

**ROOSEVELT  
NEIGHBORHOOD  
24<sup>th</sup> Annual Leadership in Building  
Communities Seminar  
MPA 526 POL 426 SOC 426**



The **FitzCenter**  
for Leadership in Community

**2018**

December 2018

## **Introduction to the Twenty-Fourth Annual Leadership in Building Communities Seminar**

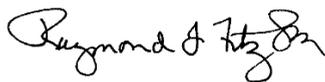
The seminar that resulted in this report is about the process of change. It is about learning together the art of leadership at the local community level. It is about working in teams to assure that the collective wisdom of the group exceeds individual insights and contributions. It is about learning to listen to people whose communities are served, to recognize their individual and organizational assets, and to structure actions that build on these assets.

Leadership in Building Communities is a University of Dayton seminar for graduate students offered by the Public Administration program and for undergraduate students offered by the departments of Political Science and Sociology, Anthropology and Social Work. Several learning strategies are combined to provide a distinctive and connected seminar opportunity. Participants are introduced to asset-based community development and learn about a neighborhood directly from its citizens, businesses, and leaders. Participants also practice the art of working in teams to achieve shared objectives.

The participants in this seminar function as a learning organization with the neighborhood. A neighborhood tour, two evening meetings in the neighborhood and individual interviews bring citizen leaders and community partners together with seminar participants to identify and explain the community's own analysis of the past, description of the present, and vision of the future. Additionally, each student participant keeps a journal of the experiences.

Learning how to build and sustain community is among the most important tasks facing our society in the 21<sup>st</sup> century. The University of Dayton has a long tradition of building community among ourselves and with the people of Dayton. This seminar is a serious attempt to transfer some of our learning to the process by which neighborhoods rebuild themselves. It is also an open admission that we have much to learn from the people and the neighborhoods among which we live and work and go to school.

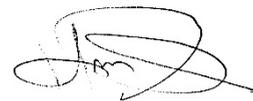
Sincerely,



Bro. Raymond L. Fitz, S.M., Ph.D.  
Instructor



Karlos Marshall  
Instructor



Hunter P. Goodman, Ph.D.  
Instructor

## **Notice to the Reader**

This report is the work of University of Dayton students enrolled in a seminar entitled Leadership in Building Communities in the Fall of 2018. Although the process that resulted in this report involved participation by neighborhood leaders, citizens, and community partners, the contents of this report are the sole responsibility of the student participants. The written descriptions, analyses, and recommendations should be understood to be those of the students, in consultation with interested individuals, associations, and institutions.

## **Seminar Interaction with the Roosevelt Neighborhood**

**August 29, 2018** – The students in the seminar had a tour of the neighborhood. The tour allowed the students to have a preliminary introduction to the neighborhood and the neighbors. Through the tour, the students receive a preliminary appreciation of “What is going well?” “What are the assets of the neighborhood?” and “What are the challenges?”

**Throughout September** – Students interviewed individual neighbors on their perception of what is going well, what are the assets, and what are the challenges.

**September 26, 2018** – The first Community Meeting was held at the Greater Dayton Recreation Center. In that meeting, students engaged members of the neighborhood in a conversation about their Desired Future for the Neighborhood and their idea on potential projects to reach this desired future.

**November 7, 2018** – The second Community Meeting was also held at the Greater Dayton Recreation Center. In that meeting the students presented their preliminary work with multiple poster boards. The conversation provided the opportunity for the neighbors to affirm, critique, and modify the preliminary work of the students.

**December 5, 2018** – The final presentation to the neighborhood was held at the Greater Dayton Recreation Center. The class presented their final report to the Neighborhood.

### **Five Seminar Teams**

**Team 1:** Summarizing the Individual Interviews (Key Answers to "What is going well?", "What are the assets?", and “What are the challenges/problems?”); Updating the Desired Future, and Working on the Neighborhood Map:

Shannon Clarke and Colin Joern

**Team 2:** Strong Economic Development with a Focus on the Third Street Corridor:

Connor Boyle and Jillian Dewitt

**Team 3:** Engaged and Collaborative Community

Delali Nennonene, Tess Sweeney, and Emma Ventis

**Team 4:** Greater Opportunities for Youth

Adam Goines, Hannah Lucas and Christopher McMaster

**Team 5:** An Attractive, Interactive and Sustainable Neighborhood

Allison Craig, Jananicole Graham, Shea Heath, and Michelle Smith

## Student Roster

### Undergraduate Students

*Connor Boyle*  
Political Science  
Economics

*Shannon Clark*  
Sociology  
Social Work

*Jillian Dewitt*  
Operations & Supply Management

*Adam Goines*  
Mechanical Engineering

*Jananicole Graham*  
Education  
Mathematics

*Shea Heath*  
Psychology  
Social Work

*Hannah Lucas*  
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Operations & Supply Management

*Christopher McMaster*  
Pre-Physical Therapy  
Spanish

*Detali Nenonane*  
Political Science

*Michelle Smith*  
Pre-Physical Therapy

*Tess Sweeney*  
Human Rights  
International Studies

### Graduate Students

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Master of Public Administration

*Colin Joern*  
Renewable & Clean Energy  
Sustainability/Energy

*Emma Venelis*  
Communication

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## Neighborhoods and Partners Since 1995

1995	Edgemont and Twin Towers	Edgemont Neighborhood Association
1996	Southern Dayton View	M. L. King
1997	MacFarlane and Springfield	MacFarlane Neighborhood St. Mary's Development
1998	Fairgrounds	Fairgrounds Neighborhood Association
1999	Rubicon Park District	Rubicon Park Master Plan
2000	Huffman and South Park	Huffman NDC and Historic South Park, Inc.
2001	Edgemont Twin Towers	Edgemont Neighborhood Coalition East End Community Services
2002	Dayton View Fairgrounds	Dayton View CDC (multiple) Fairgrounds Neighborhood Association
2003	Wright-Dunbar/Wolf Creek	Wright-Dunbar, Inc.
2004	Grafton Hills/Five Oaks/Riverdale	Grandview Hospital/Renaissance Alliance
2005	Old North Dayton/McCook Field	Old North Dayton and McCook Field Neighborhood Associations
2006	Walnut Hills	Walnut Hills Neighborhood Association
2007	Carillon	Carillon Civic Council
2008	Wright Dunbar/Wolf Creek	Wright-Dunbar, Inc. and the MacFarlane/West Third Street
2009	Comprehensive Neighborhood	Phoenix Project, South Park and Twin Towers Redevelopment
2010	Old North Dayton/McCook Field	Old North Dayton and McCook Field Neighborhood Association
2011	Wolf Creek/South Dayton View	Helping Hands Southern Dayton View, Old Dayton View, Jane Reece, Dayton View Historic
2012	Walnut Hills	Walnut Hills Neighborhood Association
2013	Westwood	Westwood Collaborative Network
2014	Carillon and Edgemont	Carillon Civic Council Edgemont Neighborhood Coalition
2015	Five Oaks	Five Oaks Neighborhood Association
2016	Belmont, Eastmont, and Hearthstone	Belmont, Eastmont, and Hearthstone Community Council
2017	University Row Neighborhood	University Row Neighborhood Association
2018	Roosevelt Neighborhood	Roosevelt Neighborhood Collaborative

# DEMOGRAPHICS

## Roosevelt Neighborhood Compared to Dayton and Montgomery County

	Roosevelt		Dayton City		Montgomery County	
Population	765		141,143		532,761	
Age:						
0-17	201	26.3%	31,223	22.1%	119,582	22.4%
18-24	82	10.7%	21,967	15.6%	50,630	9.5%
25-44	127	16.6%	35,944	25.5%	130,996	24.6%
45-64	261	34.1%	34,341	24.3%	142,937	26.8%
65+	93	12.2%	17,668	12.5%	88,616	16.6%
Race						
Black	736	96.2%	56,143	39.8%	110,098	20.7%
White	29	3.8%	77,504	54.9%	395,869	74.3%
Households	292		57,432		222,677	
Family Household Type	74		29,203		133,983	
Married	9	11.6%	14,319	49.0%	89,686	66.9%
Single Mom	61	83.5%	12,043	41.2%	34,003	25.4%
Single Dad	4	5.0%	2,841	9.7%	10,294	7.7%
Median Income	\$33.6K		\$28.7K		\$45.4K	
Median Income by Race						
Black	\$33.3K		\$22.2K		\$28.9K	
White	\$10.6K		\$35.8K		\$51.2K	
Employment Status						
Employed	36.4%		49.2%		56.4%	
Unemployed	11.7%		7.5%		5.4%	
Not in Labor Force	51.9%		43.2%		38.2%	
Educational Attainment						
No HS Diploma	110	24.6%	14,889	16.9%	37,595	10.4%
HS Diploma	239	53.5%	57,553	65.4%	230,172	63.5%
Higher Degree	98	21.9%	15,511	17.7%	94,782	26.2%

\*Roosevelt neighborhood information was compiled through data provided from Statisticatlas.com, and numbers from Montgomery County and Dayton were compiled through social explorer from the American Community Survey 2016 estimates.

## Roosevelt Neighborhood North of Third Street

	2000	2010	2015	% Change 2000- 2010	% Change 2000-2015
<b>Population</b>	794	546	376	-31.2%	-52.6%
Race-White	9	13	0	44.4%	-100.0%
Race- Asian	1	0	19	-100.0%	1800.0%
Race-Black	781	533	357	-31.8%	-54.3%
Population less than 5	46	35	25	-23.9%	-45.7%
Population age 5 to 18	218	87	64	-60.1%	-70.6%
Population age 18 to 65	407	353	251	-13.3%	-38.3%
Population over 65	251	71	360	-71.7%	43.4%
<b>Education</b>					
High School Drop Out	189	122	62	-35.4%	-67.2%
High School Graduate	163	114	83	-30.1%	-49.1%
Bachelor's Degree or Higher	11	22	44	100.0%	300.0%
<b>Housing Units<sup>1</sup></b>					
Housing Units	402	363	314	-9.7%	-21.9%
Occupied Housing	311	186	199	-40.2%	-36.0%
Vacant Housing	91	177	115	94.5%	26.4%
Owner Occupied	191	108	131	-43.5%	-31.4%
Median Housing Values-					
Owner Occupied in 2015 Dollars	\$60,718	\$51,890	\$53,500	-14.5%	-11.9%
<b>Family Households</b>	191	136	90	-28.8%	-52.9%
Married-Couple Families	64	51	39	-20.3%	-39.1%
Male-Headed Families	18	0	0	-100.0%	-100.0%
Female-Headed Families	109	85	51	-22.0%	-53.2%
Nonfamily Households	120	50	109	-58.3%	-9.2%
<b>Median Family Income in 2015 Dollars</b>	\$30,666	\$41,825	\$31,662	36.4%	3.2%
<b>Poverty</b>					
Poor or Struggling <sup>2</sup>	542	303	228	-44.1%	-57.9%

1. A housing unit may be a house, an apartment, a mobile home, a group of rooms or a single room that is occupied (or, if vacant, intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible. If that information cannot be obtained, the criteria are applied to the previous occupants.

2. Poor -- Below Poverty (<1)  
Struggling -- Poverty Ratio of 1-1.99

Social Explorer, 2010-2015 and 2006-2010 American Community Survey 5-year estimate Census Tract 1651-

Block group 1, 2000 US Census; Census Tract 37-Block Group 1

# NEIGHBORHOOD MAPS

# Leadership in Building Community 2018

## Roosevelt Neighborhood

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## Organization of the Report

During the 2018 Fall Semester, the students of the University of Dayton's Leadership in Building Community class engaged with Neighbors of the Roosevelt Neighborhood in conversations around the following questions:

- What would you like to see in your neighborhood five years from now – a shared vision of the future?
- What are assets and resources the neighborhood could mobilize to realize this shared vision of the future?
- What are the problems and barriers that must be overcome to realize this shared vision of the future?
- What projects/strategies would engage the neighborhood in moving toward the shared vision of the future?

This report is the students' summary of what they heard from these conversations with the neighbors in the Roosevelt Neighborhood.

The section **Current Situation in Roosevelt Neighborhood** summarizes the key strengths, assets, and challenges that describe the current situation, as neighbors perceive it. Every student interviewed one or more persons and asked the following questions:

- What is going well in the neighborhood? – Strengths of the Roosevelt Neighborhood
- What are important assets and resources in the neighborhood? – Assets of the Roosevelt Neighborhood
- What are the challenges that the neighborhood should address in the future? – Challenges of the Roosevelt Neighborhood

A team of students synthesized the answers to these questions and then presented them back to the neighbors for their critique. Based on the neighbors' critique the Team revised them and the results are summarized in the Current Situation in Roosevelt Neighborhood.

The **Shared Vision: Roosevelt Neighborhood in 2023** is a list of the Key Outcomes of the Shared Vision for the Roosevelt Neighborhood. The students engaged the neighbors in a conversation on what they want for their shared future utilizing the Nominal Group tool for guiding conversations. The students took the results of this conversation and organized these results into a preliminary list of Key Outcomes. This list was presented to the neighbors for their critique and suggested revisions. The revisions are presented in the Shared Vision: Roosevelt Neighborhood in 2023.

The **Change Frameworks and Recommended Projects** section contains an analysis of five Key Outcomes and a description of a Project to move toward that Key Outcome. The Change Framework is a 3 by 2 matrix that is used to organize the information generated in the conversations of how to realize a particular Key Outcome. The Key Outcome is listed at the top of the matrix. The top third of the Change Framework describes the gap between the realization of the Key Outcome (Indicators) and the Current Situation (descriptors that parallel the indicators). The middle third of the Change Framework contains a description of the Assets/Resources and Barriers/Problems that are contained in the neighborhood. The bottom third of the Change Framework contains a description of the Assets/Resources and Barriers/Problems that lie outside of the neighborhood. The Change Framework allows the neighbors and the students to develop strategies and projects that can realize the Key Outcome. Strategies and projects are developed by asking “What Barrier/Problems do we have to overcome or remove to realize our Key Outcome?” and “What Assets/Resources can we mobilize to realize our Key Outcome?”

The Recommend Projects provide a proposed plan to realize a Key Outcome. The projects were developed in conversation with the neighbors. A brainstorming session with the neighbors generated a large list of potential projects. From this list the students selected three potential projects that neighbors could use to move toward the Key Outcome. The students presented these three options to the neighbors and asked them which of the three options they preferred. Based on the neighbors’ choice, the students developed a more complete Project Plan.

As a summary of the conversations on each Key Outcome with the neighbors, the students have presented a completed Change Framework and a detailed Project Plan.

CURRENT  
SITUATION IN  
ROOSEVELT  
NEIGHBORHOOD

## What is Going Well in the Neighborhood?

Throughout our process of visiting the neighborhood and speaking with community members, the class has explored the several areas where things are going well in the neighborhood. It is important to immerse yourself into the neighborhood by visiting and speaking openly with community members in order to see what people enjoy about the neighborhood. During the first few weeks, the class visited the neighborhood twice and began to get a sense of the neighborhood and its assets. This allowed them to see the gifts that Roosevelt has to offer and learn about the rich history of the neighborhood. Each student interviewed a community member in order to gain the perspective of those living there. The community members offered insight into what the neighbors value and what makes Roosevelt a great place to live. This information was very important in the process of determining how to approach the future projects to enhance the neighborhood.

- **Community Pride:** The residents of the Roosevelt Neighborhood have taken great pride in their community engaged cleanups. These cleanups involve teamwork, communication, and service among community members in the Roosevelt neighborhood.
- **Low Crime Rates:** There is a low crime rate in the Roosevelt Neighborhood and Roosevelt residents feel like the neighborhood is safe.
- **St. Mary's Development Corporation:** Neighbors are pleased with the program that St. Mary Development Corporation has created; demolishing two homes from every one home they build. The houses built by St. Mary's are better than government funded populated housing.
- **Friendly Atmosphere:** The residents of the Roosevelt Neighborhood feel that there is a friendly and welcoming atmosphere among the neighbors.
- **No Panhandling:** There is little to no panhandling in the Roosevelt Neighborhood that allows for a stronger community environment.
- **Strong Leadership:** The Roosevelt Neighborhood Collaborative has the ability to apply and receive grants through the city of Dayton which allows funding for events such as block parties, festivals, and flier printing.

## What are the Key Assets in the Neighborhood?

The class was able to identify possible assets within the neighborhood, but the ability to speak with community members and gain their insight affirmed the possibilities and also pointed out other overlooked assets. These assets include individuals who work hard and have the skills to uplift the community, as well as other institutions and physical areas that would empower the residents and the neighborhood. These assets are the beginning of strategies which will make the community more resilient and enhance existing strengths.

- **Community Institutions:** There are institutions within the neighborhood, such as the Dayton Boys Prep Academy, Boy Scouts of America and The Greater Dayton Recreation Center, which have an interest in seeing the community succeed.
- **Roosevelt Funk History:** The community has a rich history, which includes the birthplace of Funk music.
- **Community Outreach Programs:** There are a number of programs in the neighborhood which are supporting those facing significant daily struggles such as Meals on Wheels, the nearby Dakota Center and local Churches with support programs.
- **Potential Green Spaces:** Despite lack of food access there are several empty lots which could be used as green spaces or urban gardens. Currently two lots in the Roosevelt neighborhood are recognized as community gardens.
- **Neighborhood Leadership:** There are several individuals within the neighborhood who display strong leadership and work diligently to improve the community and inspire hope among the neighbors.
- **Nobles Community Store:** The residents of the Roosevelt Neighborhood are appreciative of the community convenience store Nobles. The residents view Nobles as a resource to the neighborhood, that allows the residents to sustain themselves based on the products they sell such as eggs and milk.

### **What are the Major Challenges in the Neighborhood?**

While visiting the neighborhood and interviewing the neighbors the class was also able to identify and learn about some of the challenges the neighbors face. The main focus of the class and the students is to find community building practices which can address these issues by helping the residents see the potential that they and the rest of the neighborhood already possess.

- **Businesses:** There is a scarce amount of small businesses in the neighborhood. This is a challenge because it does not allow for the Roosevelt Neighborhood to have a competitive economy.
- **Community Participation:** There is a lack of community participation in community engagement events such as the block parties, festivals, and Roosevelt Neighborhood Association meetings. Even when members of the Roosevelt Neighborhood Association hand deliver fliers to resident's home there is a low turnout for most of the neighborhood events.

- **Vacant Housing:** There are a significant amount of vacant homes and properties in the Roosevelt Neighborhood. These vacancies have become tax delinquent by the County. Absentee landlords have negatively the physical appearance of the Roosevelt Neighborhood as a whole There are new housing developments being built without addressing the larger issues of vacancy within the neighborhood. The Roosevelt Neighborhood has always faced housing discrimination by way of redlining leaving the residents of the Roosevelt Neighborhood disturbed due to the geographical and environmental disadvantages.
- **Food Access:** The Roosevelt Neighborhood is considered a food desert because there is no true grocery store in the neighborhood; therefore, residents of the Roosevelt Neighborhood do not have access to affordable and quality food (fresh produce, meat, etc).
- **Dumping:** There are areas throughout the Roosevelt Neighborhood that are used as places to dump trash and other materials this creates a negative appearance in the neighborhood.
- **Transient Neighbors:** There are many transient neighbors. These neighbors are not invested in seeing the community thrive as the more permanent residents.
- **Issues with the City:** The Roosevelt Neighborhood feels they do not have a voice to express their desired future to the city of Dayton. They also feel that housing and land upkeep are not addressed properly and in an orderly way.
- **Lack of After School Programs:** There are very few after school programs for young people which has resulted in some disturbances within the neighborhood. Though reported crime is not high, there is drug dealing within the neighborhood and neighbors feel there is no community-policing.
- **Institutional Engagement:** There are several institutions within the neighborhood, such as neighborhood Church, that are not actively participating in the community to address issues and help support the neighborhood.
- **Child Social Engagement:** There is a lack of community engagement among children in the community due to the fact that children are bused out to go to school outside the neighborhood.

DESIRED FUTURE  
FOR THE  
ROOSEVELT  
NEIGHBORHOOD  
IN 2023

## Desired Future for the Roosevelt Neighborhood

**In 2023 the Roosevelt Neighborhood will have the following characteristics:**

### **Strong Economic Development with a focus on the Third Street Corridor**

- Gathering places in the neighborhood that includes Internet access e.g. coffee shop, snack shop
- Health care facilities with a focus on the elderly e.g. assisted living center, pharmacy
- Access to healthy food e.g. grocery store, healthy restaurant
- Appropriate Service Amenities for the Neighborhood e.g. car wash, bus stop, dry cleaner, auto repair shop
- Retail Outlets e.g. clothing stores, boutiques

### **Engaged and Collaborative Community**

- Active and engaged neighbors
- Programs supporting family development
- Strong relationship and trust between community and police
- Strong sense of community and relationships between neighbors (social capital)
- Community participation and engagement with local churches

### **Greater Opportunities for Youth**

- After school opportunities for children
- Mentoring opportunities for young people
- More recreational opportunities for small children
- A greater variety of sports recreation facilities
- Boys Academy is more involved in the neighborhood

### **An Attractive, Interactive and Sustainable Neighborhood**

- Clean streets with more lighting and safer traffic flow
- Increase and encourage neighborhood monitoring of dumping
- Vacant houses taken down or rehabbed
- Greenspaces with walking paths and seating
- Redevelopment vacant lots with special emphasis on community gardens
- Improved quality of bus stops including shelter and seating

CHANGE  
FRAMEWORKS  
AND  
ROOSEVELT  
NEIGHBORHOOD  
RECOMMENDED  
PROJECTS

<b>Key Outcome: Stronger Economic Development, with a focus on the Third Street Corridor</b>	
<b>Current Situation</b>	<b>Desired Future</b>
Only places of business are the Dollar General and gas stations.	Gathering places in the neighborhood that includes Internet access e.g. coffee shop, snack shop.
Third Street is generally underdeveloped with old and dilapidated buildings.	Health care facilities with a focus on the elderly e.g. assisted living center, pharmacy.
Closest access to healthcare is Grandview, which is about 8 minutes away, and there is no nearby assisted living center.	Access to healthy food e.g. grocery store, healthy restaurants.
Lacking access to healthy foods because of no nearby grocery stores or clean eating restaurants.	Appropriate Service Amenities for the Neighborhood e.g. car wash, bus stop, dry cleaner, auto repair shop.
	Retail Outlets e.g. clothing stores, boutiques.
<b>Resources and Assets within the Neighborhood</b>	<b>Problems and Barriers inside the Neighborhood</b>
Abandoned buildings on Third Street Empty Lots and Houses Strong neighborhood association RecPlex could be a central place for which economic development surrounds it.	Businesses are deterred from building in the neighborhood due to a lack of buying power. Uncertainty of who owns abandoned buildings and lots Low neighborhood cooperation Not a draw for entrepreneurs or companies to build in the neighborhood.
<b>Resources and Assets outside the Neighborhood</b>	<b>Problems and Barriers outside the Neighborhood</b>
Potentially the neighborhood is part of the plan for the expansion of downtown. Potential projects for UD, Wright State, and Sinclair Entrepreneurship students.	Lack of interest from outside entrepreneurs and companies to develop in the neighborhood Lack of support from local government

## **Project Title: Discovering the City of Dayton's Plan for the Third Street Corridor**

**Project Description:** There has been concerns from the neighborhood members to what exactly the city's thoughts towards the development of the Third street corridor. Some neighborhood members have concerns that they will be lumped into a potential expansion of downtown into the Westside of the city. Therefore, it is important for the neighborhood to be fully aware and working with the city so that everyone feels included in the potential development project.

In order to accomplish this goal we will first have to appoint a neighborhood champion to head this project moving forward. While we have received some feedback throughout the semester, it would also be important to continue having focus groups to get a clearer picture of what the neighborhood would want to see in terms of economic development on Third Street. Once the neighborhood is more organized through those steps the neighborhood can begin to have discussion with the City commission, starting with attending meetings, and then also meeting with a city planner. Another step to ensure some other outside partner would be to work with the University of Dayton Entrepreneurship program to work with the neighborhood through doing projects. This would also show the city that there are other partners that are willing to develop the neighborhood.

**Project Objective:** To pull the city's resources into the Roosevelt neighborhood, and ensure that the neighborhood and the city are working in unison to develop the Third Street Corridor.

**Project Champion:** The Project Champion is a volunteer who is passionate about seeing economic growth in the neighborhood and collaborates well with others. They will be in charge of reaching out to community members to determine what they would like to see on Third Street, communicate with the city, and reach out to local colleges and universities. The Project Champion should be enthusiastic about seeing businesses come back to the neighborhood and determined to make progress with local government and the community.

**Assets/Resources to Mobilize:** This project will be supported by the Neighborhood Association, the City of Dayton's City Planner and Commissioners, and local colleges and universities. The abandoned buildings on Third Street serve as potential spaces for future businesses, Town Hall meetings are capable of being a place where the Project Champion can speak to the Mayor and City Commissioners, and the faculty at local universities and colleges can inspire entrepreneurial students to create projects in this neighborhood.

**Barriers/Problems to Overcome:** A potential barrier to this project would be the lack of response that the neighborhood association has thus far received from the city. Another barrier would be the lack of private resources that may be willing to contribute. It will be difficult to develop Third Street without private investment, and as the neighborhood has mentioned that will also make the city less interested if there is not excitement on the part of private investors.

**Project Partners:** Potential partners would be members of the city commission, the mayor, the city of Dayton’s Director of Planning and Community Development, Todd Kinskey and his team, and the local universities and college’s business departments.

**Action Plan:**

Action Steps	Responsibility
1. Appoint a neighborhood champion.	Neighborhood Association
2. Put together focus groups to learn what they want on Third Street.	Neighborhood Association and Neighborhood Champion
3. Talk to City Commission at a Town Hall meeting.	Neighborhood Champion
4. Talk to the city of Dayton’s Director of Planning and Community Development, Todd Kinskey.	Neighborhood Champion
5. Reach out to the University of Dayton Entrepreneurship Department to see if they can collaborate and make a student project in the neighborhood.	Neighborhood Champion

<b>Key Outcome: Engaged and Collaborative Community</b>	
<b>Current Situation</b>	<b>Desired Future</b>
Low community participation	Active and engaged neighbors
Lack of support for children and families	Programs supporting family development
Distrust between community and police	Strong relationship and trust between community and police
Weak social ties between neighbors	Strong sense of community and relationships between neighbors (social capital)
Weak community outreach effort from local churches	Local churches are participating in the community
<b>Resources and Assets within the Neighborhood</b>	<b>Problems and Barriers inside the Neighborhood</b>
<p>Roosevelt Neighborhood Collaborative</p> <ul style="list-style-type: none"> <li>Foundation of neighborhood outreach and community events</li> </ul> <p>Rec Center/Boys Prep as a source of space, talent, and resources.</p> <p>7 churches in Roosevelt neighborhood</p> <p>Abandoned child care center (potential use of building)</p> <p>History of Funk inspires pride</p>	<p>Disengaged community</p> <p>High number of transient residents</p> <p>Churches are not connected with community</p> <p>Little support for single-mother families</p> <p>Need for more neighbors participating in Roosevelt Neighborhood Collaborative</p>
<b>Resources and Assets outside the Neighborhood</b>	<b>Problems and Barriers outside the Neighborhood</b>
<p>Potential grants from city and nonprofits</p> <p>Emergence of Omega CDC building a hope center in West Dayton</p> <p>Sinclair- workforce development</p> <p>Wright State University</p> <p>University of Dayton</p> <p>Dayton Public Health's Women and Children program</p>	<p>Lack of economic investment in West Dayton</p> <p>Lack of consistent communication between City and neighborhood leaders</p> <p>Youth attend school outside of the neighborhood, in a variety of places</p>

## Project Title: Roosevelt Pride Bags

**Project Description:** Roosevelt Pride Bags is a neighborhood initiative designed to promote an engaged and collaborative Roosevelt community through the distribution of items that inspire pride, inform neighbors of resources and ways to become involved, and welcome new people to the community. This initiative will require a small group of creative and committed community members to put together these bags, determine their contents, and distribute these bags to all Roosevelt neighbors and any newcomers to the neighborhood.

The Roosevelt Pride Bags can contain any number of items that may be beneficial to the community. Some potential suggestions include: small window decals that neighbors can put in their front windows; a small card that describes the history of the Roosevelt Neighborhood; information about Roosevelt's Facebook page; a calendar of the Roosevelt Neighborhood Collaborative's upcoming events; and a short guide of local resources, such as nearby grocery stores, libraries, bus stops, etc.



**Project Objective:** Community members will feel welcome, understand the history of the neighborhood, be knowledgeable of ways to become involved in the community, and amplify the amount of community pride felt in Roosevelt.

**Project Champion:** A neighborhood volunteer who is organized, committed, and comfortable delegating tasks to others will be the champion of this project. This person should be knowledgeable about the Roosevelt Neighborhood and

enthusiastic about neighborhood engagement. This person will be in charge of creating the items to be included in the Roosevelt Pride Bags, reaching out to the city to request minor funding, and organizing the distribution of the bags.

**Assets/Resources to Mobilize:** The project will utilize the knowledge and enthusiasm of the small but active Roosevelt



Examples of potential window decals

Neighborhood Collaborative. Roosevelt's history of funk provides a source of pride for the community to attach themselves to and communicate to newcomers. The new houses being built by St. Mary's Development Corporation provides an opportunity to engage new neighbors and welcome them to Roosevelt.

**Barriers/Problems to Overcome:** A potential barrier to this problem is that a lot of the people in the neighborhood may not use the resources we give them, so it might be seen as a wasted effort. There have been neighborhood initiatives like this in the past that have tried to make the community feel a sense of pride that have not been successful. Also the neighborhood collaborative has distributed flyers about events in the past to create more community engagement, but the neighbors were unresponsive.

**Project Partners:** Important partners to help the Roosevelt Neighborhood accomplish this project could be the city of Dayton, St. Mary's Development Corporation, and local churches. The Roosevelt Neighborhood Collaboration can utilize their connection with the city of Dayton to have materials printed for a discounted rate. St. Mary's Development Corporation may be able to communicate with the Project Champion about new neighbors coming to the neighborhood, and help ensure that these newcomers get a pride bag. The local churches in the neighborhood may be able to distribute Roosevelt Pride Bags to their congregates to promote engagement with the community.

## Action Plan

Action Steps	Responsibility
1. Select a project champion for the Roosevelt Pride Bags project.	Roosevelt Neighborhood Collaborative
2. Discuss the materials to include in gift bags that would be most beneficial to residents. (Ex. Resource guide, window decal, history, Roosevelt Neighborhood Collaborative event schedule)	Roosevelt Neighborhood Collaborative
3. Find funds for the creation of the bags. Talk with the city and see if they would help fund this neighborhood initiative.	Project Champion
4. Once funds are secured, purchase materials for the bag.	Project Champion
5. Put all materials into the bags and determine the individuals inside and outside the neighborhood you want to give the bags too.	Roosevelt Neighborhood Collaborative
6. Distribute the materials to the community members.	Roosevelt Neighborhood Collaborative

<b>Key Outcome: Greater Opportunities for Youth</b>	
<b>Current Situation</b>	<b>Desired Future</b>
No opportunities	After School Opportunities for Children
No Opportunities	Mentoring Opportunities for Young People
Unkept pocket park, Small kids being pushed out by older kids	More Recreational Opportunities for Young Children
Only a couple basketball courts	A Greater Variety of Sports Recreation Facilities
No involvement from the Boys Academy	Boys Academy more involved in the Neighborhood
<b>Resources and Assets within the Neighborhood</b>	<b>Problems and Barriers inside the Neighborhood</b>
Rec Center as a possible meeting or hosting place for future programs Boys Academy as a positive future program location or partner Already developed pocket park.	Lack of communication and involvement with Boys Academy Lack of engagement and involvement by neighbors.
<b>Resources and Assets outside the Neighborhood</b>	<b>Problems and Barriers outside the Neighborhood</b>
Multiple universities and high schools who would possibly willing to form partnerships or collaborations relating to future programs	Kids attend schools located outside the neighborhood

**Project Title: Roosevelt Neighborhood Park**

**Project Description:** This project would involve using one of the empty land bank plots to create an outdoor area that would be accessible and fun for neighbors of all ages. Ideally, this park would include what the people in the neighborhood want, so that people would really use and appreciate it. In order to decide what the neighborhood members want to see in the park a discussion should be held where ideas can be shared and voted on. Some ideas named have been a sports field or sports equipment, a walking path, some benches and tables, and maybe even another playground. This project would be accomplished in order to create an outdoor area for neighbors of all ages, where people could gather and have fun outside.

**Project Objective:** Provide a green space location for children and adults to gather outside and enjoy sports and other recreational activities.

**Project Champion:** A neighborhood member volunteer, with a heightened interest in outdoor recreational involvement of all ages. This person would be responsible for maintaining good communication between all the partners and overseeing the continual maintenance of the park. This person should be interested in raising community engagement and getting the community outside and active.

**Assets/Resources to Mobilize:** Some assets and resources that should be mobilized in order to maximize the success of this project are the neighborhood collaborative and the available empty lots. The neighborhood collaborative is very motivated in doing something for the neighborhood that would encourage people to get outside and interact with each other. They are especially interested in doing something for the children and although this would tend to focus more towards children, it would be something neighbors of all ages would enjoy and benefit from. Another resource that would help with this project is the availability of open lots owned by the land bank that the neighborhood could purchase and use to build a park that they own and control. There are multiple pieces of land that would be perfect, a couple examples being 435 N. Woodward Ave, 42 Mason St., and 326 N. Mathison St. These are just a few of the options available to the neighborhood when it comes to making this project possible.

**Barriers/ Problems to Overcome:** One potential barrier to overcome would be gathering the money to make this project possible. The neighborhood would need money to purchase the land from the land bank and purchase the equipment and develop the land into their ideal space. Money could also connect to a second barrier that would need to be overcome which is the maintenance of the park. The neighborhood would have to either find a group to consistently watch and maintain the park and equipment or pay a lawn care service to maintain the area.

**Project Partners:** Some important partners to include would be the Roosevelt Neighborhood Collaborative and the City of Dayton Parks and Recreation Department.

**Action Plan:**

<b>Action Step:</b>	<b>Responsibility:</b>
1. Appoint a neighborhood champion for the project.	Neighborhood Collaborative
2. Look into possible vacant lots owned by the Land Bank and decide on an ideal location for the park.	Project Champion
3. Host a neighborhood meeting to decide on what exactly the neighborhood would like to see in the park.	Neighborhood Collaborative and Project Champion
4. Look into possible grants, especially those offered by the Dayton Parks and Recreation Department, in order to receive money to purchase the plot of land and the equipment for the park.	Project Champion
5. Begin and complete the development of the park.	Neighborhood Collaborative and Project Champion, possibly a group of volunteers or construction workers
6. Monitor the park and make sure that there is proper maintenance of the park.	Project Champion

<b>Key Outcome: An Attractive, Interactive and Sustainable Neighborhood</b>	
<b>Current Situation</b>	<b>Desired Future</b>
Unsafe traffic patterns, speeding	Safer traffic flow improves the physical and social flow of the neighborhood.
Pedestrians are limited by infrastructure and upkeep. Lighting is limited.	Clean streets with more lighting make streets more inviting.
Vacant property is underutilized and not maintained. Lack of strategy for land use.	Redevelopment of vacant lots improve land use and neighborhood beautification --Greenspaces with walking paths and seating --Community Gardens
Vacant/abandoned homes are hurting the image and value of maintained homes.	Demolish or rehab vacant/abandoned property to improve property values and neighborhood image
Bus stops are mostly marked by signs with no shelter or seating for waiting riders.	Improved bus stops with shelter and seating give riders a comfortable place to wait.
Illegal dumping is prolific, especially around abandoned properties and isolated parts of the neighborhood.	Increased monitoring of illegal dumping reduces the occurrence
<b>Resources and Assets within the Neighborhood</b>	<b>Problems and Barriers inside the Neighborhood</b>
<p>Neighborhood Association Members            Available land            Greater Dayton Recreation Center            Lot Links            History of relationships with neighborhoods            LBC Involvement            Third Street &amp; James H. McGee are major Dayton roads</p>	<p>Absentee Landlords            Struggle to engage community members            Illegal Dumping            Arson and structural fires            Limited retail            Transient residents            Disinvestment of major former employers and property owners</p>
<b>Resources and Assets outside the Neighborhood</b>	<b>Problems and Barriers outside the Neighborhood</b>
<p>Wright Brothers' Factory Redevelopment Project            City grant availability            Proximity to Downtown            Easy access to bike trail network            New library branch</p>	<p>Limited capacity of City resources            Competing demands within the City            Struggling school system</p>

## **Project Title: Community Garden**

**Project Description:** Community Gardens contribute to neighborhood beautification and healthy lifestyles by activating unused property for community-maintained urban agriculture. Developing a community garden in Roosevelt will give residents a way to socially engage over a shared hobby, contribute to neighborhood beautification, and grow healthy and affordable produce.

Both sites have been formally approved as community gardens by Five Rivers Metroparks, and have water access on each plot. The garden on the south side of the neighborhood has minor challenges. A resident has taken ownership of the garden causing other neighborhood residents to be unable or unwilling to use this space. However, the community garden located on the north side of the neighborhood near the intersection of Orchard and First Street is currently underutilized, but available for garden development.

This project involves several steps that will give the neighborhood the garden they desire and need. The first step includes getting into contact with both the City of Dayton and the MetroParks. Since the north side garden is recognized as a community garden the neighborhood needs to know “what it means” to have a community garden in their neighborhood. Once these details are explained and recorded the neighborhood may continue. The next step is to establish a Garden Leader. This individual will be in charge of leading the operation to develop the garden but also oversee the garden when in season. By bringing in a neighborhood individual that is dedicated to the project there will be sustainable steps.

The Neighborhood Association and the Garden Leader need to establish partnerships with City Partners, such as Homefull, who provide assistance to Dayton Neighborhoods. This will give the Garden Leader guidance during the next steps. By establishing partnerships, it will increase the visibility of the project and promote the redevelopment that the neighborhood is trying to accomplish. The following steps are to prepare and set the plot for the garden. These steps include the initial cleaning of the garden. The Garden Leader, with help from the Neighborhood Association should hold a Garden Clean-up, getting community members to help in establishing the garden. Next, test the soil. This information should be recorded for future Garden Leaders. By testing the soil the neighborhood will understand what lengths they may need to go through to get the garden running.

After the plot is cleaned and the soil is tested the neighborhood can move forward with outlining garden beds. The neighborhood should purchase a shared toolbox with tools available to every community member for use.

To get the garden to its necessary development it is necessary that programs are put into place for the garden. The garden leader should establish and explain what it means to have a garden bed in the garden. A great way to spread this information would be by flyer to each community member. With the right experts the Garden Leader should plan

educational garden programs that will inform individuals on how to plan their garden, what to grow, and explain seed-swaps. This will be an ongoing program in the neighborhood, but is important to develop early on.

The last step for the Community Garden is to host a kick-off event. The Community Leader should invite community partners, the City of Dayton representatives, and MetroParks representatives to the event.

**Project Purpose:** The purpose of this project is to provide a space in the neighborhood that is attractive, interactive, and sustainable. The Community Garden will be a community space that will engage community members of all ages.

**Project Champion(s):**

- Neighborhood Association
- Garden Leader

The neighborhood will need an individual that possess the passion and drive to establish and lead the development of the Community Garden. This individual needs to be motivated to see the project through and “champion” it to the very end. The Garden Leader, specifically, needs to be able to manage these communications with partners and lead the project to success.

Assets to Mobilize: To accomplish this goal the Neighborhood association should send a flyer seeking an individual wanting to be the Garden Leader. In addition, the project will do well by engaging neighborhood members and peaking community interest. Finally the plot itself is an asset. The community needs to clean the land to help establish the use of it.

**Project Partners:**

- City of Dayton
- Five Rivers Metroparks
- Roosevelt Neighborhood Collaborative
- Homefull
- West Dayton Garden Collaborative

**Action Steps:**

<b>Action Steps</b>	<b>Responsibility</b>
1. Talk to City/ MetroParks	Neighborhood Association
2. Identify Garden Leader	Neighborhood Association
3. Establish Partnerships	Project Champions
4. Garden Clean-Up	Project Champions/ Community Members/ City of Dayton
5. Test the Soil	Garden Leader/ Project Partners
6. Outline Garden Beds/ Shared Toolbox	Garden Leader/ Community Members
7. Plan Educational Garden Programs	Garden Leader
8. Kick-off Event	Project Champions/ City of Dayton/ Community Members/ Project Partners