Renew Miami Chapel



Our *Home*,

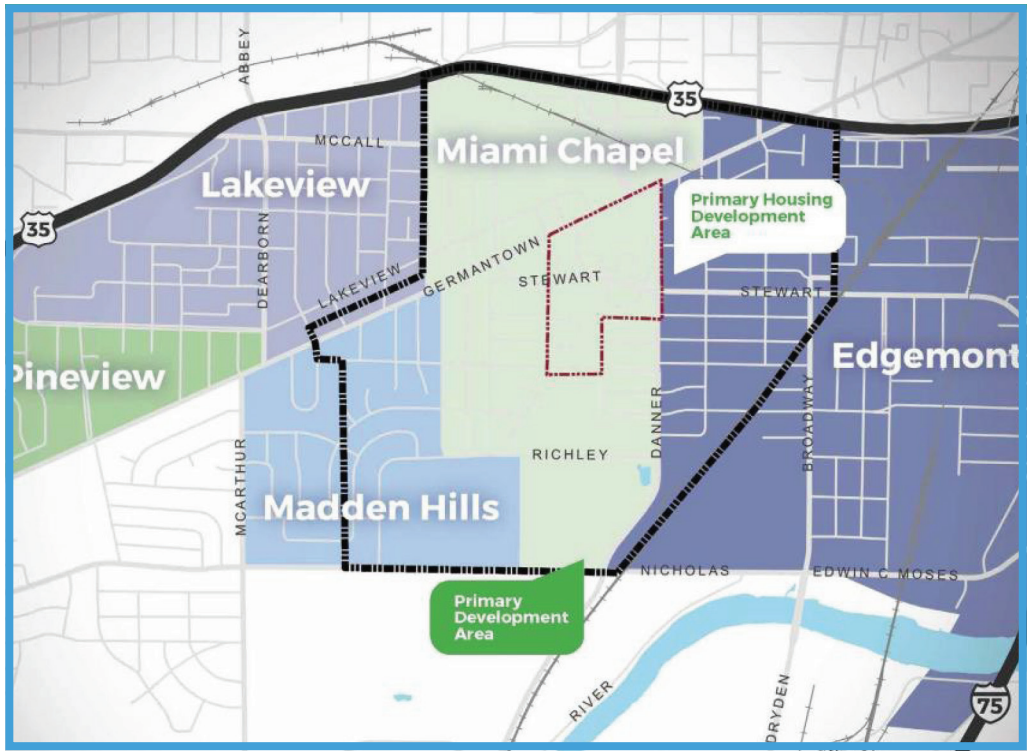
Our *Neighborhood*,

Our *Community*,

Our *Transformation*...

RENEW MIAMI CHAPEL
DAYTON CHOICE NEIGHBORHOOD

2026 Update



Background

In 2016, Greater Dayton Premier Management (GDPM) and the City of Dayton received a Department of Housing and Urban Development (HUD) Choice Planning grant focused on the redevelopment of the DeSoto Bass public housing site and surrounding neighborhoods. Over a two-year period, with support from CityWide Development Corporation (CityWide), a robust community organizing and planning process with residents and stakeholders took place. As a result, the revitalization plan, Renew Miami Chapel was created. The plan was adopted by the City of Dayton and HUD in 2018.

The plan's goals are organized around six priorities: Housing, Identity, Education, Well-Being, Asset and Economy Building and Transportation. Since the plan's adoption, GDPM and its partners have worked on projects and development, which have resulted in over $160M of investment in the area.

Total West Dayton investments since 2020 - *$174.12 million.*

CITYWIDE
MOVING DAYTON FORWARD

GREATER DAYTON PREMIER MANAGEMENT GDPM

DAYTON

Message from

Greater Dayton Premier Management

On behalf of Greater Dayton Premier Management (GDPM) and resident leadership, it is with great pride and gratitude that we present this 2026 update to the Renew Miami Chapel Plan.

Nearly a decade ago, GDPM, the City of Dayton, and CityWide Development Corporation embarked on a journey. This was rooted in a fundamental belief that the residents and neighborhoods of West Dayton deserve meaningful investment, expanded opportunity, and a future shaped by their own insights. With support from the U.S. Department of Housing and Urban Development's Choice Neighborhoods Initiative, that belief became a plan, and that plan has become reality.

Since the adoption of the Renew Miami Chapel Plan in 2018, more than $100 million has been invested in the greater Miami Chapel area. New housing is rising along Germantown Street. A world-class health center now serves thousands of families annually. An urgent care serving children will open its doors this spring. A new grocery store and marketplace is directly addressing food insecurity. Young people have gained meaningful pathways to careers and professional credentials. For the first time in over two decades, new homes are being built for first-time homebuyers in Madden Hills and Edgemont.

This progress reflects the sustained engagement of residents who showed up, spoke up, and remained committed to their community. It reflects the dedication of cross-sector partners in nonprofit, government, healthcare, education, and business who chose to invest in West Dayton's future. Renew Miami Chapel reflects a shared, unwavering commitment to seeing this vision through.

This plan update acknowledges both the milestones achieved and the work that remains. We are proud of what this community has built together, and we remain steadfast in our commitment to the vision of a future residents helped create.

Thank you for being part of this story and for helping build a legacy, of which, we can all be proud.

With gratitude,

Kiya Patrick

Chief Operating Officer

Greater Dayton Premier Management



Priority One - Housing Development:

The neighborhood is renewed with high-quality, sustainable, mixed income housing options.

Goal: Reduce the density of public housing in the area and provide residents with more housing options

A market study commissioned by the development team at the beginning of the project showed a disproportionate high concentration of subsidized housing in the Miami Chapel neighborhood. The study showed that of the 6,280 affordable rental units in the City of Dayton, over 50% were located in the Greater Miami Chapel area. In response, the plan includes a reduction in subsidized units and the creation of a mix of housing options to create income diversity and improve the ratio of restricted units to unrestricted units. To date this has been addressed through the demolition of Hilltop Homes and an additional reduction of rental units at DeSoto Bass as new units are constructed. All GDPM residents displaced through these actions were provided relocation assistance and the right of first refusal to new housing being developed.

New housing developments on ***Germantown Street***, meet the goals of the Renew Miami Chapel Plan focused on replacing DeSoto Bass Courts with new housing options. Current residents of DeSoto Bass have the first right to live in the new housing. Greater Dayton Premier Management will serve as owner, property manager, and service provider for the new properties.

The first development, ***Germantown Crossing***, opened in September of 2025, providing 50 units of new affordable housing for individuals and families in West Dayton, approximately 75% of the residents are former residents of DeSoto Bass. The $18 million development offers a fresh and inviting home for families. The building meets LEED Silver standards, meaning it provides an energy efficient and healthy living environment for the residents. Germantown Crossing also includes a fitness center and a large community room for resident gatherings.



The second housing development currently under construction, ***Renew Miami Chapel Housing Phase I,*** will construct 44 units of new housing. The $16 million development will offer a mix of townhouse and apartment units, with laundry hookups in each unit and porches on many units. There will be programmed outdoor space amongst the buildings for residents to gather and enjoy. The new building is expected to open in Q.3 of 2026.

Both developments were built in partnership with Model Group and received competitive 9% LIHTC awards from the Ohio Housing Finance Agency.

After two decades of no housing development, new single family housing is currently being built in the Madden Hills and Edgemont neighborhoods. Both neighborhoods are within the greater Miami Chapel Area. These homes will provide homeownership opportunities to first-time homebuyers.





> ***If we can change our image, people will have a better sense of belonging to something. Now is the time to do that.*** - Resident



In 2024, ***The Montgomery County Land Bank*** was awarded $6.96 million from the Ohio Department of Development for a new program called Welcome Home Ohio (WHO). Madden Hills was selected for the program. The first five homes are currently under construction with a total of 20 homes planned.

These starter homes are being built by Centerstone Homes and Ohio Regional Constructors. The homes are custom built, energy efficient, low maintenance, and include three bedrooms, two or two and a half bathrooms, and a garage.

With support from the City of Dayton ARPA resources, ***Habitat for Humanity of Greater Dayton*** is building three homes on Maitland Avenue in the Edgemont neighborhood.

Habitat brought together a wide range of partners to support their efforts, including the University of Dayton School of Business, which contributed 400 freshman volunteers to help build walls for the new homes as part of a move-in weekend service initiative.

Habitat for Humanity also provides wrap-around services for homebuyers, including homeowner education, down payment assistance, and no-interest mortgages. The houses should be complete and occupied by the end of Q.1 2026. These programs provide an opportunities for West Dayton families to have stable housing and build generational wealth.







Priority Two - Identity:

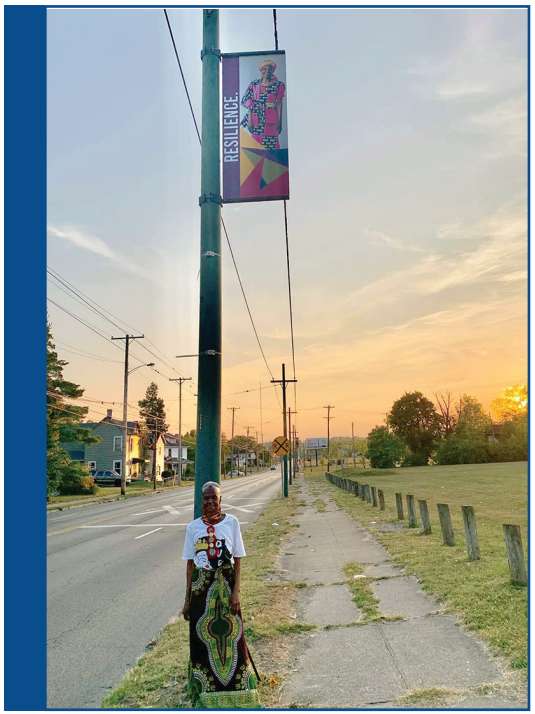
The community is proud of the neighborhood and others recognize it as a positive place.

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

West Dayton is a community deeply rooted in history and rich in contributions – not only to the Dayton region, but to the nation and the world. The legacy of artists, educators, inventors, doctors, public servants, and judges continues to shape the spirit, resilience, and achievements that define these neighborhoods. Residents professed a strong desire to tell their own stories.

The community organizing process revealed that West Dayton neighborhoods are defined by resilience and pride. Residents have weathered hardship, unrest, and setbacks but have not given up on their community. Rather, they are partners in its renewal.







History is on our side. So many great things have come from this neighborhood - musicians, artists, and inventors - we've got to start telling the story from the African American perspective - Resident

Priority Three - Education:

The community is improving educational outcomes for children and is proud of its schools.

Goal: **Develop a range of education and training opportunities that fit a range of student needs and interests.**

For almost 100 years, ***Boys & Girls Club of Dayton*** has focused on inspiring, developing, and helping youth and teens reach their full potential. Through an ambitious $18 million rebuild of their campus, the Club is adding state of the art amenities and programming to the Greater Miami Chapel neighborhood including a ***Life and Workforce Readiness Center.***

The Club vision is to ensure that young people have the opportunity to graduate from high school with a plan for the future. This state-of-the-art facility will provide young people with unique opportunities to explore diverse career pathways, earn certifications, and gain hands-on experience in fields such as health sciences, hospitality management, digital transformation, traditional trades, college preparation, and military readiness.







Priority Four - Well-Being:

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

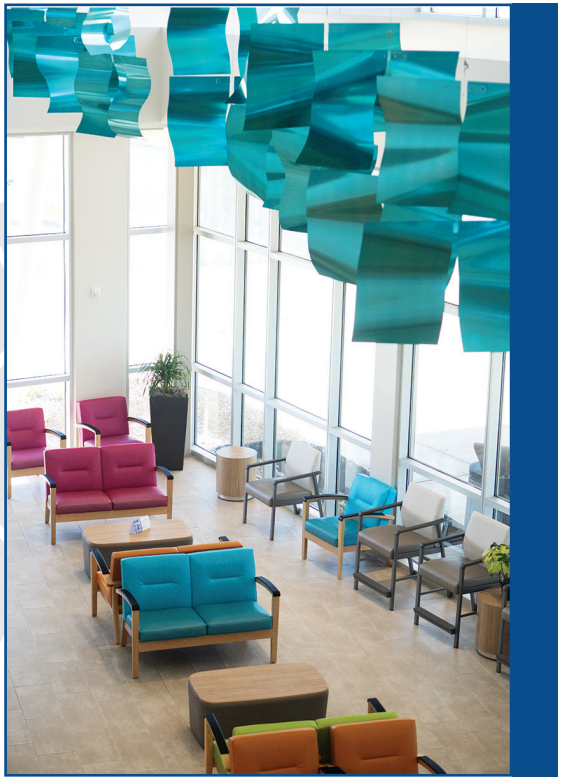
Goal: Improve resident access to health and wellness programs and high quality care.

Five Rivers Health Centers.

After sitting vacant for nearly two decades, the site of the former Whittier Elementary School in West Dayton now holds the new, main campus of ***Five Rivers Health Centers (FRHC).*** The 84,000-square-feet facility in the Edgemont neighborhood created 270 jobs and expects to serve 26,000 people annually. The $31 million dollar investments provide access to quality, comprehensive and respectful health care







In addition to providing needed health care services to West Dayton residents, FRHC also created opportunities for residents to participate in the design of their building and developing its community image by launching a community-based process to select art for the building. FRHC partnered with local artists and organizations such as the African American Visual Artists Guild, Front Street Gallery, and We Care Arts to curate a collection of unique, one-of-a-kind pieces. Through this process, FRHC was able to create a welcoming environment that reflects the community it serves. Five Rivers continues its civic commitment to the Edgemont neighborhood by joining other stakeholders in neighborhood improvement efforts around their campus.









I'll never lose hope in our community. We are strong people, and we have pride. We will overcome.
- Resident

Dayton Children's Westside Urgent Care

In a significant step toward addressing longstanding health access challenges in West Dayton, Dayton Children's Hospital (Children's) opened a new pediatric urgent care in 2026.

The project was designed based on many conversations with local families and residents, who shared the lack of services in their neighborhoods for injuries or illnesses that aren't life threatening but need medical attention on the same day. More than 17,000 children live in the surrounding four zip codes to where the new urgent care is located. This facility addresses the need for on-demand, conveniently located pediatric sick care.

In doing research for the project, Children's learned that 64% of low acuity visits to their emergency department came from these four zip codes. This revealed that families have few options for evening and weekend care even for simple complaints, like ear pains, sore throats, and stomachaches. The new facility will allow families to access services needed at the right time in the right location making it easier and more cost effective for families.





Complete - $10 Million



Sunlight Village

Sunlight Village, Inc. is a faith based non-profit corporation providing mental health and support services throughout Montgomery County, Dayton, Ohio since 2008.

Sunlight Village works with youth, young adults, and families through quality programs and services with a focus on inner-city West Dayton communities. Sunlight Village partners with Montgomery County Juvenile Courts, Detention, and Probation to offer youth and young adults – especially those involved in or at risk of entering the juvenile justice system – access to mentorship, leadership development, workforce training, internships, and other supportive services. They recently moved into a new location at 2050 Germantown Street providing space for expansion and growth.





SUNLIGHT VILLAGE
"STRENGTHENING THE WEARY MIND"



Homefull/ Gettysburg Grocery

Homefull, is a nonprofit organization that believes adequate access to food is a fundamental right of everyone. For over three decades, Homefull has worked to eliminate food deserts in communities by bringing groceries and choice to neighborhoods where low income and senior households with limited resources face barriers to accessing food for themselves.

In their most ambitious effort to address food insecurity to date, Homefull opened a grocery store at 807 South Gettysburg Avenue in West Dayton in 2025. Known as Gettysburg Grocery, the $50M project includes a full-service grocery store, regional food hub, farmers market, education center, housing services, and behavioral health services. A primary care and on-demand healthcare clinic operated by Kettering Health and a full-service pharmacy with home medical equipment serviced by Ziks Family Pharmacy are also tenants in the building.

Residents have been actively engaged with Homefull in the design and development of Gettysburg Grocery. Residents seeing the store as an important step in providing needed amenities to historically underserved West Dayton neighborhoods, which have long been areas that lack access to healthy and affordable food options.





Complete - $18 Million



Priority Five - Assets and Economy Building:

The neighborhood has better job access, stronger social connections, increased wealth, and celebrated amenities.

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

Economy Linen

In 2022, a new business located in the Miami Chapel neighborhood addressing one of the goals of the resident driven plan to build the local economy. Economy Towel & Linen Service Inc., a family-owned business that has operated in the region for over 80 years, constructed an 80,000-square-foot facility at 2100 McCall St. in the Miami Chapel neighborhood. This project represents a $20 million investment created 70 initial new jobs with more expected. This investment generates over $2.3 million in new payroll, and bolsters Economy Linen's current workforce of 130 local employees and 270 overall.

Founded in Dayton in 1931, Economy Linen provides medical and hospitality linen rentals and laundry programs. It was established by Harry Feldman and has been led by third-generation co-owner Bruce Feldman since 1988.





Priority Six – Transportation:

Design infrastructure improvements to make the street grid more efficient, effective, and better connected.

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

Germantown Bike Lanes

In 2026, the City of Dayton will install bike lanes on Germantown Street from Edwin Moses Blvd to Danner Avenue. The installation of the bikeways are part of Dayton's Active Transportation Plan. The Plan strives to help people of all ages and abilities living, working, and visiting the City of Dayton to have access to affordable, safe, and convenient methods of cycling, walking, and other types of micro-mobility.

> ***We want the same things for our kids as you do.***
> **- Resident**





West Dayton Investments since 2020

Projects	Year	Investment	Status
Blight Removal/Demolition	2020	$1.5 Million	Complete
Dayton Metro Library - West Branch	2020	$12 Million	Complete
Economy Linen - new building	2020	$18 Million	Complete
Five Rivers Health Center - Edgemont Campus	2020	$31 Million	Complete
Humane Society of Greater Dayton - expansion	2021	$5 Million	Complete
Welcome Park - Dayton Bike Yard	2023	$2 Million	Complete
Boys and Girls Club - new building	2024	$18 Million	Underway
GDPM - Density Reduction/Demolition	2024/25	$2.5 Million	Complete
Germantown Crossing - 50 units new family housing	2024	$16 Million	Complete
Dayton Children's Hospital - Westside Urgent Center	2024	$8.5 Million	Complete
Edgemont Solar Garden - improvements	2024	$800,000	Complete
Lakeside Lake - improvements	2024	$150,000	Complete
Foodbank - community building	2024	$4 Million	Complete
Homefull - Gettysburg Grocery	2024	$18 Million	Complete
Dayton Police Department - West Patrol Operations	2025	$5 Million	Complete
Renew Miami Chapel Phase I - 44 units new family housing	2025	$16 Million	Underway
CJ McLin Apartment AFH preservation - 46 units	2025	$10.2 Million	Underway
Madden Hills Welcome Home - Homeownership	2025	$5.42 Million	Underway

Total Investments: $174.12 Million

Afterward

The process to develop the greater Miami Chapel Plan was deliberate. Too often residents are frustrated with planning processes because they feel excluded, unheard, and powerless in decisions that directly affect their neighborhoods. Our approach engaged residents in a variety of ways to build trust and learn about their hopes and aspirations.

Beyond traditional town hall gatherings, the planning team engaged residents in their homes, in small groups, at community meetings, and special events such as a Mother's Day Brunch and a Fall Harvest festival. In this way, plan goals and priorities were built from the bottom up. Residents co-created a shared vision for their neighborhood, rooted in lived experience and issues that matter to them.

The development progress made over the last five years allows residents to see the input they provided in the planning process realized. As we continue our efforts to Renew Miami Chapel, we welcome resident participation.

For More information

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