

I dream of a Neighborhood

to be neat
people make
the neighborhood
better

Or a
pool
have healthy
candy.

NO SHOOTING

Mixed - Income

Parks
loving people
good homes.

Mixed
Community

More Participation
From Parents for
Our Children
Programs

No Guns

"Convenient"
Laundromat

Were we watch
out for each other
- Safe
us NO
Trash.

Have no
violence

tutoring
Programs

BASKETBALL
TEAMS &
LEAGUE

To HAVE
A SAFE place
To Live

Has people working
together to help
the community

SP
C

No
on the

Be
Yr



RENEW MIAMI CHAPEL
DAYTON CHOICE NEIGHBORHOOD

Transforming the Greater Miami Chapel Neighborhood

Renew Miami Chapel

Has new construction
and better housing

I dream of
having a recycle
community.

Programs
for kids

Better
School

Without
Violence.

Neighbor Hood watch
through surveillance
you walk your
own neighbor homes
through camera's

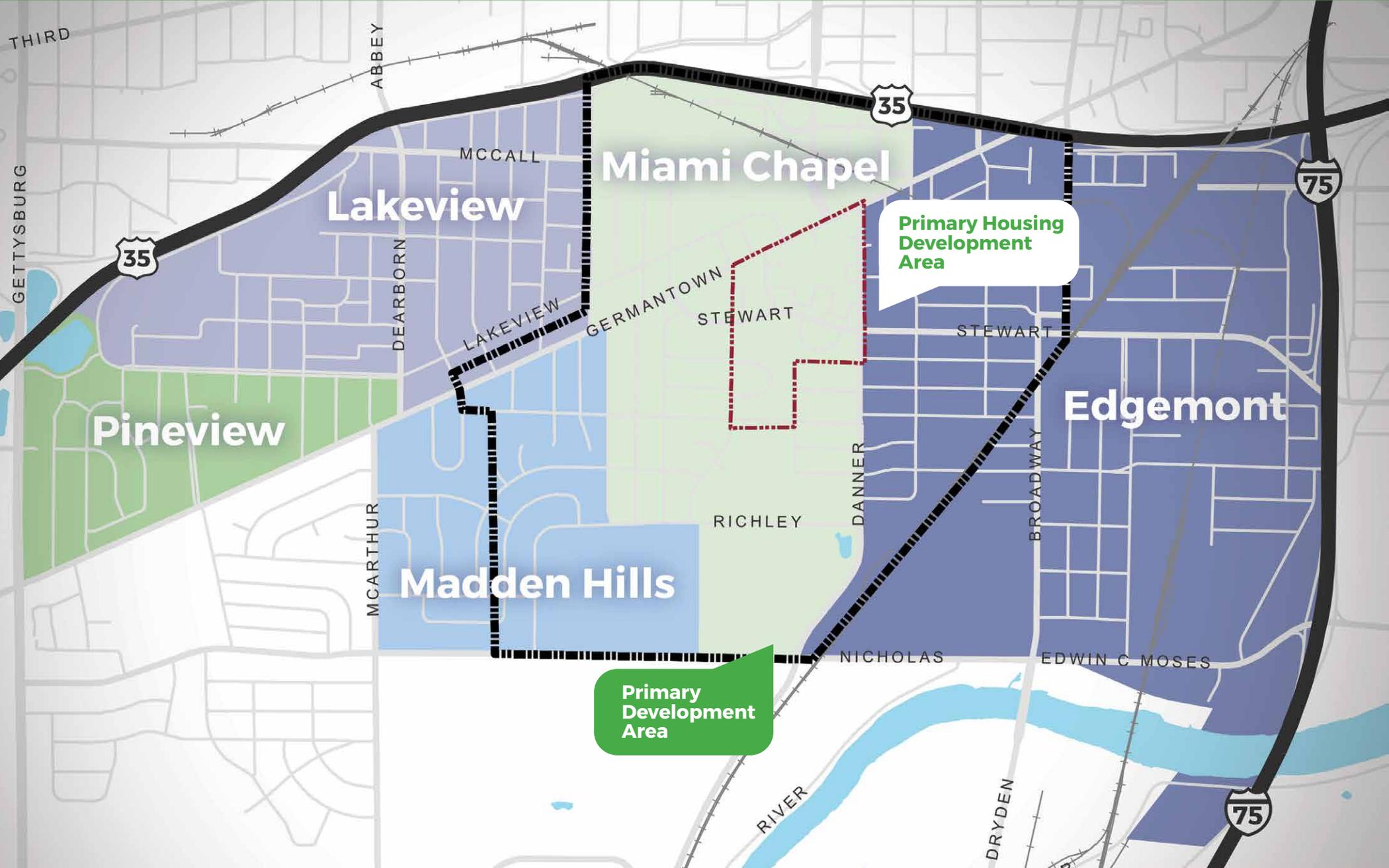
RESPECTFUL
Neighbors

A
Skateboard Park

More Art.

Killing
Proper

Greater Miami Chapel



Executive Summary

“What you see and what you hear depends a great deal on where you are standing.”

- C.S. Lewis

Perception is not reality as we learned from the residents of DeSoto Bass Courts (Desoto Bass) and Hilltop Homes (Hilltop) over the course of a two-year community engagement and organizing process. A process during which residents spoke very loudly about the strengths of their community and the desire not to be defined by poverty, violence, and crime, which exist in many places. A process that gave voice to residents' concerns and produced an ultimate vision for their community.

The Choice Neighborhood Planning and Action Grant enabled the planning team (and more than 25 community partners) to provide an intense level of grassroots community organizing to maximize and build upon existing social capital. A highlight of this work is the reemergence of the DeSoto Bass and Hilltop Homes resident councils following a 12- to 15-year dormancy. The councils have engaged in leadership and capacity building that have further empowered them to inform the vision and strategies identified in Renew Miami Chapel: Transformation Plan.

As described in “Chapter 2 – Community Engagement,” Greater Miami Chapel is defined by a primary development area and supporting development area. The primary development area includes DeSoto Bass, built in 1942. Like many older and highly dense public housing developments, DeSoto has its challenges, but also has a very rich history that residents desire to preserve and capture through enhanced place-making efforts. Some of these efforts have been incorporated into the Action Activity work described in Chapter 5.

Through the Choice planning process, renewed energy and hope has been built, uniting residents and community stakeholders around a common vision to preserve the integrity of Greater Miami Chapel against further decline and provided an opportunity for continued investment. The residents and community have articulated their dreams for housing, neighborhood, and community into a shared vision:

Our home, our neighborhood, our community...

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

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

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

Six priorities, along with the goals for each priority were identified and formalized to achieve the desired vision. The priorities are identified in the following plan summary.

Plan Summary

The Greater Miami Chapel (GMC) planning area is a collection of five neighborhoods, Miami Chapel, Lakeview, Pineview, Madden Hills, and Edgemont. At their peak, these neighborhoods were a gathering place and a nexus of flourishing African-American small businesses. Today, these neighborhoods have been deeply impacted by the loss and decline of manufacturing in West Dayton; and a corresponding loss of population and retail amenities. A community with roots that can be traced back to before the Civil War, West Dayton experienced much of its initial population growth in the early 1900s as a result of the industrial boom during WWI and the Great Migration. While some single-family housing was built in what is now the Lakeview and Edgemont neighborhoods, many families who came north during or after the war found themselves initially settling into crowded communities with very little infrastructure. The houses that were built during this time were clustered around factories and employment centers.

A new phase of housing development began in 1942 with the construction of Desoto Bass Courts, one of the first multi-family rental housing development in Dayton available to African-American residents and WWII industrial workers. Beginning in the 1950s, West Dayton neighborhoods became a haven for African-American families unable to purchase housing in other parts of the city due to redlining practices.

Greater Miami Chapel Today

Greater Miami Chapel has 6,120 people; 95% of that population is African American. This lack of diversity, found throughout West Dayton, is a product of decades of segregated housing policies. Additionally, Greater Miami Chapel has a higher percentage of families living below the poverty line, higher unemployment, and a lower median income than the City at large. This is partially a result of widespread disinvestment on the west side, as well as an uneven distribution of subsidized housing. Despite these challenges, Greater Miami Chapel contains an abundance of assets and institutional stakeholders.

Community Engagement

The planning process has engaged residents in a variety of ways to build trust and learn about their aspirations. Through formal surveys and meetings, as well as informal conversations, residents shared their stories, discussed current needs, and highlighted their own hopes for their community. While residents consistently shared a desire to see improvements in their neighborhoods, they also shared a sense of pride and connection to the long history of the community. It became clear that any development must be accompanied by an effort to tell a new story about West Dayton that celebrates the shared history of so many residents. Even more importantly, it is crucial that the residents engaged in Renew Miami Chapel be empowered to tell their story and share their vision of a revitalized community.

A Path Forward

Through thoughtful community engagement and dialogue with residents, community stakeholders, and the Renew Miami Chapel partners, six priorities were identified. Through new housing, improved infrastructure, and strengthened social supports, the principal goal is to rebuild the fabric of the GMC neighborhood.

Implementation Strategy

GDPM and the City of Dayton will leverage the expertise of Renew Miami Chapel partners to implement six priority areas. Where feasible, a detailed work plan has been developed for each priority, identifying roles and responsibilities, timing and financing requirements.

Housing

Improving housing quality and options for existing and future residents is the primary priority of the Renew Miami Chapel transformation plan. 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.

Priority #1- 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.

Goal 2: Reduce the density of subsidized housing in the area and provide residents with more housing options.

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

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

Identity

Residents have expressed concern regarding the negative perception of West Dayton generally and of public housing residents specifically. Many people who live in West Dayton are proud of their community and its history. West Fifth Street was once the cultural center of West Dayton and Germantown St. was a thriving business district. Abundant employment opportunities also existed in West Dayton during the peak of manufacturing. These manufacturing jobs allowed residents to make good wages, own their own home, send their children to college, and retire with financial security.

Priority #2- Identity: The community is proud of the neighborhood, and others recognize it as a positive place.

Goal 1: Provide an opportunity for residents to tell their own story and rebrand their community.

Goal 2: Use public art and placemaking to preserve history, express community vision and to positively impact outside perceptions.

Education

Along with the majority of Dayton public schools, Louise Troy, Dunbar, and Wogaman all received an F on the 2016-2017 school report cards for achievement, based on student performance on state tests. Moreover, throughout the city, close to a third of students enrolled in school attend one of 46 charter schools. Students living within DeSoto Bass and Hilltop attend a range of schools across the city. Strategies for improving resident education outcomes must take this into account and focus on neighborhood-based, out-of-school time resources.

Priority #3- Education: The community is improving educational outcomes for children and is proud of its schools.

Goal 1: Improve access to high-quality learning programs for families with young children.

Goal 2: Increase number of students who reach grade-level proficiency in reading and math.

Goal 3: Develop post-secondary education and training opportunities that fit a range of student needs and interests.

Well-being

A holistic approach to improving well-being in the 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. Also, 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.

Priority #4- 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.

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

Goal 3: Reduce food insecurity.

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

Asset and Economy Building

Personal wealth building, job training and access, and enhanced retail amenities are among the three most commonly expressed priorities from residents. To that end, the GMC Partners have identified three overarching goals designed to address the priorities over the life of the plan implementation.

Priority #5- Economy Building: The neighborhood has better job access, stronger social connections, increased wealth, and celebrated amenities.

Goal 1: Develop a thriving business district along the Germantown Corridor with services and retail that meet community needs.

Goal 2: Maximize the potential of Jobs Plus to create a sustainable community asset that provides support to residents in obtaining and maintaining employment.

Goal 3: Create opportunities for residents to grow personal assets and strengthen the community economic base.

Transportation

Many of the streets highlighted in the plan play an important role in connecting GMC residents to the downtown core and to other amenities surrounding Greater Miami Chapel. Reshaping and improving these corridors will be a vital piece of the efforts to reposition the area.

Priority #6- Transportation: The neighborhood is vibrant and well-connected through multiple modes of transportation

Goal 1: Design infrastructure improvements to make the street grid more efficient, effective and better connected

The chapters that follow further discuss the process for developing the plan. Each plan priority has a dedicated chapter with specific goals and activities detailing how they will be implemented. The plan is finalized with an appendix containing maps and references.



RENEW MIAMI CHAPEL
DAYTON CHOICE NEIGHBORHOOD

For the entire plan go to:

<http://choiceneighborhooddayton.com/wp-content/uploads/2018/08/GDP-Miami-Chapel-booklet-2018-pages.pdf>

