM hopes to submit RAD applications for the following Dayton communities: 3918 Lori Sue, 2531 Revere Avenue, 2799 Argella, 515 Malden Hollencamp, and the Hallmark Meridian located at 50 Central Avenue. GDPM anticipates submitting a RAD application for 137 & 139 Imperial Court, in Vandalia, Madrid Estates, Washington Village, and Westerfield in the Washington township area and Indian Trails in West Carrolton. Further plans include the possible conversion of several properties to the PBV program outside of RAD including, Red Bluff in West Carrolton, Governors Square in Washington Township, and Hilgeford and Watervilet located in Dayton. Even though these properties may convert to PBV outside of RAD, the residents will receive RAD resident protections and GDPM’s PBV Tenant Selections policy will generally apply to both GDPM RAD and non-RAD PBV communities.

Lastly, construction on the Audubon Crossing senior community (featured below) should be completed this year. 22 of the 50 newly constructed units will be GDPM public housing units. These are just a few of our exciting upcoming development opportunities. I’m looking forward to sharing more with you as our Redevelopment Plan unfolds.

Respectfully Yours,



Jennifer N. Heapy, CEO
GDPM Chief Executive Officer

Audubon Crossing

With construction scheduled to be completed in October, Audubon Crossing is 62% complete. This 50 unit senior development is located on GDPM’s HOPE VI site. The community will have spacious one and two bedroom units, energy efficient appliances, washer/dryer hookups, a gazebo, fitness center, and more.





Pictured above—a proposed street extension of Lakeview Avenue and rendering of a redeveloped DeSoto Bass

CONCEPT FOR LAKEVIEW BLVD.

Under Choice Neighborhoods, GDPM and its partners have developed a plan to revitalize DeSoto Bass Courts, Hilltop Homes, and the surrounding neighborhoods. In June, 2016, the U.S. Department of Housing and Urban Development (HUD) awarded GDPM with a \$1.5 million Choice Neighborhood Planning and Action Grant. The purpose of the grant was to provide funds for the development of a comprehensive neighborhood revitalization plan (Transformation Plan) which focuses on three core objectives: Housing, People and Neighborhoods. The Transformation Plan will become the guiding document for the revitalization of public housing units while simultaneously directing the transformation of the surrounding neighborhood and positive outcomes for families. As the lead applicant for the Choice Neighborhoods Planning Grant, GDPM partnered with the City of Dayton, as co-applicant, and Citywide Development, as the grants planning coordinator, for community organizing and resident engagement. A portion of the 2016 grant (\$1 million) will be used to make improvements along the Germantown Corridor. Improvements are anticipated to be completed in the summer of 2019.

A copy of the Choice Transformation Plan, “Renew Miami Chapel” pictured to the right, can be found located at:

www.choiceneighborhooddayton.com

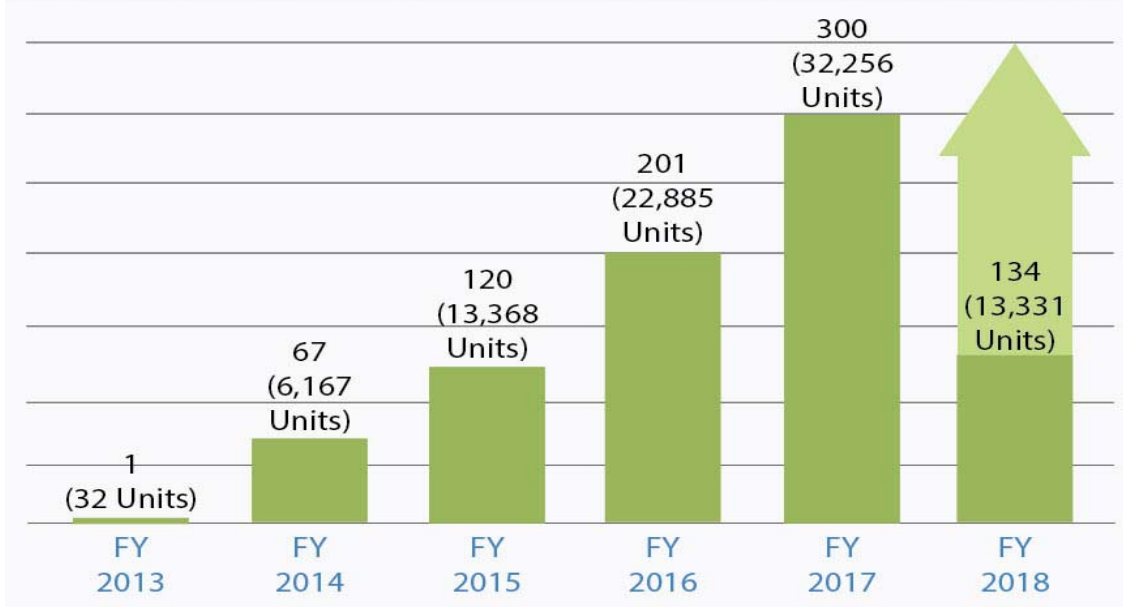




RAD: Fact Sheet

- Public Housing Authorities and their partners secured over **\$5 billion** towards the construction and rehabilitation of 818 public housing properties.
- As a result, over **88,000 converted public housing** homes are being improved and transformed to provide quality, affordable housing for the elderly, disabled, and families with children.
- This construction activity is estimated to have stimulated approximately **94,700 jobs**.
- If constrained to using only federally appropriated public housing funds, it would have taken the participating public housing authorities **46 years to fund the construction work** that they have funded in the last four years!

Total Public Housing Conversions by Fiscal Year (2013 - 2018)



*Learn more about
RAD!*

GDPM RAD Webpage:
www.dmha.org/rad

HUD RAD Webpage:
www.hud.gov/rad

Questions?

If you have questions or concerns, please contact us at:

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RAD: Preserving Our Future