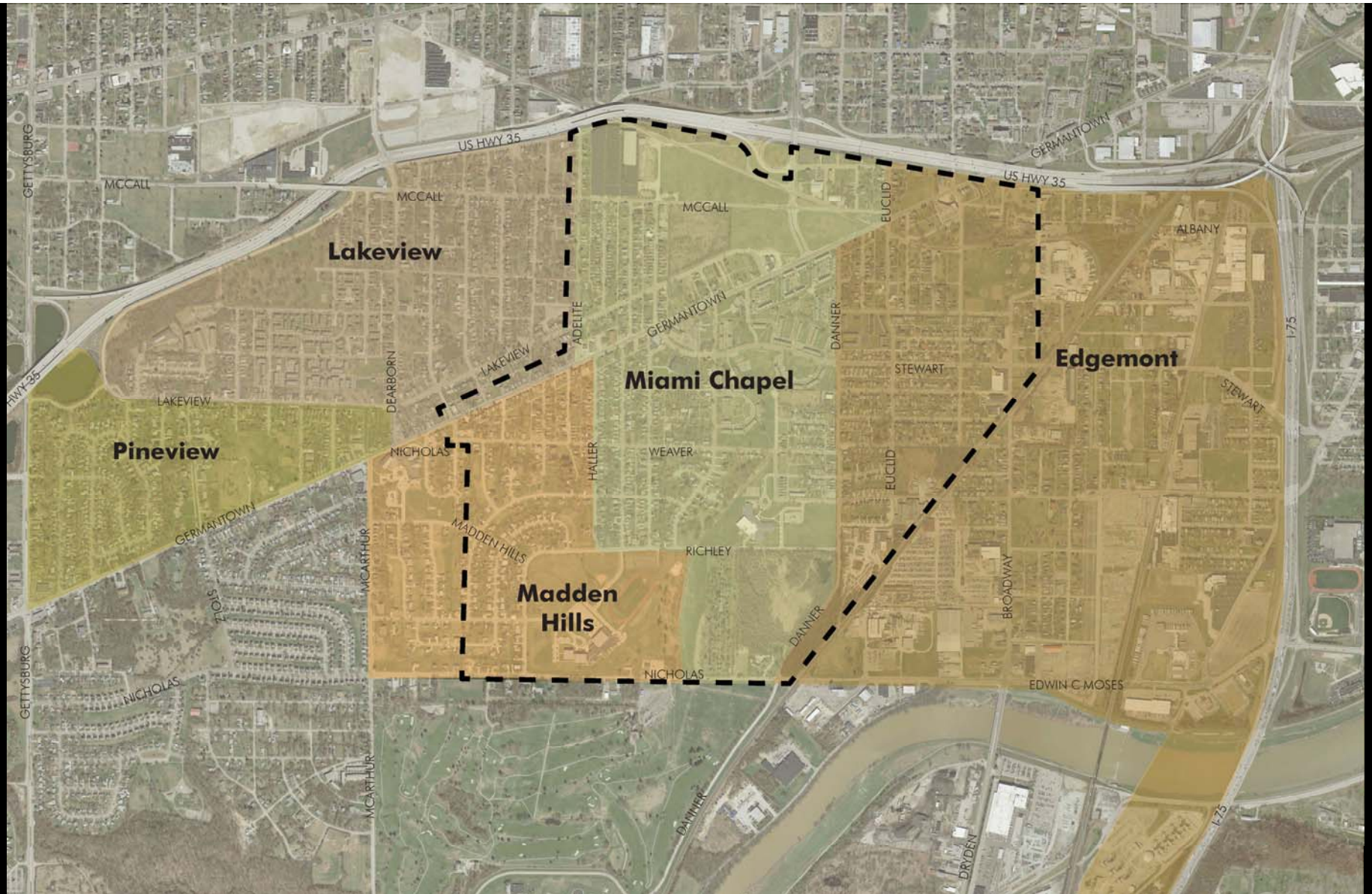


# RENEW MIAMI CHAPEL UPDATE ~ JULY, 2018

## *CHOICE NEIGHBORHOODS DAYTON*





# TOP SIX PRIORITIES

## Housing

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

## Identity

The community is proud of the neighborhood and others recognize it as a positive place.

## Education

The community is improving educational outcomes for children and proud of its schools.

## Well-being

The community feels safe and is secure in their mental and physical well-being.

## Asset & Economy Building

The neighborhood has better job access, stronger social connections, increased wealth, and celebrated amenities.

## Transportation

The neighborhood is vibrant and well-connected for all modes of transportation.



# PEOPLE

*"What you see and what you hear depends  
a great deal on where you are standing."*

- C.S. Lewis

"I dream of a neighborhood that has more black-owned businesses" -Resident

"I dream of a neighborhood where my friends aren't afraid to visit me."  
-Resident

"Great people live in these neighborhoods. People who made significant contributions to civil rights and community development grew up here."  
-Resident

"We are more than 'The Bass.'" -Resident

"We want the same things for our kids as you do." - Resident



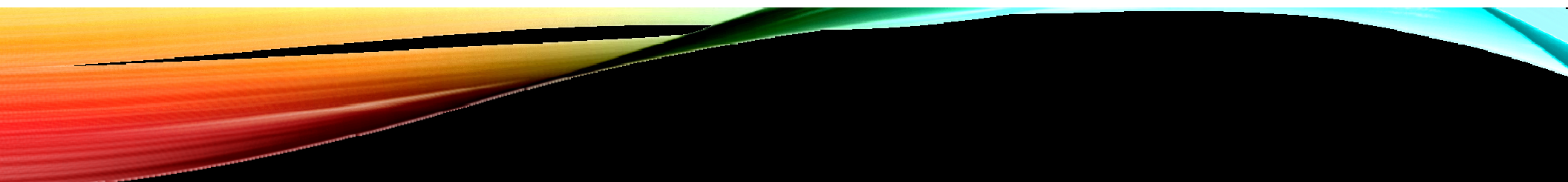
# VISION STATEMENT

Our *home*, our *community*, our *neighborhood*...

Our *home* is comfortable, with friendly and respectful neighbors

Our *community* is thriving with access to opportunity, inspired businesses and good jobs

Our *neighborhood* is a safe place to live with modern and affordable housing options





## GRAND OPENING: MAY 2, 2017

	7/6/18
Residents opted-in	119
Residents actively working with a Life Coach	74
Residents employed	60
Residents employed at a Living Wage	30
Residents employed full time	40
Residents employed part time	20
Residents employed for 90 days	4
Residents employed for over 90 days	8
Residents employed for 180 days	19
Residents promoted	9
Residents Terminated	6

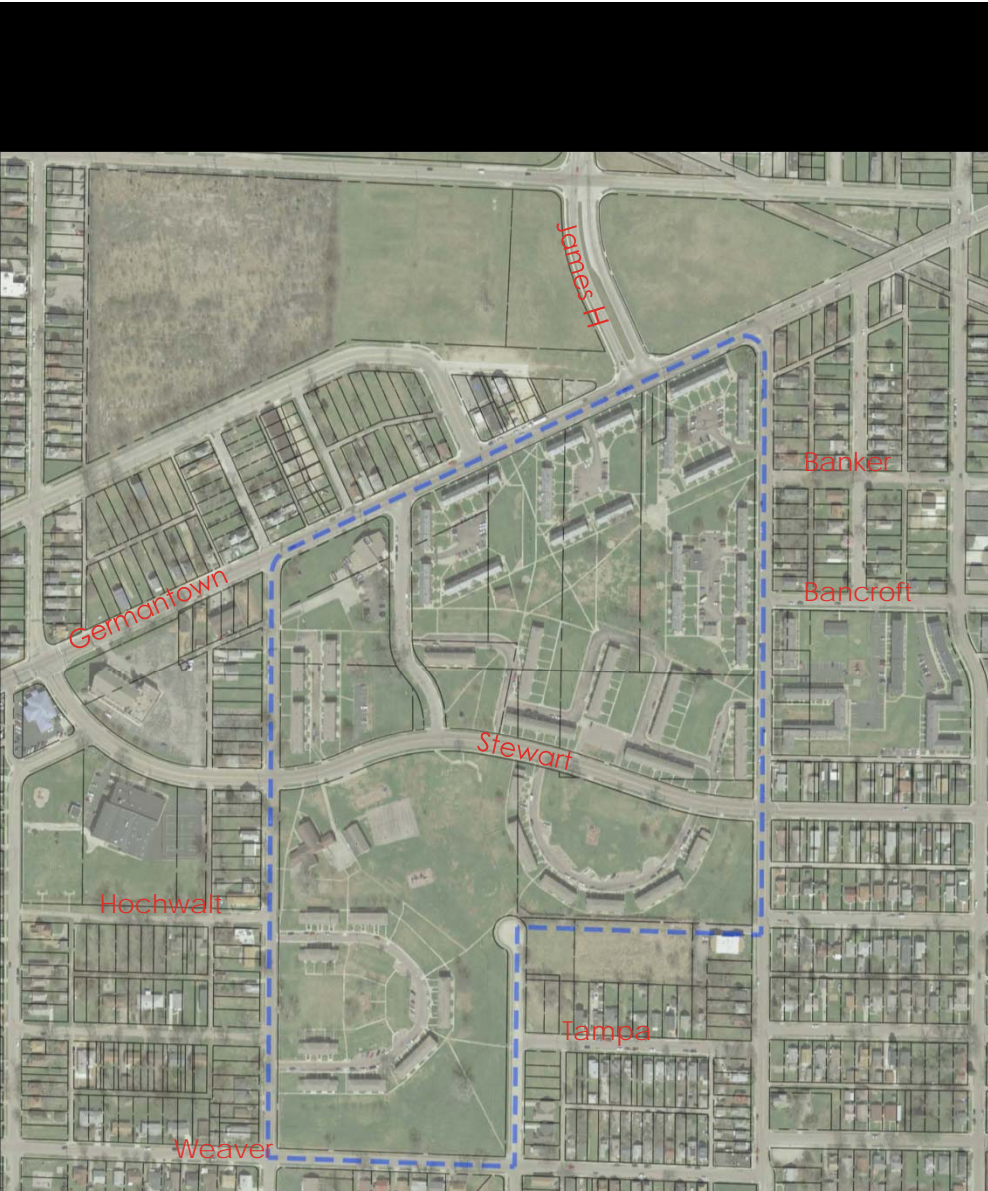








**NEIGHBORHOOD**









**HOUSING**

# DESOTO BASS





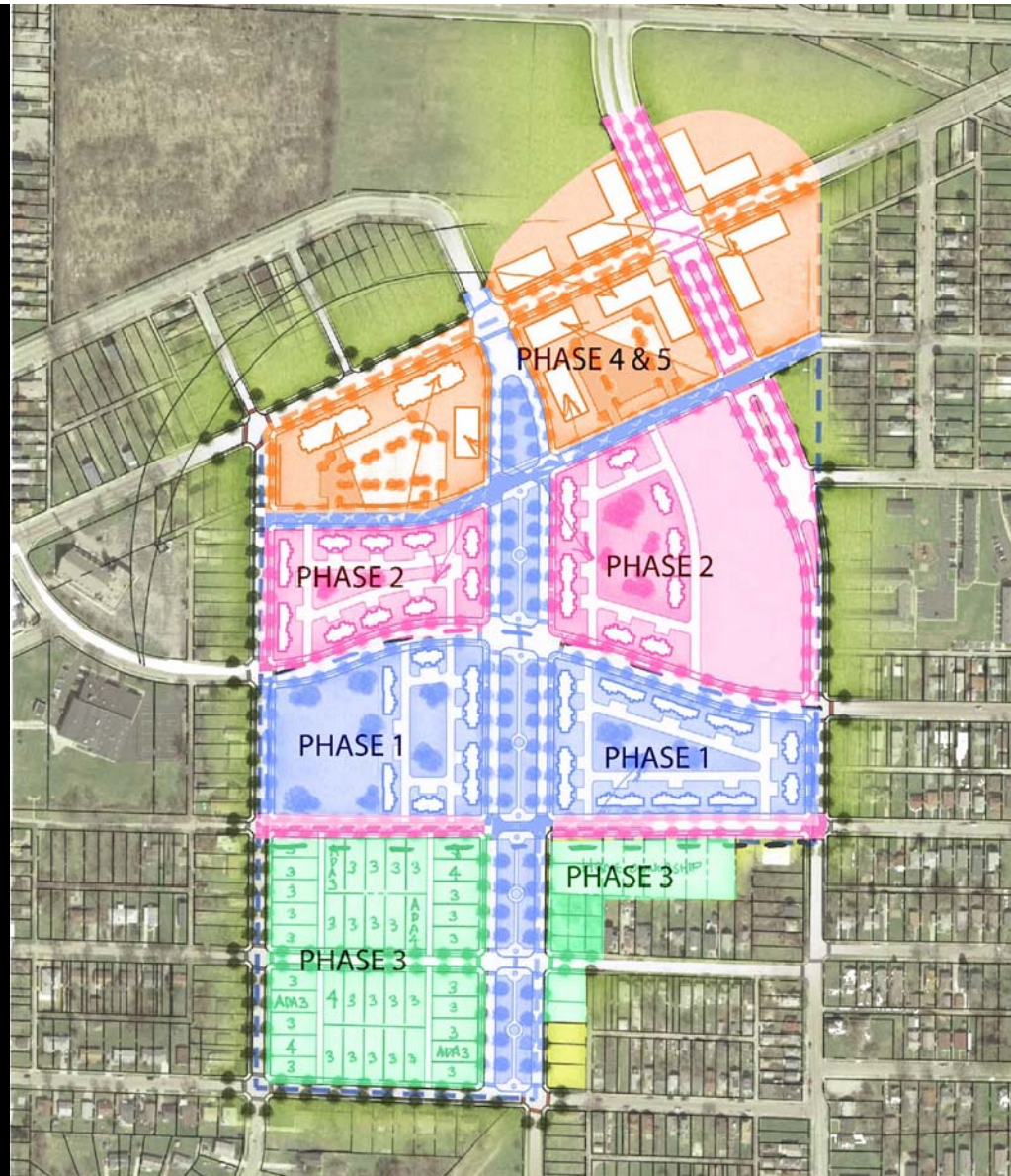




- A** Single Family Residential
- B** Senior Living Community  
(3 Story Building)
- C** Mixed-use Building  
(3 Story Building with residential on  
2nd & 3rd Floors)
- D** Townhouses
- E** Open Space
- F** Potential Development Sites
- G** Parking
- H** Future Development
- I** Pedestrian Boulevard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

# PHASING UNIT MIX

Phase	Sequence	Total Units	Replacement	LIHTC	Unrestricted
Townhouse Apartments	1	60	40	10	10
Townhouse Apartments	2	70	50	10	10
Single Family Homes-family	3	40	30	10	
Interior Corridor Senior Living	4	60	40	10	10
TH and Internal Corridor + Retail	5	60	40	10	10
<b>TOTAL REPLACED ON-SITE</b>		<b>290</b>	<b>200</b>	<b>50</b>	<b>40</b>
Off-site Replacement or Voucher	7	180	150	30	
Rental Housing Total		470	350	80	40
Homeownership- on-site	6	40			40
<b>Total Housing</b>		<b>510</b>	<b>350</b>	<b>80</b>	<b>80</b>



# PHASING ESTIMATED COSTS

Phase	Infrastructure	Development	Total
Townhouse Apartments Phase 1	\$2,400,000	\$10,005,000	\$12,405,000
Townhouse Apartments Phase 2	\$3,340,000	\$12,560,000	\$15,900,000
Single Family Homes-family Phase 3	\$2,275,000	\$10,176,500	\$12,451,500
Interior Corridor Senior Living- Phase 4		\$9,634,000	\$9,634,000
TH and Internal Corridor + Retail- Phase 5		\$10,640,000	\$10,640,000
Hilltop Demolition		\$2,300,000	\$2,300,000
Homeownership Phase		\$5,200,000	\$5,200,000
Replacement of units off-site		\$20,205,000	\$20,205,000
<b>Total</b>	<b>\$8,015,000</b>	<b>\$80,720,500</b>	<b>\$88,735,500</b>

# PROPOSED ELEVATIONS



# HOUSING GOAL #3

Develop a menu of housing programs to encourage investment, attract other homeowners to the community, and stabilize current homeowners

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

## Activities:

- 80-120% AMI targeted home loan program
- Special homeownership loan incentive products
- Down payment assistance programs
- Assist 50 existing homeowners
- Create 40 new units as part of housing plan







# COMMITTED CHOICE INVESTMENTS



### **GDPM**

- Redevelop 500 public housing units
- \$1M Germantown Corridor
- \$10 M for demolition and gap financing for housing development
- Project Based Vouchers for replacement housing outside of area

### **City**

- \$2.5M CDBG for Choice neighborhood over the next ten years
- Priority status for HOME funds
- \$1M funds for business/tenant incentives as part of James H. McGee Town Center & other business development
- Priority ranking for Choice transportation projects
- Donation of land McCall/Abbey-
- Repositioning of Day Mont West Building
- Repositioning McCabe Park to support Lakeview Neighborhood & Hilltop Demo

### **Citywide**

- \$3M Affordable Housing Loan Pool
- Leverage CDFI status to drive affordable housing funds to West Dayton
- Support eligible projects with New Market Tax Credits
- Hold building's along Germantown for future development
- Community organizing and continued resident engagement and planning

# LEVERAGE NEEDED FOR CNI SUCCESS

## \$60-117M Total

- Committed Neighborhood Investments: a minimum \$20M investments for lowest score; \$40M for maximum scoring
- Housing: minimum \$32M for lowest score, \$63M for maximum scoring  
GDPM federal capital funds do not count
- People: \$7M for lowest score; \$14 for maximum scoring

What could leverage look like:

- Committed LIHTC funds from OHFA & an equity commitment letter from an investor
- Committed bank loans for construction and permanent financing
- Neighborhood -completed or committed infrastructure improvements, new employer/jobs, new/improved facilities

# NEEDED SUPPORT

- Leadership volunteers for Fund Development Committee
- \$1M to match City's Development Fund Commitment
- Anchor Tenants for JHM Town Center and further development of the concept
- Permanent and construction financing for affordable housing development with flexible terms and rates
- Program support for current initiatives:
  - \$50K to continue after school programs 2019-2020 school year.
  - \$500K to expand Landbank's Thriving Neighborhood Program to Madden Hills, to support rehab of 10 vacant homes for homeownership
- \$1M to the Boys and Girls Club to complete renovations and reopen the indoor pool providing greater recreational opportunities for West Dayton Children
- Advocacy to support acceptance of vouchers in higher opportunity area developments
- Bank partners for IDA program for JobPlus members.

# NEXT STEPS

- Full plan available to community no later than 7/30
- Action Activities
- Submit Transportation/Infrastructure Requests
- Fund Development
  - Deeper dive into plan priorities and funding needs
  - Who can assist?
  - Development Planning: James H Town Center
    - Identify partners, funding
    - Business marketing strategy
    - Land opportunities for West Dayton Development
- Leadership discussion with development partners regarding opportunity areas for replacement housing and HCV
  - Who can help lead?