The Front Line
Community Building driven by Economic Empowerment

National Honor Society!
Ponitz student athlete Antonio Higgins Jr. receives National Honor Society recognition.

Department of Community Initiatives…”More than housing.”

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Like us on Facebook!…Greater Dayton Premier Management Department of Community Initiatives
One day or day one…

**YOU** decide!

They say if you don't write your goals down, they are only a dream. Often times we can see what we want in life clear as day, but we fail to put a plan together to overcome life’s barriers and achieve those desires. Not Stephanie Ponder; a recent Family Self-Sufficiency graduate, college graduate, new homeowner, and mother of 3 beautiful daughters… (2 college students, and 1 professional in education administration). When Stephanie learned about the FSS program at GDPM she took action and sat down with a FSS Coordinator to talk about what challenges she was facing and how to overcome them. The process was not an easy one, but anything in life worth having takes work and usually the hardest step is the first one.

You see five years ago Stephanie made the decision that today is day one. For her, she didn’t see GDPM as the final destination, but saw subsidized housing as a tool while she attended college and raised her daughters. When Stephanie graduated from the FSS program she also no longer needed to utilize her voucher as a crutch. Although she could have used her voucher to assist in the purchase of her home she did so without the subsidy breaking the dependence on government assistance. Stephanie’s journey is truly inspiring.

What are your unique goals? Contact the Department of Community Initiatives to see how we can help you turn your dream into reality.

(937) 910-5333

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**HUD Strong Families Initiative**

The **HUD Strong Families Initiative** event (formerly Father’s Day). Will be held June 14th this year. Our new focus will celebrate both mothers and fathers. This new focus on both parents will aim to connect men and women to resources, and unify the family. Be on the lookout for more details as the month of June approaches.

**When:** Thursday June 14

**Where:** DeSoto Bass
More than housing…

At its core Greater Dayton Premier Management is in the business of housing. In fact GDPM is the largest landlord in Montgomery County, Ohio administering approximately 4,000 Housing Choice Vouchers (Section 8) and managing 2,700 Public Housing units, but one may ask what kind of economic impact does such an organization have on the community it serves. Well… the short answer is a significant one. The first-ever Public Housing Economic Impact Study conducted a decade ago showed nationwide direct spending by public housing authorities on capital improvements, maintenance and operations is approximately $8.1 billion a year and this direct spending generates an additional $8.2 billion in indirect economic activity in the community!

GDPM is an essential part of the housing market in Montgomery County and makes significant contributions to the local economy. For this reason GDPM recognized the importance of expanding its Family Self-Sufficiency Department and rebranding it to The Department of Community Initiatives to focus not only on the stability of the families GDPM serves, but also the social and economic impact productive citizens can have on the community.

As a housing leader Greater Dayton Premier Management is uniquely positioned to serve the families it houses through the Department of Community Initiatives. “By being on the ground and on the front line building relationships with our families we understand first-hand the barriers they face and we are a familiar face that they trust to provide guidance.” – DCI Manager Davon Miller

With a concerted effort not to duplicate services already existing in the community, DCI’s foundation is HUD’s Family Self-Sufficiency program which recently celebrated a 25 Year Anniversary where on average the annual income’s of FSS graduates increased by 80%. In 2017 the FSS program at GDPM produced 17 graduates and disbursed over $73,000 to program participants through the FSS escrow account where deposits are made by GDPM to a savings account for the family when rent increases due to an increase in earned income. This level of savings shows the impact the FSS program has in getting families working which equates to more dollars being circulated in the local community and a stronger workforce.

The Department of Community Initiatives also manages a homeownership program, which allows families in the FSS program who have a Housing Choice Voucher to utilize the subsidy to help purchase a home. Currently the program has 35 homeowners building equity in a home of their own and generating property tax revenue. In 2017 four families became first-time homeowners through the Department of Community Initiatives with an average home purchase price of $87,000.

Through service coordination with over 30 community partners, case management in conjunction with unique HUD programs the Department of Community Initiatives is utilizing housing as a platform to improve the quality of life for families in Montgomery County.
MY DAD (negative connotation)

By- Antonio Higgins Jr.

It took me a while to see
All the anger inside of me
It took some time to control
But I didn’t care it showed
I started to understand
And I started to make a plan

To take action in my life
I set a goal to strive
I wonder and wonder
Why was I mad
But then, I realized it was MY DAD

I didn’t want to let it be him
But, I was only a kid
I thought about it some more
All the hurt and Anger like a war
It went on in my home
He set himself alone under his own
dome

But as I thought about it longer
My anger had a hunger
It made me want to cry to see
that MY DAD was the anger inside

When he left I didn’t care
As long as he was out of our hair
But I know that one day will come
I have to forgive him with my own
tongue

MY DAD (positive connotation)

When MY DAD left us I was angry
He had one job but he left it for me
The decisions that he had made
It made me who I Am today
I’m learning responsibilities
The things I do today are a part of me

Now I know what to see
To control the anger
That’s inside of me

I show how responsible I am
I knew what I would be

The emptiness of a father left
Me without a way
I look for a father figure
In all directions
I didn’t take the streets
But the right directions

But sports came into my life
So, I started to play
Sports made me stronger
Day to day

It made positive and defer from
anger
It brought me closer to God
I still knew I had a job

To go to school and not act a fool
To be better than dad
My mom was so glad
To see the man I have become
Over these years
Sometimes I think
Here comes the tears

Meet Ponitz H.S. junior Antonio Higgins Jr….National Honor Society recipient, quarterback of the football team, baseball team captain, and future mechanical engineeer.

Antonio and his mother Tasha have been part of the FSS family for 5 years and are a testament to how using housing as a platform can lead to amazing things. Facing life’s challenges without a father is a recurring theme we see far too often and many times this frustration can be expressed through destructive behavior and action, but Antonio is determined to persevere turning a negative into a positive with hard work and determination. Through writing Antonio is able to express himself and give off positive energy. It is important that we celebrate the accomplishments of our youth because they are the future and we are certain to see Mr. Antonio Higgins Jr. leading the way!
Childcare

Did you know that Greater Dayton Premier Management has two 5 Star childcare facilities located on our properties to serve residents?

Miami Valley Child Development Center *****
Hilltop Homes
631 Groveland Ave. Dayton, OH 45417
Contact: (937) 263-2173

Miami Valley Child Development Center *****
Olive Hills
7505 Bronson St. Dayton, OH 45417
Contact: (937) 835-3429

Seniors

Meals and fresh produce for seniors through the Dayton Food Bank and Senior Resource Connection.

Senior Resource Hot Lunch Congregate Program

- Hot lunches prepared and delivered daily for senior resident’s living in qualified sites.

Dayton Foodbank Community Food Supplement Program

- Boxes of fresh produce and can goods delivered monthly to senior 60+ at qualifying sites.

Contact Service Coordinator Barbara Branigan to learn more (937) 910-5301
JobsPlus Dayton

JobsPlus Dayton is entering into it’s second year! JobsPlus is a HUD program unique to Housing Authorities that allows residents living at qualifying sites (DeSoto Bass and Hilltop Homes) to utilize the JobsPlus Earned Income Disregard to pursue employment opportunities without having new earned income increase the amount of rent that is paid. JobsPlus is a four year grant funded program with three years remaining so don’t hesitate. Contact JobsPlus Coordinator Terrance Woodruff at (937) 875-1749 to learn more.

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