



Combining HOME & CDBG

Transforming Blight into Affordable Housing in
Dayton, Ohio

Project History

- Stems from the Housing Plan in the 2016 Renew Miami Chapel Plan
 - Created via Choice Neighborhoods Planning Grant
 - Focused on redevelopment of two large public housing developments: DeSoto Bass Courts and Hilltop Homes
- GDPM's Strategic Planning includes phased demolition of both developments and unit replacement





DeSoto Bass Courts

- 354 Public Housing Units managed by Greater Dayton Premier Management (GDPM)
- Constructed in 1945
- First public housing development in Dayton
- Originally intended for low-income families
 - Expanded briefly during WWII to include industrial war workers and returning veterans





CDBG – Demolition of Daymont

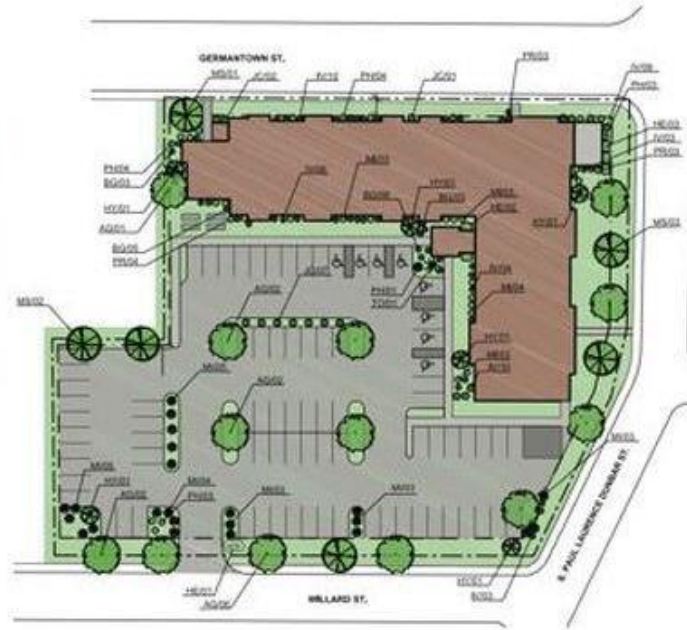
- Approximately \$300,000 in CDBG for site clearance of vacant Behavioral Health Clinic
- Prepared site for construction of new affordable units
- LMH National Objective



Current Site



New Site



13 1-Bedroom
 26 2-Bedroom
 11 3-Bedroom
50 Units TOTAL
9 Accessible Units

Germantown Crossing



- \$15.5 Million New Construction of RAD units at Former Daymont Site
- 50 New Affordable Units
 - Mix of 1, 2, and 3 Bedroom Units



HOME Funding

- \$2 Million Investment from Dayton's HOME Entitlement funds
- Leverages \$1.2 Million Tax Credit from OHFA, and ~12 Million in Equity and Private Investment



Takeaways

- Be mindful of eligible and ineligible activities when working with public housing partners.
 - Germantown Crossing is not traditional public housing
 - GDPM is a member of the Owner partnership
- Ensure Uniform Relocation Act (URA) and Section 104 (d) Requirements are met.
- Be sure both CDBG and HOME requirements can be met prior to project beginning.
 - National Objectives, Affordability Periods, Income Limits, Rent Limits, etc.

