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## Recent Notable Successes

### Gem City Market | (January, 2020)

GDPM contributed approximately \$1M of remaining HOPE VI grant funds to the Gem City Market. Located on the Salem Avenue corridor, the full service grocery store and deli will be worker and member-owned. Employment opportunities, discounted memberships, nutrition classes will be made available to GDPM public housing residents.



### Completed or underway RAD conversions

**Telford Shroyer (6 buildings | 24 units):** Relocation to nearby available units for residents of Telford went relatively smoothly. Construction is underway on these four vacant buildings with work expected to begin on the Shroyer in August.

#### Brandt Meadows

**(7 buildings | 55 units):** Construction is 95% complete and 17 residents have transferred from GDPM, AMP 1 scattered site to the new units.



**City View Terrace (3 buildings | 10 units):** Conversion complete. Residents in place, construction on vacant units underway.

**Revere (1 building | 8 units):** Construction planning is underway. GDPM will be managing construction.

**Argella (1 building | 4 units):** A LEED certified building, the property needs very little rehabilitation. The RAD conversion has been completed.

**Lori sue (1 building | 6 units)** Minor renovations completed.

To learn more about how RAD protects resident rights and helps GDPM preserve its portfolio check out our FAQ!

<http://www.dmha.org/RAD/Construction-Opportunities.html>

### Dayton View Commons and Senior Village Acquisition

GDPM took over management of the two developments on June 1st. 80 units are located in the Old Dayton View neighborhood. GDPM led the transformation of the community that once contained the former Edgewood Courts/Metro Garden site.

### Hallmark Meridian

In May, GDPM was awarded millions of dollars in competitive tax credit round to pursue the complete renovation of the Hallmark-Meridian development. [Continued page 4]

### Southern Montgomery County Project

GDPM was awarded a multi-million dollar tax credit deal to renovate 163 units in southern Montgomery County. Developments being renovated include Madrid Estates, Indian Trails, Washington Village and Westerfield.

## Phase II RAD Conversions

Resident meetings will be held via conference call on **AUGUST 21ST** to inform residents of their property status as part of 2020 - 2021, Phase II, RAD Conversions.

If special accommodations are needed for participation, please contact Michael Melko: (937) 910-7646 or [mmelko@dmha.org](mailto:mmelko@dmha.org). Mail or drop a letter at a dropbox located at 400 Wayne Ave., Dayton, OH 45410

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## Relocation Priorities & Principles

Where possible and to the greatest extent feasible, rehabilitation will be conducted with tenants in place so that residents may remain in their original dwellings on the site.

### **RAD preserves resident rights.**

Residents retain the right to return to their site. GDPM uses construction phasing to minimize displacement which is GDPM's primary relocation principle. Phasing helps minimize resident displacement when construction does not permit residents to remain in their unit during rehabilitation.

### **GDPM listens to residents.**

Where feasible GDPM will offer residents options, incorporate resident feedback and prioritize resident transitions to rehabilitated units.

### **GDPM Commitments**

No resident will be involuntarily displaced as a result of conversion. GDPM will pay all reasonable moving related expenses.

In most cases, rent and utility allowances will not change. Rent will continue to be 30% of household income.

A GDPM resident specialist will conduct at least one head of household interview in order to help each resident address specific challenges and barriers related to temporary relocation or a move to a rehabilitated unit.

[Relocation Priorities & Principles Brochure](#)

<http://www.dmha.org/RAD/RAD-Updates.html>

## 2020-21 RAD Development Update

RAD Development	Construction Start Estimate
Brandt Meadows	Nearly Complete
Lori Sue	Complete
Malden Hollencamp	To be determined
Revere	Fall 2020
Imperial	Fall 2020
City View Terrace	In Progress
Argella	In Progress
Huffman Parnell	Fall 2020
Southern MC (Madrid, Washington Village, Indian Trails, Westerfield)	Fall 2020
Telford Shroyer	IN PROGRESS for all except 2018 and 1907 Shroyer

## **RAD Phase II**

### **Continuation from page 1**

The resident meetings scheduled for **August 21st** will cover the post-CHAP (HUD's Commitment to enter into a Housing Assistance Payment Contract) plans and will be the 2nd resident outreach for the following RAD Conversions:

*Frederick, Winston Woods, Hawthorn Village, Bellefontaine, Channingway, Misty Lane I & II, Fitch & Hawthorn, Quitman, Fisher, Wayne Meadows, Hilgeford, Pompano, Corona-Telford, Windcliff Village, Wolf Creek, Watervliet, Redbluff Winters, Willow, Superba, Hoch & Gettysburg*

Input on the initial construction scopes will be considered.

- 1) Conference call: 1-(872) 240-3412 | Aug. 21st | 1 p.m.
- 2) Conference call: 1-(872) 240-3412 | Aug. 21st | 4 p.m.

**Access Code: 309-317-045**



## Telford Shroyer Updates

### Progress

GDPM hired Lewis and Michael moving company to successfully move residents so that construction could begin on 4 of the 6 buildings. RDA Group Architects, LLC is the architect overseeing the project. Arcon Builders is the General Contractor.

### In the Works



Exterior of 514 Telford Before

Construction on the first four Telford buildings Telford is 52% complete. Following completion of the Telford buildings, construction will begin on the 2018 and 1907 Shroyer buildings. This construction is expected to begin this fall.



Mock up of 514 Telford Exterior After Rehab

## Hilltop Demolition Update

### Summary thus far

Many residents participated in the 2018, on-site resident meeting where staff discussed plans to pursue demolition of Hilltop which would result in the relocation of residents. The plan for demolition plans is a result of the Choice neighborhood process that engaged residents every step of the way. The increasing costs of maintenance repairs and backlog of capital needs at Hilltop also contributed to the demolition decision.

### Plans for future:

GDPM intends to submit the demolition application to HUD by August. The application process is rigorous and HUD is not guaranteed to approve the demolition of Hilltop. If approved, the earliest relocation is likely to occur is winter of 2021. GDPM plans to survey residents and assess what barriers each resident may have in relocating from Hilltop Homes. Residents will be relocated with the assistance of vouchers or options movie to a different property.

### What can tenants expect?

No major changes will occur in the immediate future. A response related to approval/disapproval of GDPM's demolition application to HUD can be expected by early 2021. GDPM will communicate any major decisions and announce future community meetings. No resident will be left without housing as a result of this process.

## 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.





## Jobs Plus Updates

### By the Numbers

As of June 23rd Jobs Plus has enrolled **187 residents!** One hundred and twenty three residents are employed, 45 are employed at a living wage. Approximately 20 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.

For community announcements, job postings and more check out the Jobs Plus Facebook page!

<https://www.facebook.com/JobsPlusDaytonOH>



### Jobs Plus Store & Hilltop Community Room

The Jobs Plus store and Hilltop Community Room are currently closed due to COVID-19.

## Grand Resident Interviews

GDPM is moving forward with converting Grand from the public housing program to the project based voucher program without displacing residents. HUD is currently reviewing GDPM's application. The development team has been very proactive in distributing materials to residents and conducting in-person meetings to address any questions. Over 30 residents participated in group meetings held over several weeks with several hours of on-site staff time made available to address residents questions and to select preferences related to the conversion. Residents can call the conference line to ask questions:

Conference line: 1-(872) 240-3412

Aug 21st @ 2:30 p.m. | Access Code: 309-317-045

## Hallmark-Meridian

On May 20, the Ohio Housing Finance Agency (OHFA) announced that GDPM was one of 37 successful applicants in the 2020 Housing Tax Credit round. OHFA received 88 applications. GDPM's award will bring \$8,519, 990 dollars to the project over a 10 year period. GDPM is seeking additional funding through the historic tax credit program to assist in the restoration and preservation of Hallmark Meridian's 75 units located with the Grafton Hills neighborhood.



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.

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

## Development Questions?

For vendor or development inquiries:

[housingdevelopment@gdpm.org](mailto:housingdevelopment@gdpm.org)

For RAD questions:

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

