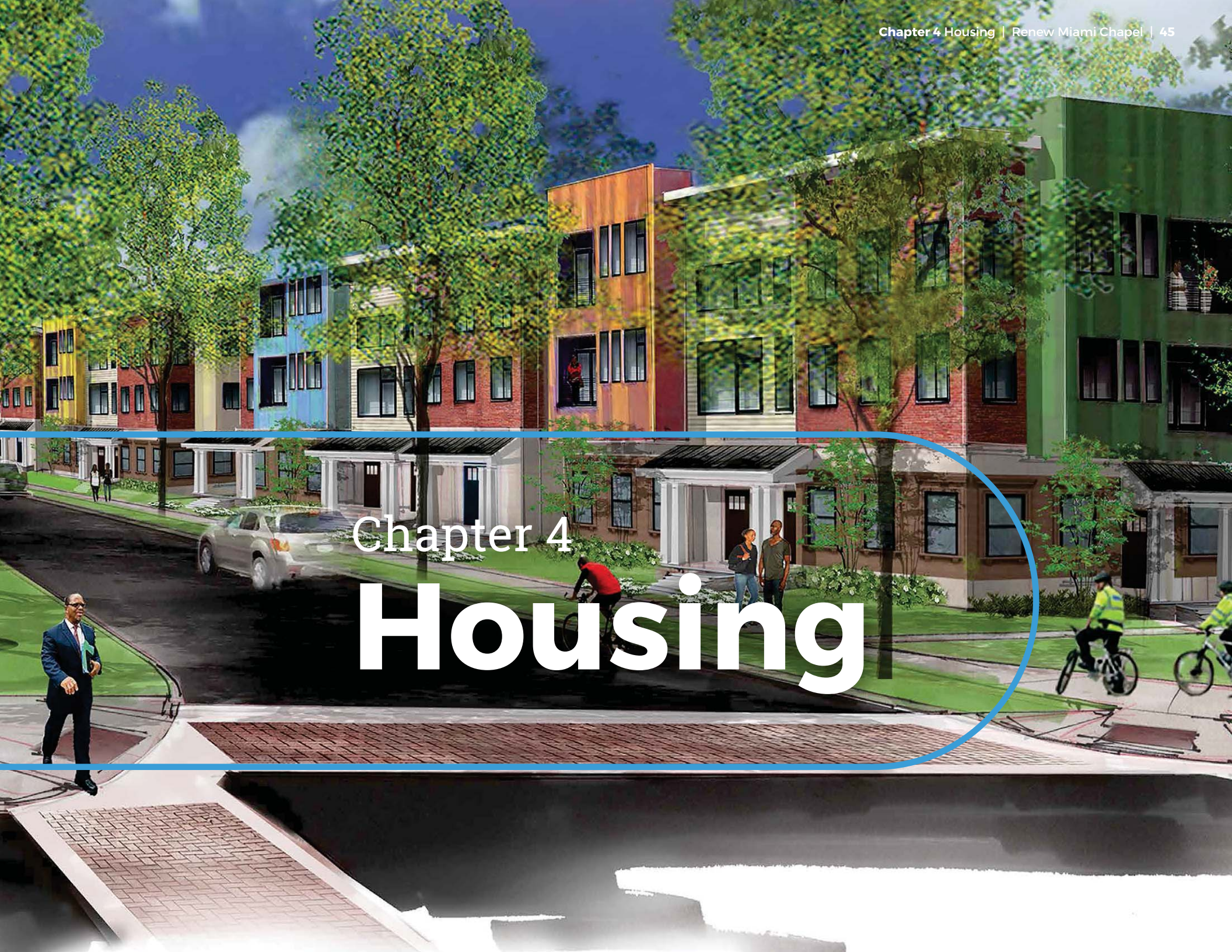






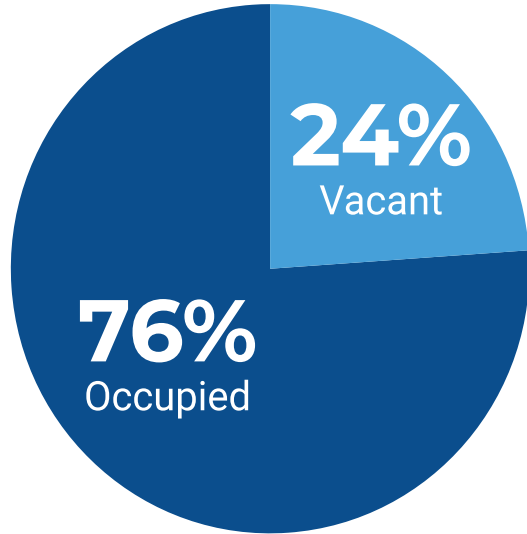
Chapter 4

# Housing



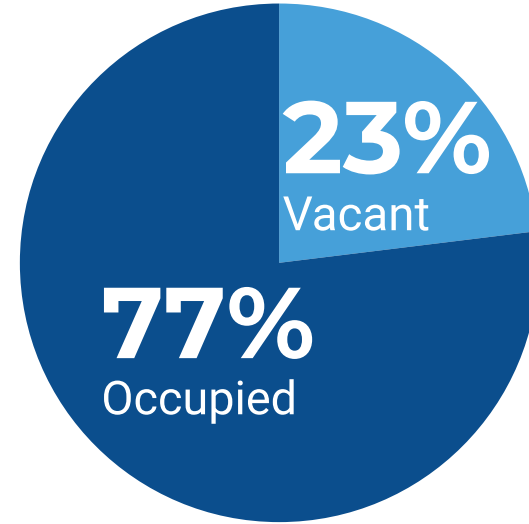


### City of Dayton Vacant v Occupied Housing Units



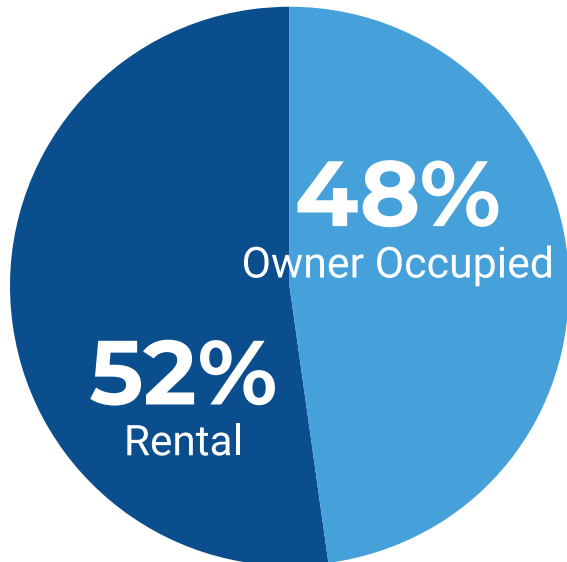
Per 2011-2015 ACS

### GMC Primary Development Area Vacant v Occupied Housing Units



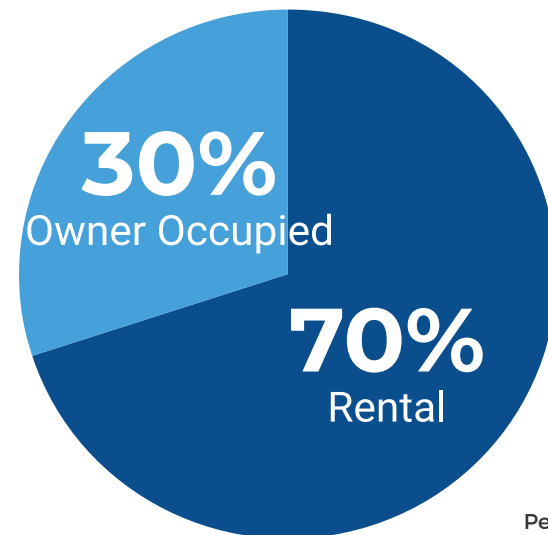
Per 2011-2015 ACS

### City of Dayton Rental v Owner Occupied Housing Units



Per 2011-2015 ACS

### GMC Primary Development Area Rental v Owner Occupied Housing Units



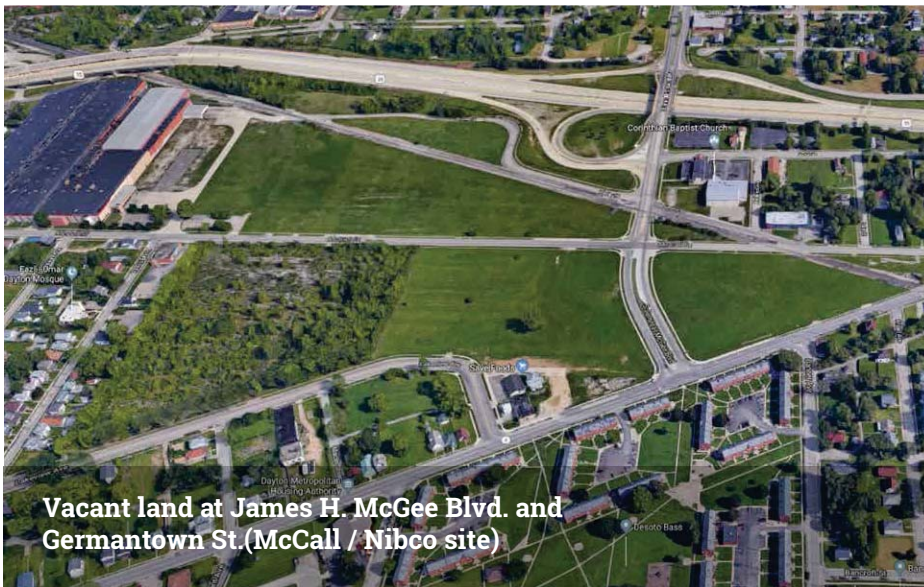
Per 2011-2015 ACS

## Chapter 4

# Housing

The neighborhood is renewed with high-quality, sustainable, mixed-income housing options.

The overall improvement of housing within the neighborhood is a key outcome of the *Renew Miami Chapel* transformation plan. There are 1,595 housing units in the Greater Miami Chapel primary development area, only 27% of which are owner-occupied. Approximately 24% of housing units are currently vacant. A mix of land uses are present in the area, although the most common use is single- and multi-family residential. The neighborhoods surrounding DeSoto Bass are characterized by aging housing stock, with much of the housing built in the 1930s and 1940s. Many of these houses, as well as houses built later in the second half of the 1900s, are smaller and lack the amenities desired in the modern housing market. There are clusters of housing in good or fair condition, especially in Madden Hills and Pineview neighborhoods, where nearly 90% of the housing is rated high; even this housing often has deferred home improvement and maintenance needs.



There is a considerable amount of vacant, developable land in the GMC geography. The primary development area contains approximately 70 acres of vacant land. The largest area of vacant land exists at the McCall/Nibco site (just south of U.S. 35 at James H. McGee and Germantown), which is approximately 35 acres. Additionally, there are approximately 400 vacant residential structures. While this level of vacancy can be a liability, it also represents opportunity. The plan includes reusing a significant amount of vacant land.

*Renew Miami Chapel* proposes to reuse the 35-acre McCall/Nibco site for a town center including two commercial/retail buildings containing 49,000 square foot each. The site improvements as part of the DeSoto Bass redevelopment, propose to repurpose 7 - 8 acres for street alignments and improvements. The development of 40 single-family homeownership units will utilize 40 lots, totaling approximately 4.5 acres. An estimated four acres will be used to enhance and expand open space and recreational opportunities.

In the primary development area and supporting area, the City and Landbank have been actively working to eliminate blight. One example of the tools used to address vacant structures is the Neighborhood Initiative Program (NIP). Through NIP, the Montgomery County Landbank can acquire vacant, tax delinquent properties, demolish the vacant structure, and prepare the land for redevelopment. It is estimated that, by the program's completion, approximately \$972,000 will be spent on acquiring and demolishing 55 structures within Greater Miami Chapel.

Additionally, the Landbank is conducting a pilot program of 10 properties that utilizes select home rehabilitation, along with strategic demolition to maximize this area's reinvestment. The Landbank acquires vacant, tax delinquent properties for rehabilitation. Working with partners, the properties are renovated and put back on the market for homeownership. The goal is to help set new higher sales in neighborhoods that have experienced disinvestment. In this way, the market values reset, improving

property values and encouraging private investment. These efforts will be coordinated through the Renew Miami Chapel planning team to ensure a comprehensive approach to neighborhood revitalization.

Improving housing quality and options for existing and future residents is the primary priority of the *Renew Miami Chapel* transformation plan. As discussed in the previous chapter, 57% of residents desire to stay in the area and want better housing options that fit their needs. The following goals are intended to be the path forward to new and upgraded housing that serves the needs of all residents and is attractive, functional, and environmentally sustainable.

**Goal 1:** Redevelop the DeSoto Bass site to better connect to the Miami Chapel neighborhood and become a place where people choose to live.

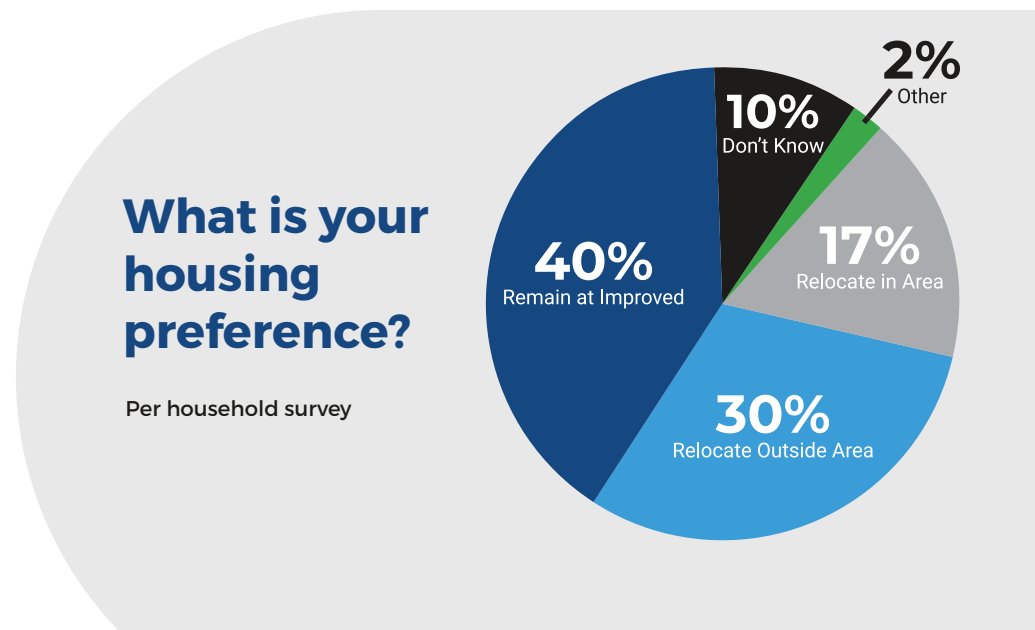
DeSoto Bass is the oldest public housing in GDPM’s inventory, and its development and evolution is steeped in Dayton’s history as a racially divided city. Elders of the community remember earlier decades with pride, noting the many strong family relationships built and the self-sufficiency of the community. Although there is still an affinity to DeSoto Bass’ history, the last two decades have eroded those memories, and today DeSoto Bass has become notorious for its crime and is often referred to simply as “The Bass.”

The household assessment revealed that nearly half of current residents are unsatisfied with their current housing and living conditions. In addition, more than 30% stated they would move if they could. Community organizing work revealed that much of the dissatisfaction is related to the condition of current housing, crime, and safety issues in the larger community. During a housing charrette conducted at the Community Visioning Session, residents shared their desire to have more space and not be “living on top of one another.” There was also a desire for a more “walkable” neighborhood that was connected to amenities.

**Objective 1:** Redevelop DeSoto Bass as a preferred living community with appropriate density, housing types, and amenities that support development along Germantown.

GDPM has procured Woda Cooper Companies as the master developer to oversee the development of the housing redevelopment plan for *Renew Miami Chapel*. Based upon resident feedback, the development team is proposing a new mixed-use community on the 45-acre DeSoto Bass site. The plan contains a mixture of housing types including single-family homes, townhomes, senior living, and mixed-use buildings at key intersections. Ultimately, 290 new replacement units will be constructed over 5 phases. Approximately 130 townhouse units for families, 60 units for seniors, 40 single-family homes, and at least 60 units within two mixed-use buildings will be constructed. An additional 180 units are planned off-site.

The key intersection in the GMC primary development area is Germantown Street and James H. McGee Boulevard. Plans include the extension of James H. McGee Blvd. through a section of the site to better connect the road network. The redevelopment of this intersection, which includes two critically important roads in West Dayton, provides the opportunity to build a new town center. Two three-story buildings will be built on the south side of Germantown St., providing modern, apartment-living amenities. The north side of the street will contain two, two- or three-story buildings designed for commercial and retail space to complement the newly constructed housing.





# Proposed Housing Development

- A** Single Family Residential
- B** Senior Living Community (3 Story Building)
- C** Mixed-use Building (3 Story Building with residential on 2nd & 3rd Floors)
- D** Townhouses
- E** Open Space
- F** Potential Development Sites
- G** Parking
- H** Future Development
- I** Pedestrian Boulevard Park
- J** Homeownership



DeSoto Bass



Without an infusion of non-traditional capital sources, it will be difficult to support unrestricted rental units in the immediate project area considering current economic conditions. Over the next two decades however, the outlook becomes more positive as a dynamic pattern of interest by newer generations continues to drive revitalization of Dayton's downtown neighborhoods and neighboring urban corridors. In preparation, the team is committed to finding creative solutions to offer housing options for current (and future) higher -income families. The team has a portion of units dedicated to unrestricted rents and will use tools, such as private financing and the new LIHTC income averaging tool, to attract higher-income families to Greater Miami Chapel.

The remainder of the site redevelopment plan reconnects neighborhood streets, emphasizes walkability, and preserves open-space and recreational amenities. The plan also strengthens connections to neighborhood amenities, such as the Louise Troy Elementary School and the Germantown businesses corridor.

## Activities

### Phase 1

1. Construct 60 units of affordable, family, rental townhomes along the new central boulevard. The anticipated unit mix includes 12-one bedrooms, 42-two bedrooms, 4-three bedrooms and 2-four bedrooms. Total estimated development costs are \$10 to 12 million. Funding sources identified in Chapter 3, along with any sources later identified, will be used to finance the development.
2. Construct the new, interior boulevard that serves as the central gathering area of the redevelopment plan. The new \$1.5 million boulevard (estimated) will have wide sidewalks or walking paths, attractive landscaping and amenities such as pedestrian-scale lighting and furniture. The new townhomes constructed in phase 1 and 2 will line the new central boulevard.
3. Extend Banker Street to create new east/west connections within the development. Banker St. will provide access to the internal parking lots of the new mixed use and senior buildings constructed in later phases, as well as the townhomes constructed in phase 1 and 2. Estimated cost is \$500,000.

Phase	Sequence	Total Units	Replacement	LIHTC	Unrestricted	For Sale	1-BedRM	2-BedRM	3-BedRM	4-BedRM
Townhouse Apartments	1	60	40	10	10		12	42	4	2
Townhouse Apartments	2	70	50	10	10		12	52	6	
Single Family Homes, family	3	40	30	10					36	4
Interior Corridor Senior Living	4	60	40	10	10		26	34		
TH and Internal Corridor + Retail	5	60	40	10	10		17	37	4	2
Off-site replacement or voucher	7	180	150	30			60	80	40	
<b>Total Rental Housing</b>		<b>470</b>	<b>350</b>	<b>80</b>	<b>40</b>		<b>127</b>	<b>245</b>	<b>90</b>	<b>8</b>
Homeownership	6	40				40			20	20
<b>Total Housing</b>		<b>510</b>	<b>350</b>	<b>80</b>	<b>80</b>	<b>40</b>	<b>127</b>	<b>245</b>	<b>110</b>	<b>28</b>





### Potential Elevation of Townhouses along proposed Lakeview Ave. extension

#### Phase 2

1. Construct 70 units of affordable family, rental townhomes. Phase 2, as currently envisioned, will cost approximately \$11-\$13 million. The anticipated unit mix includes 12-one bedrooms, 52-two bedrooms and 6-three bedrooms. Funding sources identified in Chapter 3, along with any sources later identified, will be used to finance the development.
2. Extend James H. McGee Blvd. along Danner Avenue to connect James H. McGee Blvd. and Stewart Street Extend Hochwalt Avenue to reconnect the neighborhoods and provide additional east/west connections. The new James H. McGee Blvd. and Hochwalt Ave. are estimated to cost \$2 million.

#### Phase 3

1. Construct 40 units of single-family, rental housing for families between Weaver Street and Hochwalt Avenue. The anticipated unit mix includes, 36-three bedrooms and 4-four bedroom. This phase, as currently proposed, will cost approximately \$9.6 to \$11million. Funding sources identified in Chapter 3, along with any sources later identified, will be used to finance the development.
2. Improve the streets surrounding the development site including repaving, repairing, or replacing sidewalks, installing new street trees and upgrading the street lighting. Anticipated roadway improvements are estimated to cost \$1.2 million.

#### Phase 4

1. Construct 60 units of senior housing along Germantown St. The anticipated unit mix includes, 26-one bedroom units and 34-two bedroom units. This phase, as currently proposed will cost approximately \$9.3 to \$11 million. Funding sources identified in Chapter 3, along with any sources later identified, will be used to finance the development.

#### Phase 5

1. Construct 60 units of family or senior housing, based on market demand, in one or two mixed-use buildings along Germantown St. The anticipated unit mix includes 17-one bedroom, 37-two bedroom, 4-three bedroom and 2-four bedroom units. The building will incorporate first-floor retail space to strengthen the Germantown corridor and provide needed amenities for the neighborhood. This phase is estimated to cost approximately \$9.8 to \$10 million. Funding sources identified in Chapter 3, along with any sources later identified, will be used to finance.





Potential Elevation of Mixed-Use structure at Germantown St. and James H. McGee Blvd.

### **Objective 2:** Redevelop homeownership units within Greater Miami Chapel near existing assets.

Surrounded by single-family housing, the neighborhood has seen investments of new housing through Habitat for Humanity and Dayton Homes, a developer of LIHTC housing. Overall, this housing is strong and located near Louise Troy PK-6 Elementary School, a stable physical asset in the neighborhood with a beautiful campus. The area can be strengthened by removing nearby blighted properties and adding new housing. Working with partners, the Renew Miami Chapel development team will acquire and remove blighted properties and add new housing to strengthen earlier investments.

As discussed in Chapter 1, the development team commissioned a market study for the plan in 2017. Based on this study, it is estimated that over the next 7 - 10 years, the market can support between 30 and 50 new single-family homeownership units. The new homes will be constructed within Greater Miami Chapel and will appeal to a range of incomes. Partners for this component include County Corp, Habitat for Humanity, Montgomery County Landbank, and the Homeownership Center. The homes will likely contain 3 - 4 bedrooms and 1-1/2 - 2 bathrooms. High energy efficiency will be a design principle used to increase homeownership affordability. Final designs will be based on market demand.

The estimated cost of constructing the new housing over the next 7 - 10 years is \$5.2 to \$7 million. The rate of construction of the new homes will be based on market demand and funding availability. As the neighborhoods within Greater Miami Chapel improve and stabilize, the team anticipates the rate of absorption and construction will increase.

### **Activities**

- 1.** Begin acquiring site control of lots near the DeSoto Bass for homeownership development. Approximately 13 lots have been identified directly east of the proposed single-family rental phase.
- 2.** The development partners will assess the estimated 390 existing vacant structures to determine which are salvageable and should be renovated to transform the area.



Area south of existing DeSoto Bass site, infill housing proposed.

3. The Montgomery County Landbank will assemble blighted and vacant parcels to create shovel ready development sites for new housing.
4. The City of Dayton and the Landbank will continue to demolish vacant and blighted parcels identified by the development partners.
5. The development partners will introduce 30 – 50 new for-sale homes into the neighborhood based upon market conditions and financing availability. The estimated total cost of 40 single family homeownership units is \$5.2 to \$7 million.

**Objective 3:** Use the new housing design and construction to promote active living.

An active community is a healthy community. Through the transformation plan, the new development will create inviting playgrounds, open spaces, and new sidewalks to encourage physical activity. This includes an updated public park on the western side of the site with recreational amenities that appeal to residents of all ages. In addition, the new boulevard connecting Louise Troy School will be designed with wide sidewalks and amenities to encourage physical recreation and enjoyment of the open space. Existing parks, such as Burkham Park, and other passive open spaces will be upgraded to increase utilization and enjoyment by neighborhood residents.

### Activities

1. The development partners will construct a new park on the western edge of the DeSoto Bass site.
2. The development team will ensure that new infrastructure is designed in a manner to promote active lifestyles (wide sidewalks, pedestrian-scale amenities, lighting etc.)
3. The team will work with the City of Dayton to upgrade and enhance Burkham Park and the path that connects it to the neighborhood.
4. The City of Dayton will evaluate the condition of sidewalks in the surrounding Greater Miami Chapel neighborhoods and develop a repair and replacement plan.





## Goal 2: Reduce the density of subsidized housing in Greater Miami Chapel and provide residents with more housing options.

As discussed in Chapter 1, per the market study commissioned by the development team, there is a disproportionately high concentration of subsidized housing in Greater Miami Chapel and West Dayton neighborhoods, compared to the City of Dayton and Montgomery County. Of the 6,280 affordable rental units within the City of Dayton 51.3% (3,222/6,280) of them are located in GMC study area. Of the 11,150 affordable units in Montgomery County 29% (3,222/11,150) are located in the study area. The GMC study area has 1.78 times as many affordable units as the City per square mile and 8.2 times as many affordable units as Montgomery County per square mile. The demolition of Hilltop and the repositioning of DeSoto Bass will reduce the concentration of subsidized housing in Greater Miami Chapel. Section 18 demolition will be pursued for the 150 units at Hilltop.

The plan proposes a reduction of 210 total restricted-income rental units, through the demolition of Hilltop Homes (150 units) and an additional reduction of 60 restricted rental units at DeSoto Bass. In an effort to create income diversity and improve the ratio of restricted to unrestricted units in GMC, 40 rental units will be added with no income restrictions, in addition to 40, unrestricted, homeownership units.



Approximately 30% of the residents surveyed through the household assessment indicated they would prefer to relocate outside of Greater Miami Chapel. The proposed plan to replace 30% of the total units (150 out of 500) off-site, supports these statistics.

**Objective 1:** DeSoto Bass residents will have the first opportunity to live in replacement housing, and others will be offered options through the Housing Choice Voucher program.

Greater Miami Chapel is an area of highly concentrated poverty and oversaturation of subsidized housing units. This imbalance impacts the market, reinforces historic patterns of segregation, and limits economic investment in the area. 40% of surveyed residents would like to remain in an improved onsite community, representing approximately 200 units of the 500 units located at the DeSoto and Hilltop sites. The team is proposing 200 on-site, replacement units at the DeSoto Bass site (replacement housing units represent units currently designated as public housing). The team will seek replacement housing options in higher opportunity areas or offer housing choice vouchers for 150 units. As noted, Hilltop will be demolished.

### Activities

1. The 200 replacement housing units on the DeSoto Bass site will be developed in multiple phases to minimize disruption and relocation of residents.
2. The development team is continuing to seek off-site development options in higher opportunity areas, for the remaining 150 housing units in order to offer greater housing choice for residents. The priority for off-site redevelopment will include communities that offer better school districts for families with children and lower concentration of poverty.
3. The development team will utilize the Housing Choice Voucher program as an additional housing option.
4. GDPM will provide families that obtain a voucher additional relocation support to ensure successful placement.
5. GDPM will execute an expanded landlord recruitment program to attract additional landlords to the HCV program in anticipation of increased voucher program utilization.

6. The development team will engage Advocates for Basic Legal Education (ABLE) in a transparent conversation about housing choice and relocation.

**Goal 3:** Develop a menu of housing programs to encourage investment, attract other homeowners to the community, and stabilize current homeowners.

West Dayton suffered disproportionately from the 2008 housing crash, leaving many current homeowners underwater on mortgages or without the ability to borrow against their asset to make necessary repairs or improvements. The current homeownership rate in Greater Miami Chapel is only 36%, which is significantly lower than the overall city rate of 46%. Compounding the problem is a 30% population loss in West Dayton neighborhoods over the last decade, resulting in a trail of vacant houses throughout the geography. Despite a slight uptick in some areas, West Dayton neighborhoods have been slow to recover. With Renew Miami Chapel partners and area lending intuitions, the team will offer home improvement loans in Greater Miami Chapel, focusing on homeowners living in the primary development area. The second priority will focus on homeowners located in supporting development areas, particularly, the tipping point neighborhoods of Pineview and Madden Hills. Lastly, the Renew Miami Chapel partners will work to create homeownership opportunities with the goal of increasing the Greater Miami Chapel homeownership rate.



Relocation Q&A station at Community Event



Typical Housing Stock adjacent to proposed housing development

**Objective 1:** Develop home improvement loans and homeownership opportunities in Greater Miami Chapel.

Homeowners need access to capital to repair and protect their homes. Through Action Funding, the team has begun to provide support to homeowners along the Germantown Corridor and within Miami Chapel, however, greater efforts are needed. Partnering with CountyCorp, the team will offer home improvement loans in this target area. CountyCorp received a grant from the Federal Home Loan Bank for down payment assistance for homeowners at or below 50% of AMI. Eligible homeowners can receive up to \$15,000 to make exterior improvements, along with health and safety repairs. The loan product is forgivable over a five-year period. By strengthening the housing stock in Greater Miami Chapel, the team can stabilize current owners, attract market-rate buyers and create mixed-income neighborhoods.

### Activities

1. Create a home improvement loan program targeted to homeowners between 80-120% of AMI targeted to Miami Chapel, followed by Lakeview, Madden Hills, and the Pineview neighborhoods.
2. Work with area financial institutions, several of whom have failed their CRA exams, to create incentives and special loan products for homeownership in Greater Miami Chapel.
3. Create a targeted down payment assistance program for Greater Miami Chapel utilizing the local CDFI, the Homeownership Center of Dayton, and local lending partners.



## Goal 4: Increase environmental sustainability and create a place for healthy living.

Encouraging environmental sustainability within Greater Miami Chapel is a key design principal for the successful transformation of the area. The transformation plan has been designed with Leadership in Energy and Environmental Design (LEED) standards. LEED standards provide a framework for healthy, highly efficient buildings that lower operating costs creating stronger long-term rental proformas, in addition to enhancing long-term affordability for single-family homeownership units.



### Objective 1: Ensure all new construction is built with high-quality, sustainable, high-efficiency components.

The long-term success of the transformation plan can be bolstered by ensuring that high-quality, energy efficient components are integrated into the housing development plans. This includes high-efficiency HVAC components, Energy-Star rated appliances, and Low-E windows. Buildings constructed with quality and efficiency in mind will have lower operating costs and maintain their value longer.

### Activities

1. The WODA Cooper Companies and the development team will specify high-quality and high-efficiency components in all new construction, including high-efficiency HVAC components, Energy-Star rated appliances, and Low-E windows
2. The WODA Cooper Companies and the development team will evaluate the feasibility of using renewable energy sources, such as solar or geothermal, on the multi-family and mixed-use buildings as a means of lowering operating costs and promoting the use of alternative energy products.

### Objective 2: Improve the energy efficiency and the health of existing owner-occupied homes through comprehensive rehabilitation.

According to the National Center for Healthy Housing, unhealthy conditions found in hazardous housing can lead to lead poisoning, asthma, respiratory illness, cancer, and unintentional injuries, resulting in missed school days and poor school performance for children, as well as missed work days for parents. In addition, upgrading a home's energy efficiency rating can lower utility costs and improve the comfort of its occupants. The development partners are committed to improving the lives of the residents within Greater Miami Chapel, which includes removing impediments to healthy homes and healthy living.

### Activities

1. The Renew Miami Chapel Partners, including Public Health and Dayton Public Schools will assist in identifying any children that have tested for Elevated Blood Lead Levels, and those homes will be targeted for initial remediation and improvement.
2. The Renew Miami Chapel development team will work to improve the energy efficiency of existing homes through comprehensive rehabilitation where feasible. This includes new high-efficiency replacement windows, HVAC systems, and increasing wall and attic insulation where feasible.
3. Explore creative partnerships with health and housing partners to pilot programs that advance this objective.
4. Pursue LEED-ND Stage 1 certification for the GMC Primary Housing Development Area.

## Chapter 4

# Housing

The neighborhood is renewed with high-quality, sustainable, mixed-income housing options.

**Goal 1.** Redevelop the DeSoto Bass site to better connect to the Miami Chapel neighborhood and become a place where people choose to live.

**Objective 1.** Redevelop DeSoto Bass as a preferred living community with appropriate density, housing types, and amenities that support development along Germantown.

	Metrics	Lead Agency/Partners	Timeframe	Leverage Resources
<b>Phase 1</b>	GMC Development Team has received a LIHTC Award	GDPM & Woda Cooper	ST	GDPM OHFA COD - HOME CRA - Tax Exemption Conventional Debt
	60 units of rental townhomes constructed	GDPM & Woda Cooper	ST	
	GMC Planning Team has received HUD Choice Implementation Grant award			
	Phase 1 Infrastructure improvements are funded and completed	GDPM, COD	ST	HUD COD - CDBG
<b>Phase 2</b>	70 units of family rental townhomes constructed	GDPM & Woda Cooper	MT	GDPM OHFA COD - HOME CRA - Tax Exemption Conventional Debt
	Phase 2 infrastructure improvements are funded and completed	COD	MT	MVRPC COD



	Metrics	Lead Agency/Partners	Timeframe	Leverage Resources
<b>Phase 3</b>	40 units of single-family, rental housing constructed between Weaver St. and Hochwalt Ave.	GDPM & Woda Cooper	MT	GDPM OHFA COD - HOME CRA - Tax Exemption Conventional Debt
	All Streets and sidewalks in development site are in good condition	COD	MT	COD
<b>Phase 4</b>	60 units of senior housing constructed along Germantown	GDPM & Woda Cooper COD	LT	GDPM OHFA COD - HOME CRA - Tax Exemption Conventional Debt
<b>Phase 5</b>	60 units of family or senior housing constructed in mixed use buildings on Germantown.	GDPM & Woda Cooper COD	LT	GDPM OHFA COD - HOME CRA - Tax Exemption Conventional Debt
<b>Objective 2.</b> Redevelop homeownership units within Greater Miami Chapel near existing assets.	40 lots with clean titles are acquired	COD MCLRC (land bank)	ST	MCLRC GDPM
	Assessment completed within 24 months and action plan developed to address blight	COD	ST	
	10 homes are completed by 2024. At least 30 homes completed by 2030	COD County Corp.	MT	COD FHLB Conventional Financing CRA - Tax Exemption
<b>Objective 3.</b> Use the new housing design and construction to promote active living.	New park amenities constructed based on community feedback	COD	MT	GDPM COD Philanthropy
	Sidewalks are in good condition	COD	MT	No funding to replace

## Goal 2. Reduce the density of subsidized housing in Greater Miami Chapel and provide residents with more housing options.

	Metrics	Lead Agency/Partners	Timeframe	Leverage Resources
<b>Objective 1.</b> DeSoto Bass residents will have the first opportunity to live in replacement housing, and others will be offered options through the Housing Choice Voucher program.	Off-site housing site(s) acquired and new housing is constructed.	GDPM	LT	

## Goal 3. Develop home improvement loans and home ownership opportunities in Greater Miami Chapel.

<b>Objective 1.</b> Develop home improvement loans and home ownership opportunities in the Greater Miami Chapel area.	Assist 50 existing home owners	COD County Corp.	MT	
	Create 40 new home owners	CityWide County Corp.	MT	

## Goal 4. Increase environmental sustainability and create a place for healthy living.

<b>Objective 1.</b> Ensure all new construction is built with high-quality, sustainable, high-efficiency components.	All new housing is developed using high quality materials and energy efficient systems	GDPM WOD Cooper	ST	
<b>Objective 2.</b> Improve the energy efficiency and the health of existing owner-occupied homes through comprehensive rehabilitation.	All homes with children who test for EBL are remediated	MCPH DPS County Corp.	MT	
	50 homes renovated	COD County Corp. Rebuilding Together Dayton Habitat For Humanity	LT	
	Achieve LEED-ND Stage 1 Certification	GDPM Woda Cooper	LT	