**Construction-Upcoming Opportunities**

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$2-10 Million</strong></td>
<td>General Contractor Opportunities</td>
</tr>
<tr>
<td>Hallmark-Meridian</td>
<td>$2 Million ≤ General Contractor Opportunities</td>
</tr>
<tr>
<td>Madrid, Washington Village, Indian Trails, &amp; Westerfield</td>
<td></td>
</tr>
<tr>
<td><strong>$150,000 ≤</strong></td>
<td>GDPM will act as General Contractor</td>
</tr>
<tr>
<td>Lori Sue, Argella, Imperial, City View</td>
<td></td>
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<tr>
<td><strong>Conversion to Section 8: Grand Senior Hi-Rise</strong></td>
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GDPM will convert Grand through the RAD Program or a similar program referred to as voluntary conversion. Conversion means transitioning from the public housing program to the HUD Section 8 program. Residents will have the option to choose either a tenant-based housing choice voucher (HCV) or a project-based voucher (PBV). Both vouchers permit tenants to remain at Grand. Like RAD, voluntary conversion to the Section 8 program will enable GDPM to access capital not accessible under the public housing program. The conversion plan is posted on our website: [http://www.dmha.org/about-dmha/agency-plans.html](http://www.dmha.org/about-dmha/agency-plans.html). Voucher differences are also posted on our website [http://www.dmha.org/RAD/RAD-Updates.html](http://www.dmha.org/RAD/RAD-Updates.html).
Development Updates Newsletter
Fourth Quarter | May 2019

Section 18
Disposition
Applications

Disposition into Market
Superba, Willow, Hoch, Gettysburg and Winters are properties that GDPM has plans to remove from GDPM's public housing portfolio due to obsolescence. As part of the process, GDPM met with residents prior to submitting the Section 18 Disposition application to HUD.

Some residents expressed nervousness over finding alternative housing. In response, while GDPM pursues an application for disposition, GDPM will also explore options for new construction sites to be used as transfer of assistance locations for residents who live at these locations. There is no guarantee that a transfer of assistance will be the path forward, however, GDPM will support residents in finding replacement housing. Residents will not be required to move until adequate replacement housing is found.

Disposition to Project-Based Vouchers
Red Bluff, Watervliet, Hilgeford and Governors Square are all slated to convert to the Project-Based Voucher (PBV) platform and remain under GDPM ownership. Residents will be contacted closer to conversion date to sign new lease contracts.

2019 RAD Development & Relocation Schedule

<table>
<thead>
<tr>
<th>RAD Development</th>
<th>Construction Start Estimate</th>
<th>Relocation During Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lori Sue</td>
<td>Spring 2019</td>
<td>No relocation</td>
</tr>
<tr>
<td>Malden Hollencamp</td>
<td>Fall 2019</td>
<td>To be determined</td>
</tr>
<tr>
<td>Revere</td>
<td>Fall 2019</td>
<td>To be determined</td>
</tr>
<tr>
<td>Imperial</td>
<td>Summer 2019</td>
<td>To be determined</td>
</tr>
<tr>
<td>City View Terrace</td>
<td>Summer 2019</td>
<td>No relocation</td>
</tr>
<tr>
<td>Argella</td>
<td>Summer 2019</td>
<td>No relocation</td>
</tr>
<tr>
<td>Huffman Parnell</td>
<td>Winter 2020</td>
<td>Relocation likely</td>
</tr>
<tr>
<td>Telford Shroyer</td>
<td>July 2019</td>
<td>All but 1907 Shroyer</td>
</tr>
</tbody>
</table>

Lori Sue will be the first development to convert to RAD this year! Lori Sue residents will be notified within the next 60 days to sign new lease agreements. If you would like a copy of the new agreement to review in advance, please contact Michael at 910-7646 or email RAD@gdpm.org.
Choice Neighborhood Updates

**Action Activities**

Fourteen Edgemont homeowners have been assisted with exterior improvements. The goal is to assist another 20-30. Local artists are finalizing street banner and mural designs. Six businesses along Germantown are moving forward with exterior improvements.

**Revisions to Renew Miami Chapel Plan**

In late April, the community and residents came together to refine pieces of the Renew Miami Chapel Plan. As a result, updates were made to the housing plan and new ideas and visions were created. The housing plan includes more safety design elements, better defined neighborhood blocks, additional housing units and a slightly revised parkway.

**Community Ideas & Visions:**

*Melissa Bess Re-use:* Reuse the building as a family and youth art center.

*Employment Hub at Germantown & James H McGee:* Replace the previous town center concept with the idea of an employment hub at Germantown & James H McGee.

*Germantown Business District Reactivated:* Reuse of B&D Entertainment building. Community ideas include a West Dayton business incubator or fresh food market.

**Resident Alerts**

**Should I Move Now?**

No. PLEASE DO NOT MOVE NOW. GDPM has many plans to create better housing options for residents. All of the housing plans for RAD, Choice, and Section 18 have strong resident protections. Some programs require 1-for-1 housing replacement, and all programs guarantee that no resident will be involuntarily displaced. Residents are given 30-90 days notice before move out is required and GDPM covers moving expenses. In addition, your rent will not exceed 30% of your income.

**Work Opportunity & Entrepreneurship**

Residents at DeSoto Bass and Hilltop Homes interested in upcoming GDPM opportunities should contact Terrence Woodruff, Jobs Plus Coordinator at 937-875-1749 or twoodruff@dmha.org. Interested residents should have general handyman or repair experience.

Find the whole presentation at choiceneighborhoooddayton.com
By the Numbers
As of May 3rd Jobs Plus has enrolled 165 residents! Ninety three residents are employed, 15 have received promotions, 45 are employed at a living wage, and 46 residents have been employed for 180 days or more. Approximately 145 residents are participating in Jobs Plus Earned Income Disregard (JPEID). JPEID is a financial incentive that excludes all increases in earned income from a residents rent calculation. The average disregard for current participants is $451 per month!

Jobs Plus Store
Thanks to funding from PNC Bank, the Jobs Plus Store, located at 900 Wilberforce in DeSoto Bass, has served 21 residents. DeSoto Bass and Hilltop Homes residents can earn PlusBucks by completing Jobs Plus activities. Plusbucks can then be used by residents to purchase household items in the Jobs Plus Store.

Days: Tuesdays & Thursdays; Hours: 10AM to 2PM

Hilltop Community Room Hours
Thanks to the Asset Management team’s rehabilitation of the former Hilltop Day Care Center, Jobs Plus now has another location! Hours of operation are

Tuesday 11 AM - 2 PM | Thursday: 10 AM - 1 PM

Resident Shout Out!
The blue box list residents that have completed 180 days or more of employment as of May 3rd!

Amber Shiffert
Angela Miley
Charles Reynolds
Chauntea Hill
Damona Murdock
Deangelo Watts
Deborah Davis
Diana Maye
Ilesha Mosby
Jamian Culpepper
Janice Bowers
Keyera Allen
Lori Reynolds
Muhmud Shafee
Michael Henry
Michael Strickland
Robert Ward
Catherine Walker
Charmaine Nicely
David Carter
Ebony Murdock
Fernando Holyfield
Gary Shiffert
James Carr
Jessicah Taylor
Jozetta Corbitt
Keith Wade
Shalonda Smith
Roberta McGary
Tia Hatch
Sacilia Davison
Rachel Steward
Martinez Bean
Letitia Knox
Irvy Brooks
Ericka Moore
Betty Gibson-Stewart
Aniqua Core

Invictus-GDPM’s Non-profit Development Arm
Invictus was created by GDPM to aid in development work. Its primary purpose as a non-profit 501(c)3 is to seek additional funding sources in order to improve affordable housing, revitalize communities and assist with opportunities for residents.

Development Questions?
For general development questions: housingdevelopment@gdpm.org

For RAD questions: RAD@gdpm.org | 937-910-5444

GDPM RAD Webpage
www.gdpm.org/rad

HUD RAD Webpage
www.hud.gov/rad

GDPM VISION
Our vision is a Miami Valley with diverse housing and neighborhood options in which our families, partners and assets contribute to the overall quality of life and economic health of the community.