

Chapter 7

Well Being

Without Bullies.

Do Away
With Danner
Store.

Drug Free

DRUG
Free

Be nice to
Others

Stores and
Restaurants Near
by

Clean,
Colorful
Help to

Less guns
Shots!!!!

People to stop
shooting out side
my house.

Be Nice
to Your Neighbors
😊

Basketball
Courts with
Light

More art Bullies

Adult
"big" swing set
sets 1 or 2

People are not
afraid to visit me.

Viable
Business District

Bambucated
Nice GARDEN

Bibby Sitting
Co-op

Car

I want there
to be a treehouse
for all the kids

No litter

A grocery store less
than 5 miles away

A cleaners,
pet groomer, grocery store,
dog park, community
units!

I want there
to be less construction

Store

Chapter 7

Well Being

Police are on
site more.

as more
ck-owned
businesses

Petting
Zoo

Speed
Bumps

Game room
😊

Game room!

more
diverse
community

Jobs
Mentors

People working
together to make this
neighborhood safe

Let people
be themselves
-Acceptance-



I DREAM OF A NEIGHBORHOOD

“To have a
safe place
to live.”

-Resident

Chapter 7

Well Being

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

A holistic approach to improving well-being in Greater Miami Chapel must address safety, food insecurity, access to health care, and healthy lifestyles. Currently, the prevalence of crime in Greater Miami Chapel not only impacts the daily lives of residents throughout the community, but also plays a role in feeding external negative perceptions. In 2018, the last traditional grocery store left West Dayton, and residents are now seeking innovative ways to increase access to high-quality food. Moreover, while the majority of residents in DeSoto Bass and Hilltop have indicated they have access to health care, health problems still plague the community, many of which are going untreated. The following goals are designed to increase safety and improve overall well-being for residents.

Goal 1: Reduce personal violence in homes and neighborhoods.

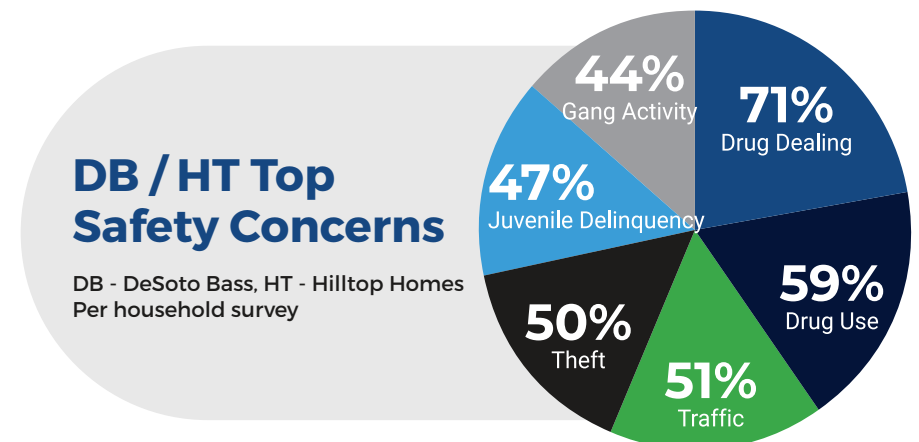
During the Renew Miami Chapel visioning events, residents were asked about their dreams related to safety in their community. The most frequent responses were: 1) More police patrols in the area, 2) A drug free neighborhood, and 3) No shootings. The household surveys undertaken during the planning phase indicated that 50% of residents in DeSoto Bass feel very unsafe in their neighborhood after dark, and for the past three years, the Miami Chapel neighborhood has had a Part 1 crime rate of 73.6 people per 1,000. This is approximately three times higher than the overall City average.

This high crime rate affects people's confidence in the neighborhood, negatively impacts their mental and physical health, and can be a key deterrent from their willingness to engage in the larger community. The following objectives and activities are designed to reduce crime rates and

encourage active resident participation through collective partnerships between residents, community partners and law enforcement.

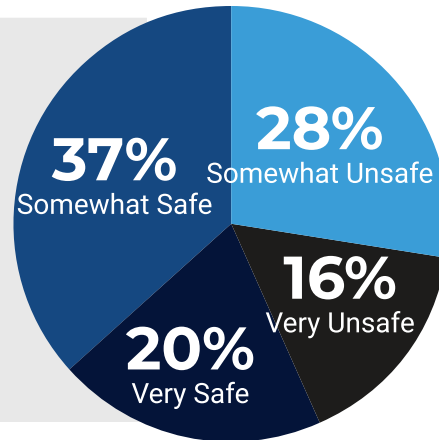
Objective 1: Encourage community policing and active community involvement to reduce crime.

Community policing is a law enforcement partnership between neighborhood residents and local police officers with proven success in Dayton and throughout the country. To be successful in Greater Miami Chapel, all partners must be committed to success, including the residents, local law enforcement, GDPM management, and the development partners. The following activities are designed to improve collective safety in the neighborhood and build mutual trust among the partners.



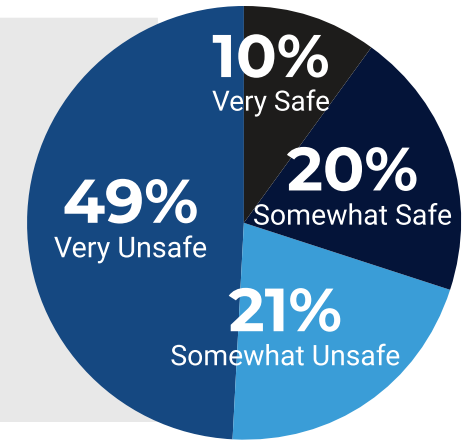
Residents' feelings of safety during the day

DB - DeSoto Bass, HT - Hilltop Homes
Per household survey



Residents' feelings of safety during at night

DB - DeSoto Bass, HT - Hilltop Homes
Per household survey



Activities

1. Design a community policing program that responds to the unique needs of Greater Miami Chapel, using best practices of Dayton Police Department's (DPD) current and past work in community policing to inform the strategy.
2. Continue the partnership with Resident Councils to promote a safe reporting system for residents that allow them to directly report information to specific DPD officers assigned to their communities.
3. Increase awareness of lease requirements and tighten enforcement procedures.
 - GDPM management will send out letters twice a year reminding residents of existing lease requirements and informing residents that enforcement of leases will be uniformly upheld. This will serve both to educate residents on the requirements currently contained within the lease and also to encourage compliance with lease requirements.
 - GDPM will increase enforcement of those requirements and work with DPD to remove residents who are involved in reported criminal activity, per HUD policy.
4. GDPM will add "no trespassing" signage onto properties within GMC to reinforce increased enforcement efforts. DPD confirms that many incidents of crime at DeSoto Bass and Hilltop are perpetrated by non-residents.
 - The Resident Councils will continue the established tenant mentoring program in which older residents will provide support to younger residents focused on personal life skills that will help them successfully maintain their lease requirements.

Objective 2: Improve police and resident/youth communication to foster trust, fairness and respect.

While an increase in a visible police presence is a desire of more than 60% of residents, creating trust between the community and the police is critical to ensuring mutual accountability in the public safety process. Residents have indicated a need for more relationship-building between residents and the DPD officers assigned to their neighborhoods, especially with young residents. The Renew Miami Chapel Safety Committee will create opportunities for residents and officers to interact outside of incident response, including participation in regular community events, such as community picnics and clean ups. DPD officers assigned to DeSoto Bass and Hilltop are already a frequent presence at events, so this initiative will build on existing efforts.

Activities

1. DPD will continue targeted youth programming in the area, including the Badges for Baseball Program, which pairs officers with children attending programs at the Boys and Girls Club to play baseball. Officers will also have a presence at annual summer programs, like Freedom Schools, a program which offers academic support to Dayton Public school children during the summer.



Dayton Police Officer painting resident's face at Harvest Fest

Goal 2: Ensure that neighborhood and housing design improve safety and encourage a unified neighborhood.

In addition to reducing violence, a crucial component of helping residents feel safer within their neighborhood is to design a physical environment that supports safety. Such design features include improving the routes residents use to travel through their neighborhoods, providing sufficient lighting at well-used locations, strategic placement

of landscaping and designing new housing with safety in mind. Successful safety design implementation can change the way residents and visitors feel about their community and reduce incidences of crime. Moreover, residents have repeatedly expressed a desire for additional lighting along well-used corridors and in popular parks that would allow them to feel more comfortable walking through their community after dark. According to a household survey, 50% of residents believe that better street lighting would be effective at preventing crime; furthermore, while 83% of residents feel that there are parks available to them within walking distance, only 43% of those residents feel safe walking to the park.



Dayton Police Officers at the Community Visioning Event

Objective 1: Utilize CPTED principles in housing design.

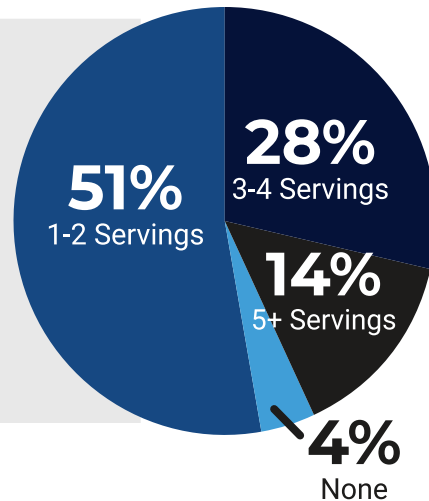
New housing design, created in collaboration with Woda Cooper Companies, will incorporate CPTED (Crime Prevention Through Environmental Design) principles into the entire development. This will include the orientation of the housing on the site and visibility of pathways, use of security cameras, and the walkability of the site. Design of new housing will also take into account how it is connected to community resources and amenities that are commonly used and how residents will access those amenities.

Activities

1. Evaluate street lighting throughout Greater Miami Chapel and incorporate strategic lighting updates on commonly used routes and major corridors.
2. Review and evaluation of the proposed site plan by Dayton Police CPTED expert and incorporate suggested strategies into site design.
3. Create safe walkways between housing and amenities to make it easier for residents to access amenities, including a targeted pedestrian path between Pineview and Lakeview neighborhoods and the recently-improved Mallory Park.

Residents' servings of fruits and vegetables for adults per day

DB - DeSoto Bass, HT - Hilltop Homes
Per household survey



Goal 3: Reduce food insecurity.

Greater Miami Chapel is part of a larger food desert throughout West Dayton. In 2018, Aldi's, one of the only full-service grocery stores in West Dayton, closed, heightening the already challenging food insecurity that residents were facing. Residents have made it clear that rather than pursue another large grocery chain, it is time to develop innovative and sustainable food options that do not depend on a national chain. The following strategies to address food insecurity are rooted in a community process and seek to provide a creative array of solutions that will address different facets of the problem.

Objective 1: Support larger collective impact planning efforts to address food insecurity.

A countywide planning effort is underway to provide long-term solutions to the food insecurity that many residents face. Led by a partnership that includes the City of Dayton, Montgomery County, Public Health of Dayton & Montgomery County, and the Hall Hunger Initiative, this process will result in broader, high-level policy solutions, as well as micro-solutions that are targeted at the unique needs of specific neighborhoods. The City of Dayton and CityWide Development have been participants in the

planning discussions and will continue to connect this process to the GMC neighborhoods.

Similarly, the West Dayton Food Access Collective Impact Project (WDFACIP) is a collection of urban agriculture, public health, and community development organizations, including CityWide Development, that work together to fight food insecurity in West Dayton. The WDFACIP goals are focused on a) nutritional education, b) better access to healthy food, and c) growth of an inclusive and sustainable food economy in West Dayton.

Activities

1. Provide accessible cooking classes and nutrition education to residents through a collaboration with WDFACIP partners.
2. Expand local community garden and urban agricultural offerings by supporting the maintenance of existing gardens and encouraging the growth of new community garden partnerships through education and gardening resources. Through the WDFACIP, continue to partner with the Edgemont Solar Garden and support its efforts to develop self-sustainable urban agriculture in West Dayton.
3. Ensure that all students in Greater Miami Chapel have access to summer meal programs and expand usage of those programs through targeted outreach to high-need communities in partnership with Public Health.
4. Increase access to healthy meals in after school programs.
5. Work with GDRTA to increase accessible transportation options between public housing communities and grocery stores, including adding new routes, ensuring current routes include reasonable grocery options, and providing specialized transportation to senior citizens that includes groceries.

Objective 2: Develop sustainable, innovative local grocery options.

In 2018, when Aldi's left West Dayton, it became clear that traditional grocery stores were no longer a dependable option. Residents are seeking creative and self-sustaining ways to increase access to high-quality and affordable food by supporting existing local businesses and food entrepreneurs and partnering directly with local food suppliers.

Activities

1. Improve access to expanded and nutritious grocery options at existing corner stores in collaboration with the Public Health Food-for-Sale work group initiative. The Food-for-Sale initiative works with specifically targeted, well-used corner stores to help them source new products and provide customers with more nutritious options. Continue to support these efforts at specific stores in GMC, such as the West Side Market and Food City on Germantown St.
2. Partner directly with local farmers and Homefull to provide access to fresh meat, dairy, produce, and dried goods through bulk delivery and regular farm stands on-site.
3. Develop a kitchen incubator on the site of a former restaurant on Germantown that would provide affordable commercial kitchen space for food entrepreneurs, healthy and affordable food options for residents, and space for further nutrition and cooking education.

Goal 4: Improve resident access to health and wellness programs and high-quality care.

While 91% of residents in DeSoto Bass and Hilltop have health insurance and 85% have indicated that they do have access to a doctor's office or health clinic, a variety of persistent health problems still plague this community, many of which are going untreated. For example, according to the household survey, 62% of all adult residents suffer from heart disease and 49% have asthma. The following strategies strive to address lifestyle and housing conditions that exacerbate health problems and better connect residents to existing programs and resources that can address health challenges.



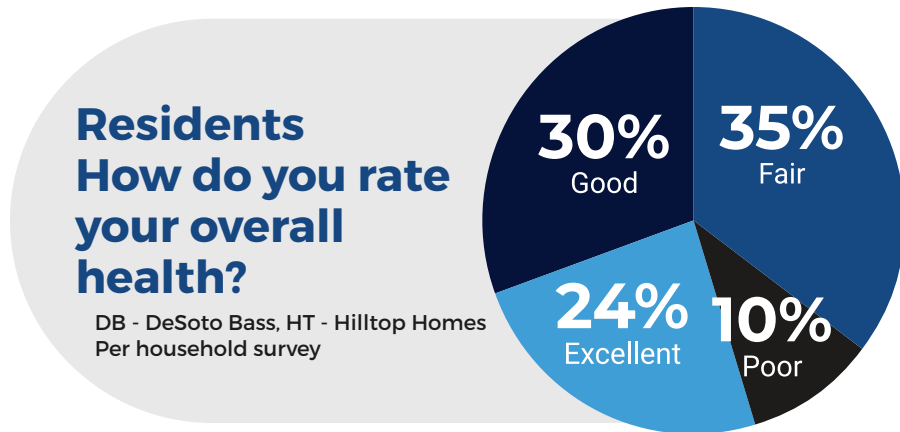
Crockpot Cooking Class



Container gardening at Hilltop Homes



Boys & Girls Club Community Garden



Objective 1: Increase access to high-quality health care and holistic wellness services.

Families who have easy access to healthcare and wellness programs are more likely to have health issues addressed in a timely manner. There are an abundance of health resources throughout Dayton and Montgomery County, especially in high need areas, such as infant mortality and asthma. Many of these resources go underutilized due to lack of awareness, stigma, or transportation challenges. The following activities are designed to deepen participation in existing programs and improve the overall health of the neighborhood residents.

Activities

1. Expand onsite Public Health programs and services.
2. Through a partnership with Dayton Children's, create tele-health opportunities at GMC schools and local health clinics to increase convenient access to doctors.
3. Develop a physical and mental health wellness center on Germantown St. in collaboration with Sunlight Village, the Alcohol and Drug Addiction and Mental Health Services Board, and other health partners that target resident needs.
4. Provide cross-sector trainings focused on trauma-informed care for a range of staff working with residents and youth in Greater Miami Chapel.

Objective 2: Increase access to fitness and physical well-being for residents.

Residents of Greater Miami Chapel have limited access to nearby, affordable options for fitness and physical well-being. There are no gyms or affordable fitness centers within these neighborhoods right now; the closest recreational center is more than a mile away. Many of the neighborhood roads are not pedestrian-friendly and do not encourage walking/biking, and nearby parks lack purposeful walking paths. In addition, close to half of all residents have said they do not feel safe during the day in their community even if they had access to walking paths and better sidewalks. For many residents, the lack of physical fitness options can lead to a host of more serious health problems later in life: currently 49% of residents have high blood pressure and 39% currently have diabetes. The follow strategies are targeted at providing residents with options to encourage physical well-being and fitness.

Activities

1. Redevelopment plans will include an onsite fitness center, increased walkability as indicted by the proposed site plan, and the addition of a walking path at the onsite park.
2. The Boys and Girls Club has partnered with Planet Fitness to develop gym access for the community inside their building, providing an indoor and affordable exercise option for residents.
3. Through a partnership with a local fitness organization, the Renew Miami Chapel planning team is offering exercise and yoga classes to adult women and youth onsite; these classes are specifically crafted to meet the needs of the residents participating.
4. Through a partnership with University of Dayton River Stewards, the Madden Hills Neighborhood Association is improving a park in their neighborhood and adding walking paths, aimed at providing spaces for seniors to exercise.
5. Through a partnership with Dayton Children's Hospital facilitate walkability surveys with children to evaluate existing walkways and where improvements need to be made.

Objective 3: Reduce high rates of asthma.

According to data gathered by the Greater Dayton Hospital Association, Greater Miami Chapel is located in a zip code containing much higher incidences of child asthma emergency department visits and admissions than the rest of the City of Dayton. Asthma can prevent a child from participating in normal activities and increase school absences, as well as result in increased hospitalizations. The Dayton Asthma Alliance, a coalition of agencies led by Dayton Children's, is focused on addressing these issues through a collective impact framework. The Renew Miami Chapel planning team has partnered with Dayton Children's to identify specific actions that could reduce asthma rates.

Activities

1. Provide additional training and support to school nurses on asthma triggers and management.
2. Educate families and children on asthma triggers and help children learn how to manage their own symptoms more effectively.
3. Ensure that the new housing built in Miami Chapel encourages healthy living and removes any environmental triggers that can be found in out-dating housing units. Specifically, all units will have central air conditioning.

Objective 4: Reduce infant mortality rates.

The GMC area zip code is also a high priority area for reducing infant mortality rates. The Infant Mortality Task Force, led by Public Health of Dayton and Montgomery County, is a collective impact effort working to reduce preterm births with a range of strategies focused on reducing substance misuse in pregnant women and reducing the infant mortality racial disparity. The Task Force was recently awarded a \$3.1 million grant to fund specific initiatives around reducing infant mortality rates in high priority areas like the GMC zip code.

Activities

1. Refer high-risk mothers, especially younger pregnant women, to Help me Grow Brighter Futures and Nurse-Family Partnership for home visiting services.
2. Connect residents to the Family Wellness Community Health Worker program, a collaboration between Catholic Social Services and the West Dayton Health Promotion Partnership that will utilize peer health workers to educate and connect residents to services.
3. Work with established mentoring program (previously referenced in safety goals) to include parenting resources and education for younger mothers and pregnant women.

Chapter 7

Well Being

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

Goal 1. Reduce personal violence in homes and neighborhoods.				
	Metrics	Lead Agency/Partners	Timeframe	Leverage Resources
Objective 1. Encourage community policing and active community involvement to reduce crime.	Creation of local hotline for police program and safe places to meet with DPD.	COD-DPD	ST	COD Mini Grant Private Philanthropy
	Lease requirement reminder letters sent to tenants twice annually	GDPM	ST	GDPM
	10 mentee women complete the mentoring program per cohort	Resident Council leaders	ST Ongoing	CityWide - community organizing
Objective 2. Improve police and resident/youth communication to foster trust, fairness and respect.	DPD officers participate in 4 community activities a year.	COD-DPD Boys & Girls Club Dayton Public Schools	ST Ongoing	DPD DPS
Goal 2. Ensure that neighborhood & housing design improve safety & encourage a unified neighborhood.				
Objective 1. Utilized CPTED principles in housing design.	CPTED Principles for Safety are part of final developments, including street lighting.	GDPM/Developer Dayton Police Dept. COD Engineers	MT	In-kind DPD COD Public Works budget 2020
Goal 3. Reduce food insecurity.				
Objective 1. Support larger collective impact planning efforts to address food insecurity.	Offer four cooking classes annually	WDFACIP partners	ST Ongoing	Grant funding to West Dayton Food Access Partners
	Maintain a minimum of 3 community gardens throughout GMC area	CityWide, Homefull Edgemont Solar Garden	ST Ongoing	COD Urban Agriculture Programs
	Provide meals to 150 children throughout the year	Dayton Public Schools CityWide Dayton Cooks	ST Ongoing	Dayton Public Schools, USDA Food Program Private Philanthropy

	Metrics	Lead Agency/Partners	Timeframe	Leverage Resources
Objective 2. Develop sustainable, innovative local grocery options.	Increase number of people involved in CSA by 50%.	CityWide Farmers	ST Ongoing	Fees paid by resident participants
	Two farmers markets offered each summer in GMC area	CityWide, Dayton VA Homefull	ST Ongoing	Fees paid by resident participants
Goal 4. Improve resident access to health and wellness programs and high-quality care.				
Objective 1. Increase access to high-quality health care and holistic wellness services.	Provide telehealth partnership with Dayton Children's in 2 area schools	Dayton Children's Choice People Partners	MT	Dayton Children's funding
	Offer an annual cross-sector training on trauma-informed care at GNC Town Center	Sunlight Village GDPM YWCA	MT	Sunlight Village Counseling Resources for Services.
Objective 2. Increase access to fitness and physical well-being for residents.	Monthly classes offered onsite to residents.	GDPM YSL Fitness and Exercise Coaching Boys and Girls Club: Planet Fitness facility	ST Ongoing	Boys and Girls Club Fitness investment
	Walking track for seniors created in the Madden Hills Park	CityWide UD River Stewards Madden Hills Neighborhood Association	ST	West Dayton Development Fund UD River Stewards fundraising
	100 surveys completed with GMC children	CityWide Dayton Children's Choice Partners	ST	Dayton Children's
Objective 3. Reduce high rates of asthma.	Two trainings held annually to school nurses in GMC area	Dayton Children's	ST Ongoing	Dayton Children's
	Two training held for parents at neighborhood sites	Dayton Children's Resident Councils CityWide Organizers	ST Ongoing	Dayton Children's
	All units built have central air conditioning	GDPM, CareSource Developer	MT	Incorporate into housing design
Objective 4. Reduce infant mortality rates.	Refer 100 high risk mothers living in the GMC area to home visiting programs	GDPM referrals	ST Ongoing	Help Me Grow Brighter Futures
	Increase mentoring network by 20% annually	Resident Councils CityWide		CityWide community organizing and materials