

# Choice Neighborhood Planning



**CHOICE NEIGHBORHOOD DAYTON**



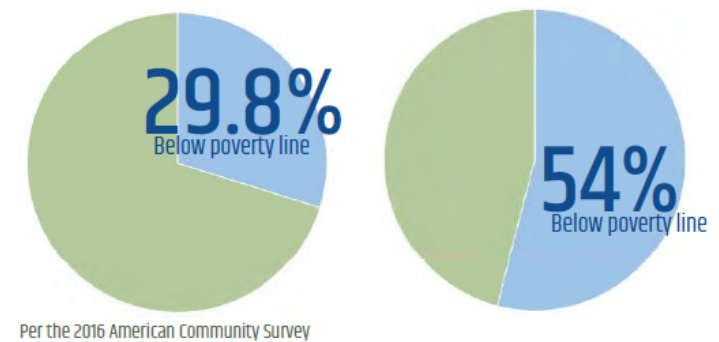
# Neighborhood Profile

**DAYTON POPULATION: 141,143**  
**CHOICE POPULATION: 6,240**

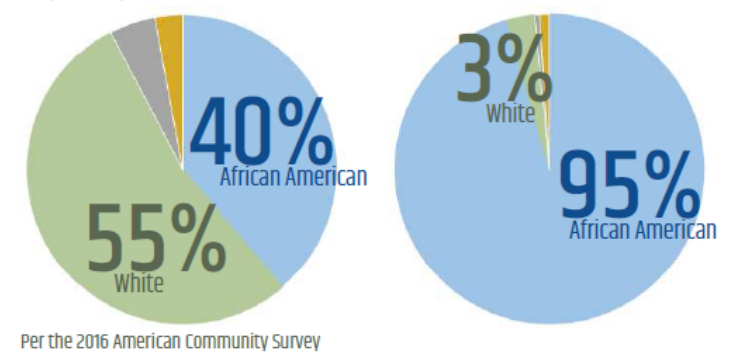
## Median Incomes



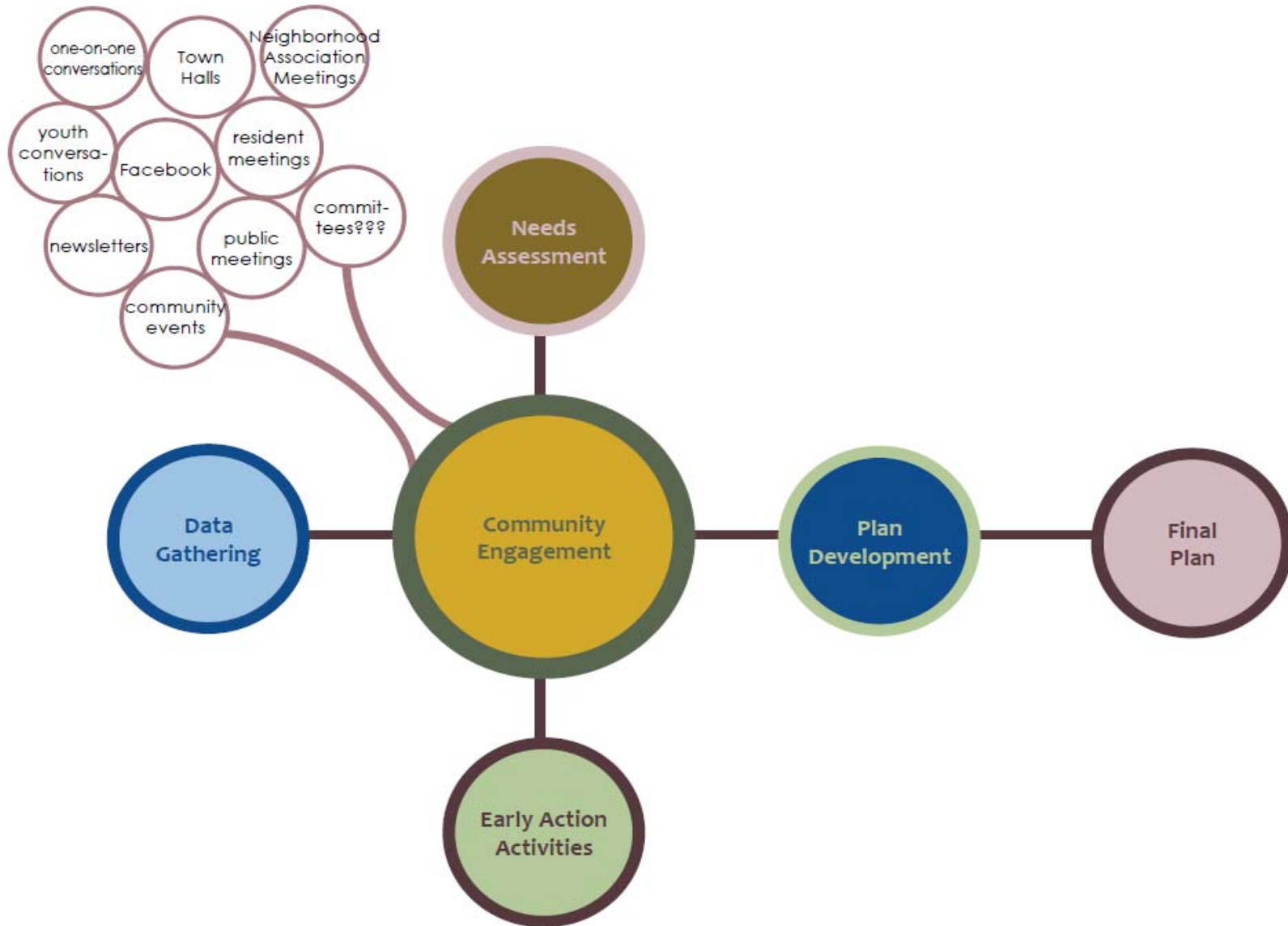
## % Families Below Poverty Line



## Profile by Race



# The Process



# CN: Community Engagement

- Over 300 people engaged through community meetings and events
- Resident Councils Formed: Hilltop Homes and Desoto Bass
- Regular engagement with established neighborhood groups in Pineview and Madden Hills

## Methods

- Residents Meetings and Town Halls
- Neighborhood Association Meetings
- Community Visioning Exercise
- Community events
- Newsletter, Facebook
- Youth conversations
- One-on-one conversations
- Resident Survey
- Household assessment

## Training and Capacity Building

- Resident Councils at DeSoto Bass and Hilltop
- CityWide Resident Organizers
- Miami Chapel Neighborhood Association
- Madden Hills NDC

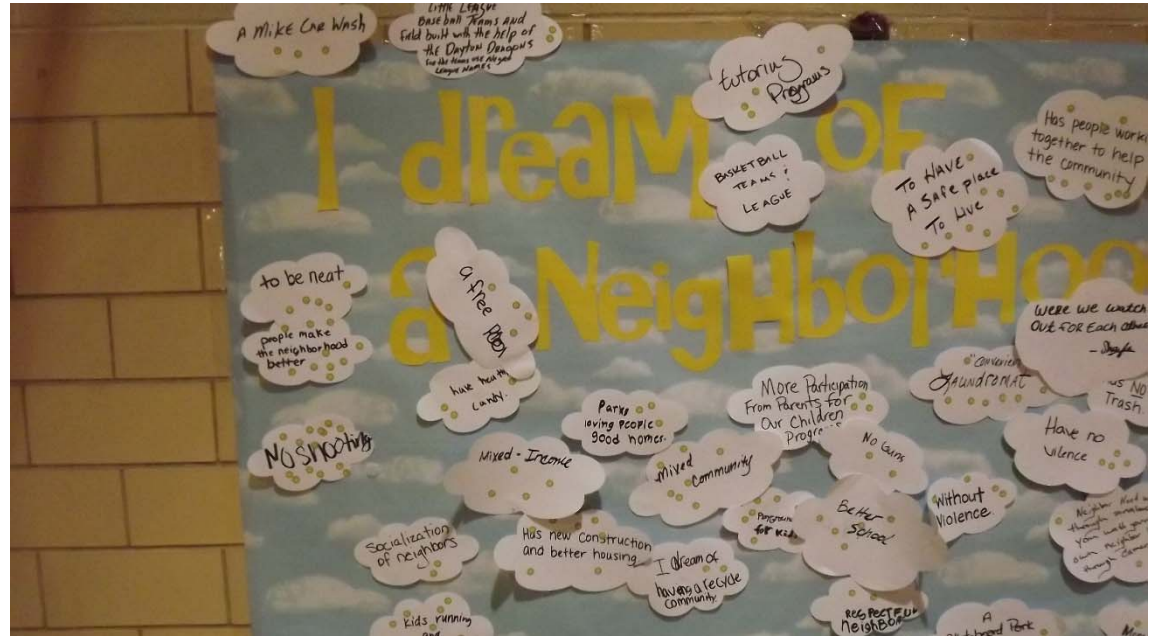
# CN: What is the Community Saying?

## HOUSEHOLD NEEDS ASSESSMENT (PUBLIC HOUSING RESIDENTS)

- 179 of 441 heads of households (40.6%) participated
- Transportation is #1 barrier to work, also listed as top asset
- **Top retail needs: grocery store, laundromat**
- Safety: Most concerned about safety and want stronger police presence
- 65% said there were times when there was not enough food in the house
- **62% interested in on site community gardens**
- Of respondents with preschool children, all are using high quality preschools. However, those in primary education most attend schools outside of neighborhood

## COMMUNITY ASSESSMENT (BROADER NEIGHBORHOOD):

- 78 participants
- Most were retired or disabled participants
- **Top retail needs: grocery, restaurants, farmers market**
- Most felt safe, majority desire more visible police patrol (69%)
- Only 21% indicated there were times when there was not enough food
- **55% interested in community garden**

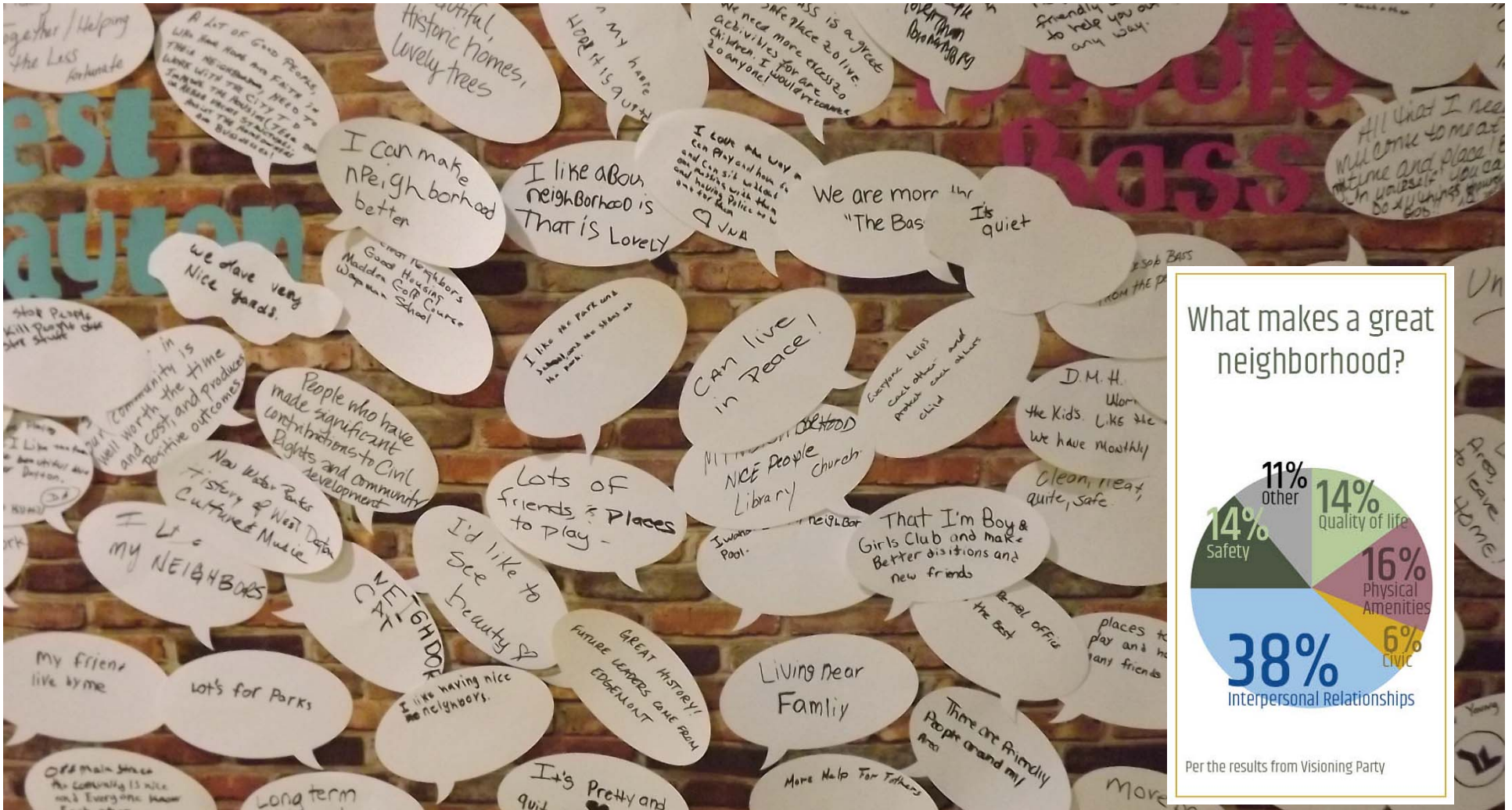


# Community Visioning Party

September 2017:  
Visioning / Consensus building



# CN: Community Identity



# Priorities Summary

1

Better Housing. Replace outdated affordable housing with high quality, sustainable housing options that include a range of income levels and choices.

2

Reduce negative perceptions of DeSoto Bass neighborhoods and their isolation from other part of the City.

3

Education is valued. Improve educational outcomes for children.

4

Improve safety and health for community residents.

5

Asset Building. Build community and resident assets which improve residents' economic status.



# CN: What Does the Data Say about Housing?

Lead Entities: GDPM and Development Partner

## Housing Market Study

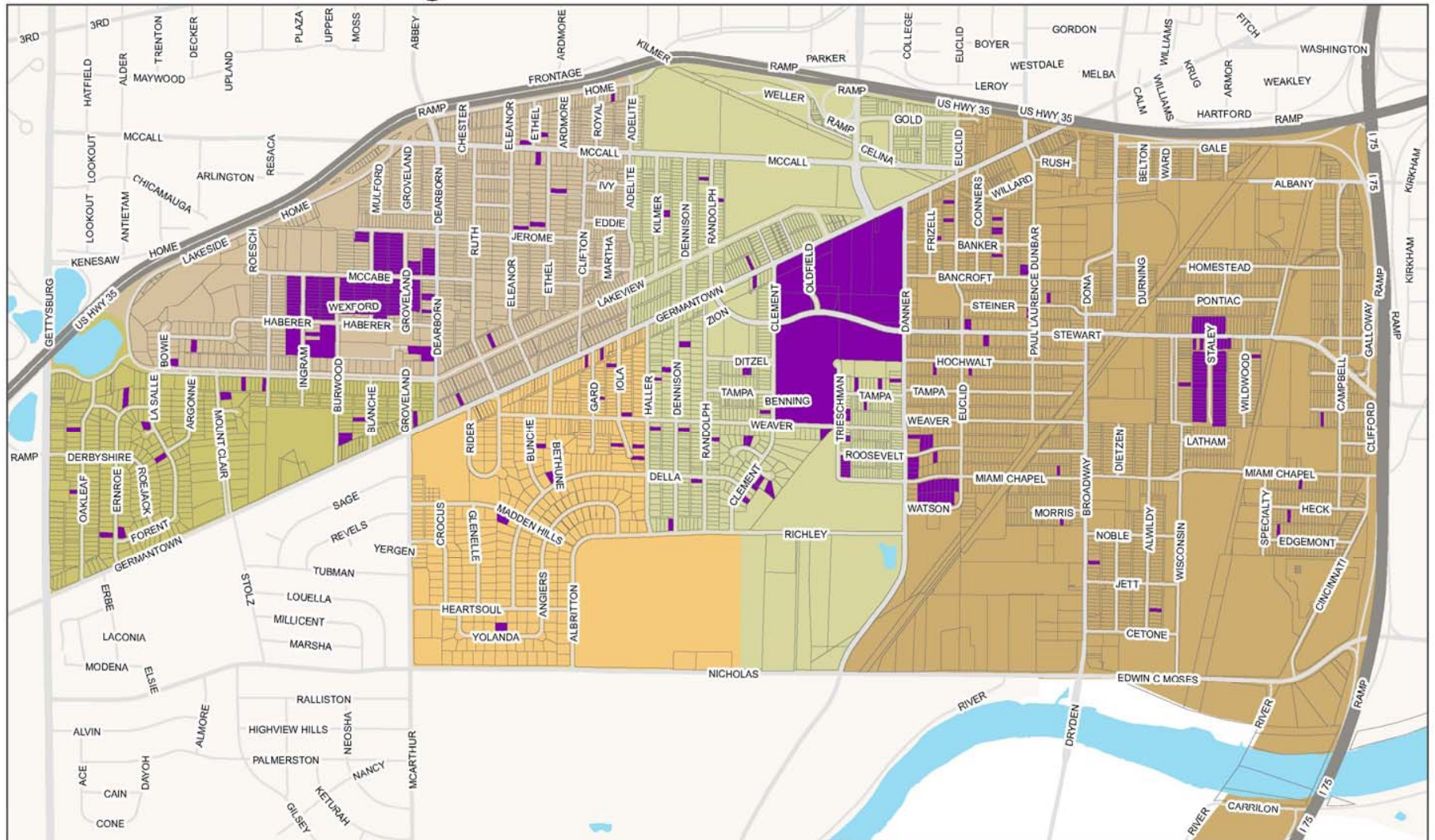
- Key Findings Related to Demand
  - Market Rate (Family/Senior) 70-100 units
  - LIHTC (Family) 140-190 units (40-60% AMI)
  - LIHTC (Senior) 50-70 units (40-60% AMI)
  - Subsidized units (Family) 240-320 units (below 30% AMI)
  - Subsidized units (Senior) 180-260 units (below 30% AMI)
  - For Sale units, any 20-55 (80-120% AMI)

Desired Amenities for housing (Central Air, dishwasher, microwave, stove, refrigerator, ceiling fans washers/dryers on site or in units;

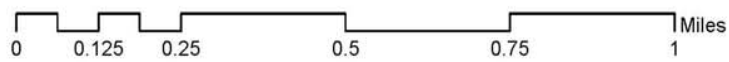
## Connectivity

- Walkable
- Green space
- Recreation
- Retail options
- Well lit

# Subsidized housing

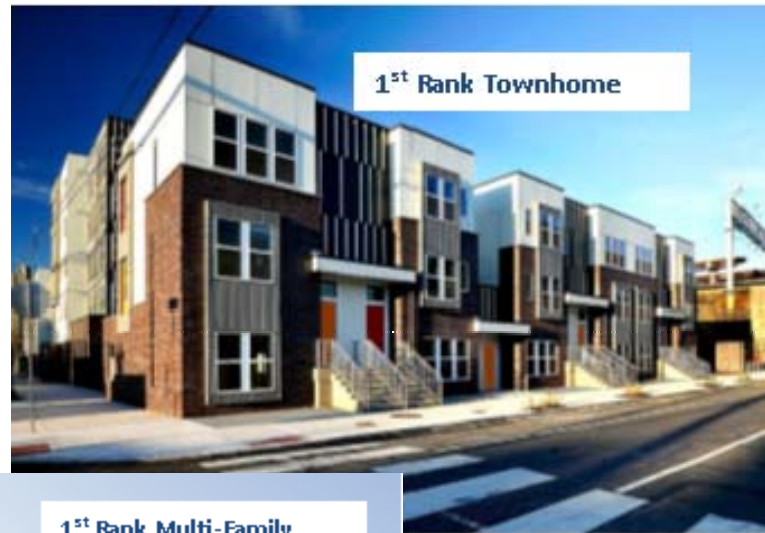


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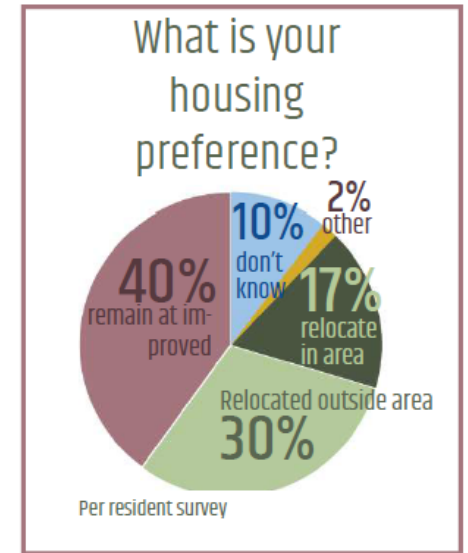
# CN: Housing Preferences

## FAMILY HOUSING CATEGORY



# CN: Housing Preferences

## SENIOR HOUSING CATEGORY



# CN: Housing

## MULTI-FAMILY

- Density Reduction
  - 500 units (350- DeSoto, 150 Hilltop)
  - Demolish Hilltop, expand McCabe Park
  - Reduce units at DeSoto, 200 maximum
  - Concepts for reconfiguration of sites presented next month
- Develop remaining 150 replacement units for DeSoto offsite
  1. West Dayton areas with stable amenities
  2. City areas outside of West Dayton
  3. Balance of county
- 7-8 Development Phases over a 10 Year period

# CN: Housing

## SINGLE-FAMILY

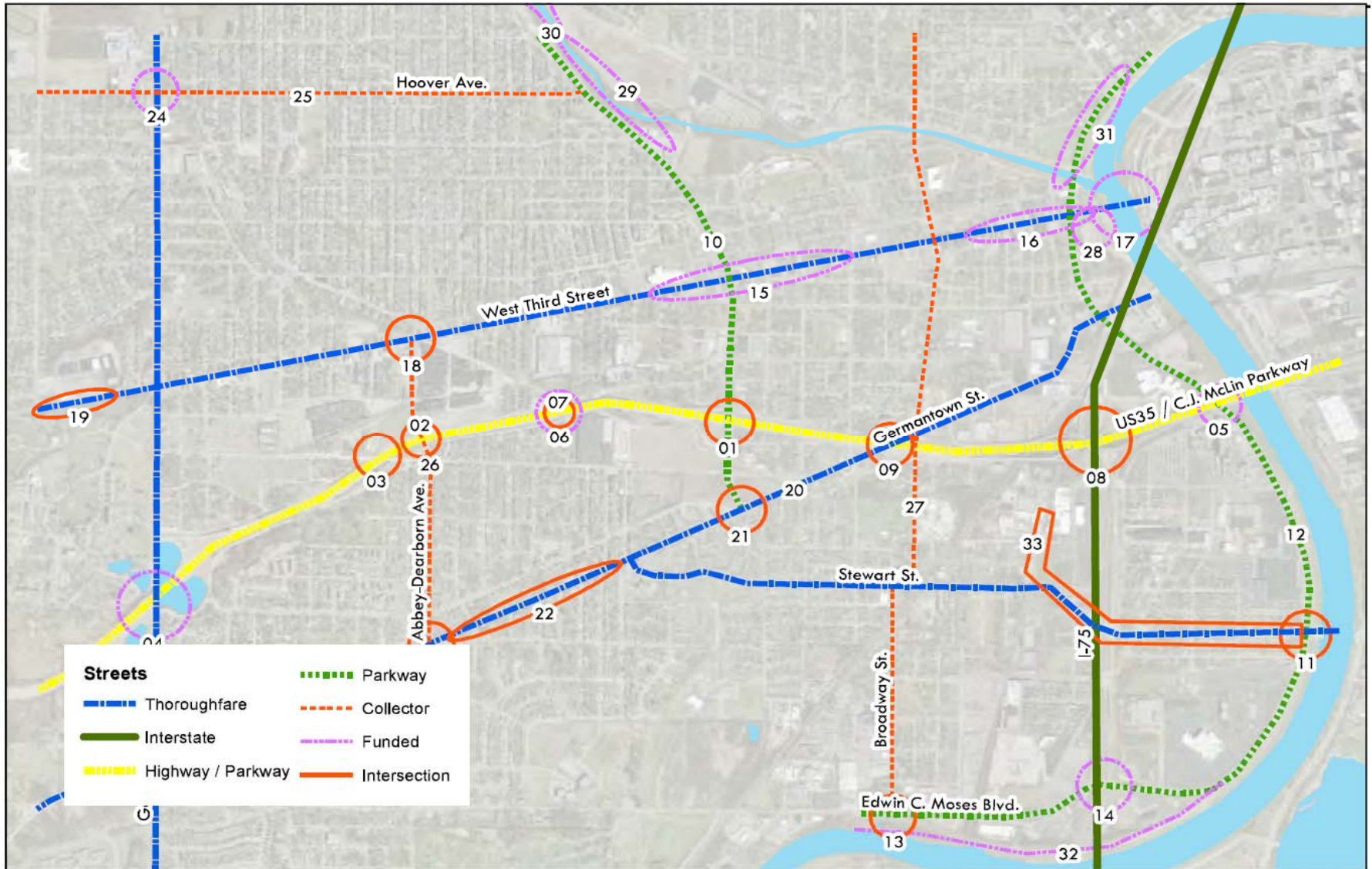
- **Louise Troy Area Housing Development**
  - Builds on work of Habitat
- **Madden Hills Infill Development**
  - Approximately 50 buildable lots available for development
- **Pineview**
  - Expand Landbank efforts
- **Miami Chapel**
  - Homeowner rehab programming through CountyCorp
- **Begin sub-committee to develop strategies**

# CN: Neighborhood

## **West Dayton Corridor Plan Adopted**

- Choice footprint a focus of the Corridor Plan
- Makes recommendations for infrastructure and roadway improvements
- Helps secure points for competitive transportation dollars that can leverage other development dollars
- Vision what is possible

# West Dayton Corridor Plan







# CN: Neighborhood

## **Pineview and Madden Hills Neighborhoods** (prevent tipping)

- Support to homeowners
- Deal with blight
- Community Organizing and Projects – build relationships, get something done
- Development planning for new housing in the future (market driven)

## **Rezone some areas of high blight and vacancy to open space**

- Extend McCabe Park
- Create Urban Forest
- North of McCall Street – commercial

## **Infrastructure**

- Realign key streets
  - James H. McGee Boulevard to Nicolas Road – creates more option for Stewart Street
  - Choice Assets
  - MacArthur – create true entrance into Madden Hills
  - Dearborn Improved to Abbey

# CN: Action Activities

## Targeted and highly visible improvements to a 1 mile section of the Germantown Corridor

### 1. Gateway & Intersection Improvements Germantown @ Broadway

- Wall Mural
- LED Lighting underpass
- Germantown Sign
- Landscaping/Trees
- Strategically replace chain link fence with ornamental metal



Existing – Germantown heading West at US35 overpass



Proposed Concept – Germantown at US35 overpass

# CN: Action Activities

## 2. Gateway & Intersection Improvements- James H. McGee at US35, Phase 1

- Wall Mural
- LED Lighting underpass
- Germantown Sign
- Landscaping/Trees
- Strategically replace chain link fence with ornamental metal



# CN: Action Activities

## 3. Corridor Placemaking Improvements- Germantown from Dunbar to Randolph

- Food City / grocery store stabilization w/ mural
- 1501 Germantown Mural
- Enhanced Landscaping Paul Laurence Dunbar to Euclid, trees, earthen berms, etc.
- Other street trees on City owned property / willing owners

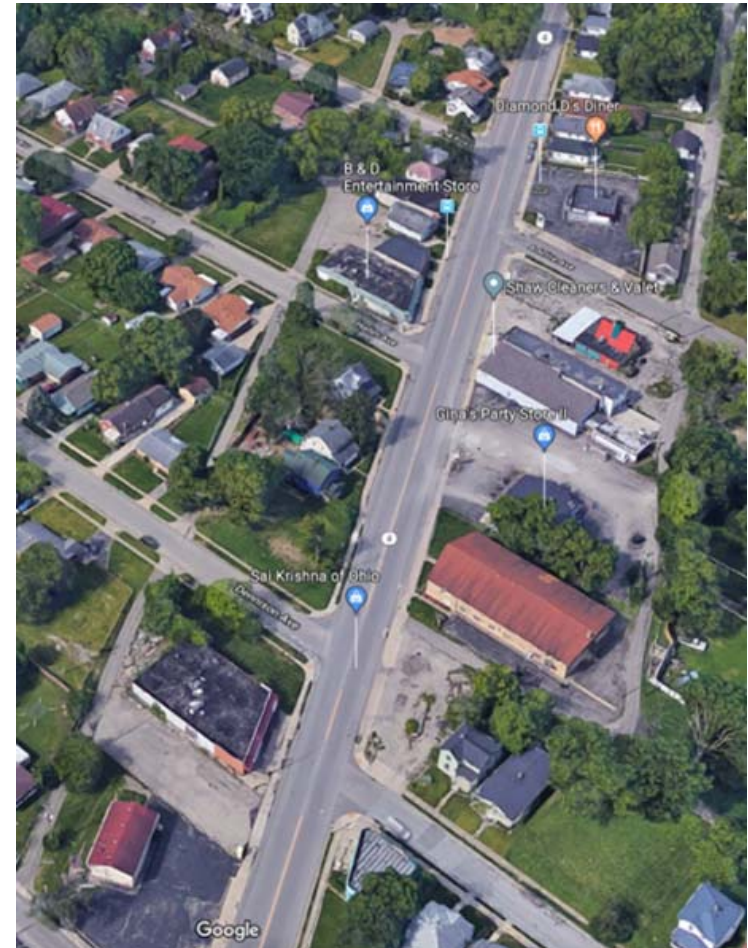


Figure 1 Potential minor gateway R 1611 Germantown St.

# CN: Action Activities

## 4. Germantown Business District

- Façade Improvements - existing businesses
- Community Mural - Shaw Cleaners
- Community Mural -West Side Market
- Strategic Acquisition
- Demolition



# CN: Action Activities

## 5. Germantown –Randolph to Iola

- Kitchen Incubator

## 6. Germantown Corridor Home Improvement Program

- Focusing on the exterior of residential properties along the corridor
- Estimated 21-31 homeowners (estimated) in the Miami Chapel & Edgemont (up to \$15K)
- These two neighborhoods are targeted for this effort to maximize the FHLB funds that are specific to Miami Chapel. Choice funds will be used for Edgemont properties which will support the efforts planned for priority 1 and 3. Targeting properties in Edgemont will also provide greater impact and support for the properties that will be acquired and demolished through the Landbank and City's, Neighborhood Improvement Program.

# CN: Next Steps

- Community identity and branding
- Finalize development area and housing plan
  - Single Family Housing committee
- Community Meetings from April- June
- Finalize and Submit Plan June/July 2018
- Fund Development- Summer 2018
- Choice Implementation Application



# CN: How Can You Assist?

- Feedback on draft plan
- Connect Choice Plan to Your efforts and vice versa
- Any resources that may help, please share
- Other suggestions?