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12-2015

## **Leadership in Building Communities: Five Oaks Neighborhood**

Fitz Center for Leadership in Community, University of Dayton

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# FIVE OAKS NEIGHBORHOOD

21<sup>st</sup> Annual Leadership in Building  
Communities Seminar

MPA 526    POL 426    SOC 426



The **FitzCenter**  
for Leadership in Community  
*Educating leaders who build communities*

**2015**

December 2015

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

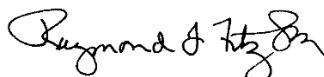
The seminar that resulted in this report is about the process of change. It is about learning together the art of leadership at the local community level. It is about working in teams to assure that the collective wisdom of the group exceeds individual insights and contributions. It is about learning 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



Don Vermillion  
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 2015. 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.

## 2015 LBC Seminar Participants

### Undergraduate Students

Katherine Brossart  
Human Rights & Women and Gender  
Studies  
Pursuing Nonprofit & Community  
Leadership Certificate

Elizabeth Clarke  
Religious Studies  
Pursuing Nonprofit & Community  
Leadership Certificate

Kelsey Clayback  
Psychology  
Pursuing Nonprofit & Community  
Leadership Certificate

Andrew Eckrich  
Mechanical Engineering

Mike Franzese  
Pre-Medicine

Emma Froelich  
Graphic Design  
Pursuing Nonprofit & Community  
Leadership Certificate

Gianna Hartwig  
History & English

Sarah Mastrorocco  
Biology

Jacob Morrison  
Civil and Environmental Engineering

Gabriela Sanfilippo  
Early Childhood Education  
  
Margaret Schaller  
Human Rights/International Studies

Tara Slenska  
Chemical Engineering  
  
Bonnie Steensen  
Graphic Design  
Pursuing Nonprofit & Community  
Leadership Certificate

Sylvie Stewart  
Non-Profit Leadership  
Pursuing Nonprofit & Community  
Leadership Certificate

Sarah Thomas  
Teacher Education & Math

### Graduate Students

Faith Kasten-Payerle  
MPA/Community: Non-Profit  
Leadership  
Pursuing Nonprofit & Community  
Leadership Certificate

Lindsay Parks  
MPA - Masters-Public Administration  
Pursuing Nonprofit & Community  
Leadership Certificate

Kathleen Sturtevant  
Renewable & Clean Energy

### Instructors

Bro. Raymond L. Fitz, S.M., Ph.D.  
Fr. Ferree Professor of Social Justice  
Fitz Center for Leadership in  
Community

Don Vermillion  
Director of Public Projects  
Fitz Center for Leadership in  
Community

### Report Editors

Suzette Pico  
Sr. Administrative Assistant  
Fitz Center for Leadership in  
Community

Judy Keyes  
Sr. Administrative Secretary to  
Bro. Raymond L. Fitz, S.M., Ph.D.

Abbey Saurine  
Fitz Center Student Intern

## Seminar Interaction with the Neighborhood Association and Neighbors



• **September 2, 2015** – 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 students were introduced to “What is going well?” “What are the assets of the neighborhood?” and “What are the challenges?”

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

• **September 30, 2015** – The 1st Neighborhood Meeting

was held at Corpus Christi Church. In that meeting students engaged members of the Neighborhood Association in a conversation about their Desired Future for the Neighborhood and their ideas on potential projects to realize the Desired Future.

- **November 4, 2015** – 2<sup>nd</sup> Neighborhood Meeting was also held at Corpus Christ Church. In that meeting the students presented their preliminary work with multiple poster boards. The conversations provided an opportunity for the neighbors to affirm, critique, and modify the preliminary work of the students.
- **December 9, 2015** – The Final Presentation was made to the neighbors and others at the Grandview auditorium. The students presented their final report to the Neighborhood Association and the neighbors.

### Five Seminar Teams

- **Current Situation and Maps**  
Kelsey Claybeck, Andrew Eckrich, and Sylvie Stewart
- **Housing**  
Michael Franzese, Emma Froelich, Gianna Hartwig, and Tara Slenska
- **Safety and Security**  
Katie Brossart, Faith Kasten-Payerle, and Sarah Mastroroco
- **Education and Youth**  
Elizabeth Clarke, Lindsay Parks, Bonnie Steesen, and Sarah Thomas
- **Physical Environment and Neighborhood Association**  
Jacob Morrison, Gabriela Sanfillippo, Margaret Schaller, and Kathleen Sturtevant

## 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 Redevelopment	Phoenix Project, South Park and Twin Towers
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

# DEMOGRAPHICS

## Block Groups: Five Oaks and Surrounding Neighborhoods



Five Oaks

Block Groups 9-1, 9-2, 9-3, and 9-4

Old Dayton View

Block Group 10-1

University Row

Block Group 6.2

Dayton View Triangle

Parts of Block Group 5.5

Mount Vernon

Block Group 8.02-1

Santa Clara

Block Group 8.02-3

Riverdale

Block Group 12-1

Grafton Hills and McPherson

Block Groups 1652-1 and 1652-2

	Total 2000		Total 2013		2000-2013
	Number	%	Number	%	Percent Change
Population	4,246		3,121		-26.50%
Race: White alone	1,444	34.0%	960	30.8%	-33.52%
African American	2,646	62.3%	2,081	66.7%	-21.35%
Other	156	3.70%	80	2.6%	-48.72%
Age: Under 5	359	8.5%	273	8.8%	-23.96%
Under 18	1,476	34.8%	1,118	35.8%	-24.25%
18-34	1,008	23.7%	542	17.4%	-46.23%
35-64	1,398	32.9%	1,074	34.4%	-23.18%
65+	364	8.6%	387	12.4%	6.32%
Households	1,518		1,259		-17.06%
Family Households	921	60.7%	611	48.5%	-33.66%
Married couple family	436	28.7%	142	11.3%	-67.43%
Other family	485	32.0%	469	37.3%	-3.30%
Male householder	85	5.6%	63	5.0%	-25.88%
Female householder	400	26.4%	406	32.3%	1.50%
Nonfamily Households	597	39.3%	648	51.5%	8.54%
Household Median Income (2013 dollars)	\$42,886		\$21,127		-50.74%
Housing Units	1,865		1,812		-2.84%
Vacant	347	18.6%	553	30.5%	59.37%
Education: Population 25 & over	2,346		1,872		-20.20%
High School Graduate	572	24.4%	555	29.7%	-2.97%
Bachelors Degree	299	12.8%	206	11.0%	-31.10%
Employment: Population 16 & over	2,910		2,162		-25.70%
Not in labor force	1,141	39.2%	1,037	48.0%	-9.11%
Unemployed	149	8.4%	250	22.2%	67.79%
Median Family Income (2013 dollars)	\$47,797		\$24,498		-48.75%
Poverty Status: Child Population	1,471				-100.00%
Living in Poverty	513	34.9%			-100.00%
Poverty Status: Neighborhood	4,017		2,931		-27.04%
Doing Poorly	1,041	25.90%	1,361	46.4%	30.74%

2013 5 year estimates	9.1		9.2		9.3		9.4		Total	
	Number	%	Number	%	Number	%	Number	%	Number	%
<b>Population</b>	744		611		722		1,044		3,121	
Race: White alone	175	23.5%	67	11.0%	426	59.0%	292	28.0%	960	30.8%
African American	550	73.9%	544	89.0%	242	33.5%	745	71.4%	2,081	66.7%
Other	19	2.6%	0	0.0%	54	7.5%	7	0.7%	80	2.6%
Age: Under 5	68	9.1%	92	15.1%	23	3.2%	90	8.6%	273	8.8%
Under 18	234	31.5%	291	47.6%	288	39.9%	305	29.2%	1,118	35.8%
18-34	142	19.1%	136	22.3%	33	4.6%	231	22.1%	542	17.4%
35-64	313	42.1%	153	25.0%	375	51.9%	233	22.3%	1,074	34.4%
65+	55	7.4%	31	5.1%	26	3.6%	275	26.3%	387	12.4%
<b>Households</b>	334		224		241		460		1,259	
Family Households	158	47.3%	131	58.5%	182	75.5%	140	30.4%	611	48.5%
Married couple family	63	18.9%	11	4.9%	30	12.5%	38	8.3%	142	11.3%
Other family	95	28.4%	120	53.6%	152	63.1%	102	22.2%	469	37.3%
Male householder	0	0.0%	41	18.3%	22	9.1%	0	0.0%	63	5.0%
Female householder	95	28.4%	79	35.3%	130	53.9%	102	22.2%	406	32.3%
Nonfamily Households	176	52.7%	93	41.5%	59	24.5%	320	69.6%	648	51.5%
<b>Household Median Income</b>	\$23,276		\$25,417		\$23,225		\$17,266		\$21,127	
<b>Housing Units</b>	630		345		274		563		1,812	
Vacant	296	47.0%	121	35.1%	33	12.0%	103	18.3%	553	30.5%
<b>Education: Population 25 &amp; over</b>	437		278		427		730		1,872	
High School Graduate	155	35.5%	119	42.8%	82	19.2%	199	27.3%	555	29.7%
Bachelors Degree	36	8.2%	28	10.1%	46	10.8%	96	13.2%	206	11.0%
<b>Employment: Population 16 &amp; over</b>	543		341		506		772		2,162	
Not in labor force	267	49.2%	130	38.1%	176	34.8%	464	60.1%	1,037	48.0%
Unemployed	98	35.5%	37	17.5%	54	16.4%	61	19.8%	250	22.2%
<b>Median Family Income (2010 dollars)</b>	\$23,889		\$25,625		\$22,303		\$34,327		\$24,498	
<b>Poverty Status: Child Population</b>										
Living in Poverty										
<b>Poverty Status: Neighborhood</b>	732		589		722		888		2,931	
Doing Poorly	347	47.4%	288	48.9%	344	47.7%	382	43.0%	1,361	46.4%

	Five Oaks		Dayton View Triangle		University Row		Old Dayton View		Riverdale		Mount Vernon/Santa Clara		Grafton Hills/ McPherson	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
<b>Population</b>	3,121		1,044		1,089		417		1,150		1483		1,764	
Race: White alone	960	30.8%	185	17.7%	72	6.6%	117	28.1%	513	44.6%	336	45.40%	753	42.7%
African American	2,081	66.7%	859	82.3%	962	88.3%	300	71.9%	592	51.5%	1048	70.7%	941	53.3%
Other	80	2.6%	0	0.0%	55	5.1%	0	0.0%	45	3.90%	99	6.7%	70	4.00%
Age: Under 5	273	8.8%	13	1.3%	62	5.7%	8	1.9%	44	3.8%	127	8.6%	62	3.5%
Under 18	1,118	35.8%	291	27.9%	314	28.8%	90	21.6%	224	19.5%	450	30.3%	227	12.9%
18-34	542	17.4%	207	19.8%	180	16.5%	107	25.7%	398	34.6%	382	25.8%	469	26.6%
35-64	1,074	34.4%	418	40.0%	408	37.5%	179	42.9%	453	39.4%	543	36.6%	770	43.7%
65+	387	12.4%	128	12.3%	187	17.2%	41	9.8%	75	6.5%	108	7.3%	298	16.9%
<b>Households</b>	1,259		399		486		113		463		630		1,240	
Family Households	611	48.5%	241	60.4%	273	56.2%	79	69.9%	228	49.2%	319	50.6%	263	21.2%
Married couple family	142	11.3%	118	29.6%	129	26.5%	63	55.8%	67	14.5%	170	27.0%	96	7.7%
Other family	469	37.3%	123	30.8%	144	29.6%	16	14.2%	161	34.8%	149	23.7%	167	13.5%
Male householder	63	5.0%	6	1.5%	38	7.8%	6	5.3%	52	11.2%	4	0.6%	23	1.9%
Female householder	406	32.3%	117	29.3%	106	21.8%	10	8.9%	109	23.5%	145	23.0%	144	11.6%
Nonfamily Households	648	51.5%	158	39.6%	213	43.8%	34	30.1%	235	50.8%	311	49.4%	977	78.8%
<b>Household Median Income</b>	\$21,127		\$49,375		\$39,205		\$63,491		\$20,398		\$29,705		\$20,984	
<b>Housing Units</b>	1,812		523		597		230		878		1,208		1,599	
Vacant	553	30.5%	124	23.7%	111	18.6%	117	50.9%	415	47.3%	578	47.9%	359	22.5%
<b>Education: Population 25 &amp; over</b>	1,872		697		685		296		830		870		1,377	
High School Graduate	555	29.7%	199	28.6%	211	30.8%	19	6.4%	327	39.4%	184	21.2%	312	22.7%
Bachelors Degree	206	11.0%	104	14.9%	83	12.1%	68	23.0%	17	2.1%	68	7.8%	251	18.2%
<b>Employment: Population 16 &amp; over</b>	2,162		854		855		346		966		1,058		1,537	
Not in labor force	1,037	48.0%	306	35.8%	309	36.1%	173	50.0%	399	41.3%	287	27.1%	624	40.6%
Unemployed	250	22.2%	70	8.2%	90	10.5%	32	9.3%	200	20.7%	202	19.1%	100	6.5%
<b>Median Family Income (2010 dollars)</b>	\$24,498		\$53,646		\$53,542		\$64,526		\$32,010		\$36,480		\$17,212	
<b>Poverty Status: Child Population</b>														
Living in Poverty														
<b>Poverty Status: Neighborhood</b>	2,931		1,044		1,059		417		1,150		1,483		1,764	
Doing Poorly	1,361	46.4%	115	11.0%	130	12.3%	74	17.8%	460	40.0%	602	40.6%	778	44.1%

# **HOUSING MAP AND ANALYSIS**

## **Analysis of Map**

In the Leadership in Building Communities Five Oaks Report, courtesy of the City of Dayton Planning and Community Development Department, there is a map of the most recent housing survey completed in west Dayton by trained Wright State University students showing housing conditions.

The map shows a concentration of high quality housing in good condition between Grandview Hospital and Corpus Christi Church as well as a concentration of housing in good condition in the central part of the neighborhood west of Corpus Christi Church.

The largest concentration of vacant properties and those in deteriorated condition are in the southwest portion of the neighborhood and the more northern portions of the neighborhood.

The map identifies areas that the neighborhood could focus on with the City of Dayton for repair or demolition, and also vacant lot areas that could be available for future redevelopment opportunities.

# **Leadership in Building Community 2015**

## **Five Oaks Neighborhood**

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## Organization of the Report

During the 2015 Fall Semester the students of the University of Dayton's Leadership in Building Community class engaged with the Five Oaks Neighborhood Association and the neighbors of the Five Oaks 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 Five Oaks Neighborhood as well as some analytical work that they prepared for the Neighborhood Association.

The section **Current Situation in Five Oaks** 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 Five Oaks Neighborhood
- What are important assets and resources in the neighborhood? – Assets of the Five Oaks Neighborhood
- What are the challenges that the neighborhood should address in the future? – Challenges of the Five Oaks 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 Five Oaks.

The **Shared Vision: Five Oaks Neighborhood in 2020** is a list of the Key Outcomes of the Shared Vision for the Five Oaks 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: Five Oaks Neighborhood in 2020.

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. There is one exception in this report. The conversations and the work on the Key Outcomes “Diverse and Sustainable High Quality Housing” and “Attractive Physical Environment” indicated that one integrated project realizing both Key Outcomes would provide a more effective way to proceed. An integrated project “Revitalization of Neighborhood Housing and Landscape” is presented.



# **CURRENT SITUATION IN FIVE OAKS**

## Introduction

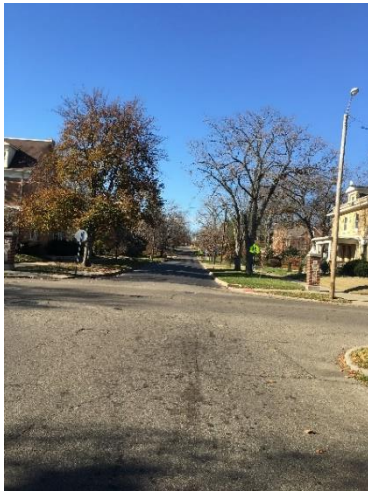
Below are the top strengths, assets and challenges gathered from active members of the Five Oaks Community. This information was collected through one-on-one interviews, Neighborhood Association meetings and neighborhood feedback and deliberation from September to December of 2015.

### Strengths of the Five Oaks Community

The following list represents what has been described as going well within the Five Oaks neighborhood.

#### Involved community leaders and association members

Passionate and involved members of the Dayton community currently reside within Five Oaks. These members include Neighborhood Association President, Bill Marvin, the Mayor of Dayton, and the active Neighborhood residents.



#### Friendly and outgoing environment

Though the neighborhood has high home vacancies, many in the community have created a caring culture of hospitality. Examples of the caring culture include neighbors conversing outside of their homes, watching out for each other, kids playing, expanding relationships and cooperation to be the voice of change for the community.

#### Visually appealing neighborhood

The beauty of the Five Oaks landscape of historical homes is unique and offers a competitive advantage in attracting new neighbors. Within Five Oaks, you can find a community of porches where people unite outside their homes and feel a sense of collective purpose and pride.

#### Community engagement

There are many examples of the Five Oaks community engaged in finding creative steps to build their neighborhood. Examples include the neighborhood gardens, the tree and landscape corners of flowers and natural beauty, and community activities to clean-up areas of neglect. In addition, community projects have been implemented to reduce crime and establish a new haven that will expand home ownership.



#### Relationship with DECA Prep

Having a strong school in the neighborhood ignites the community with inspiration to further build on this success and attract families with young children to the Five Oaks Community. DECA leadership provides high student academic success and parent involvement for the neighborhood.



### **Diversity of the neighborhood**

The Five Oaks Community could be separated into many pieces: race, age, family household, nonfamily households, married households, female households, income, education, employment, unemployment, and poverty status. However, the beauty of the Five Oaks community exists in understanding the gains of resiliency in combining their pieces as one collective whole.

### **Improved partnerships outside the community**

Through community efforts, relationships of community support have grown with the City of Dayton, including the Police Department, political officials, and City of Dayton home buyer programs. Members of the police force are visible and trusted throughout Five Oaks, as ongoing relationships continue to build.

### **Strong Neighborhood Anchors**

The Dayton Art Museum, Corpus Christi Church, Grandview Medical Center, DECA Prep School, expanding park activities for youth, and the availability of public transportation have helped secure a neighborhood that will positively attract new neighbors. There is the potential for adding new business infrastructure and increasing economic activity within Five Oaks.

## **Assets of the Five Oaks Community**

The following list represents current assets of the Five Oaks community.

### **Strong Community Institutions**

Within Five Oaks, there are very unique institutions. DECA Prep has become a strong part of the community. Though church membership has been on a decline, Corpus Christi represents an important congregation and meeting center within the neighborhood. Additionally, Grandview Medical Center and the Elizabeth New Life Center provide medical resources in close proximity to Five Oaks. Recently, Grandview Hospital has opened a restaurant, salon and pharmacy that are available to the community. These partnerships offer larger opportunities for the success of Five Oaks. For example, the community gardens in Five Oaks may be able to collaborate with the weekly farmer's market initiative beginning at Grandview.

### **Involved Neighborhood Leaders**

Five Oaks has built a strong neighborhood system that is dedicated to improving the neighborhood. Leaders have ideas and direction to continue working towards community goals. Additionally, Mayor Nan Whaley resides in the community and has strong ties to the overall Dayton community. Police enforcement is trusted and valued. Both the leaders and police in the area can help contribute to future projects in the neighborhood with continued participation.

### **Engaged Community Members**

The passion of many Five Oaks residents is very evident in their involvement with the neighborhood. Many residents have expressed a love of Five Oaks and the neighbors with whom they share this community. Community newsletters are available to keep the residents informed, involved, and invested in Five Oaks. Additionally, community members have voiced an appreciation of the great amount of diversity within the neighborhood. Though many members are active and involved, there is also room for growth in terms of communication between all residents of Five Oaks.

### **Proximity to Downtown Dayton**

Five Oaks is located within a few minutes of downtown Dayton. With a bus route that passes through the neighborhood, it is easy to make a trip to the city even without a car. This offers easy access to the additional amenities and attractions within the city center.

### **Historical Districts within Five Oaks**



Three historical districts are located within Five Oaks. Many of the homes have historical value and importance. In addition, this history carries over to the relationships between neighbors. Many neighbors have resided in Five Oaks for decades and have personal history among each other.

### **Housing Stock within the Neighborhood**

Currently, Five Oaks offers many beautiful homes at astonishingly low prices. Many residents and new homeowners see this as an asset, since it provides more affordable properties that still have the fine architecture and craftsmanship desired. This is further reflected in the low property taxes seen in Five Oaks. However, high vacancies have been noted as a challenge to the neighborhood.

### **Access to Outside Resources**

Logistically, there are additional institutions and organizations that lie outside of the Five Oaks neighborhood and are available to residents. These support services include a domestic violence shelter and churches with food pantries and clothing drives located on Salem Avenue.

### **Community Resources within Five Oaks**

Within the neighborhood, there are many gardens from which produce can be harvested and shared among neighbors. Five Oaks also has a variety of parks and bike paths available to members of the community.



### **Five Oaks Community Infrastructure**

In an effort to reduce crime, the City of Dayton collaborated with Five Oaks on a defensible space project. This project added large metal gates to eliminate high traffic areas that were identified in the neighborhood. Though the neighborhood appears to be divided on whether or not these gates are beneficial, many see that they have decreased crime involving drugs, prostitution and speeding in the area.

### **Challenges Faced by the Five Oaks**

The following categories represent aspects of Five Oaks that residents have expressed concern at both monthly neighborhood meetings and within research carried out by University of Dayton students in this study. These aspects call for varying degrees of improvement in order to realize the community's shared vision.

#### **Reducing Criminal Activity**

Criminal activity has a large presence in Five Oaks, but has been notably decreased since the installment of gates throughout the neighborhood. Neighborhood members seem to agree that the most significant issues are robberies, drug trafficking, gang activity, and prostitution. Additionally, community members have expressed an increase in drug culture due to various technological advances. In the past, crime was centralized in what neighbors refer to as "drug houses". A recent shift has resulted in many drug deals being organized over cell phones and carried out through quick transactions on bikes or in cars. These mobile transactions have reduced the ability for police enforcement to respond, since many deals are done before neighbors can even dial the police.

#### **Increasing Family-Oriented Atmosphere**

Quite a few residents noted in their interviews that there are a lack of activities and resources for children and teenagers. It is apparent that there are children in the neighborhood in need of resources like a recreation center, daytime care, and/or tutoring.

#### **Beautifying of Five Oaks Neighborhood**

The visual appearance of Five Oaks needs improvement. Issues such as trash in alleyways, unattractive gates separating parts of the neighborhood, and long-standing vacant homes are items that should be addressed in order for the neighborhood to reach its potential beauty.

### **Improving Housing Market**

The most-mentioned challenge is the overall housing situation in Five Oaks. Vacancies and deteriorating housing are deterring people from moving into the neighborhood that has so much to offer. A high renting population, absentee landlords, low returns on housing investments, and very low housing prices all contribute to the overarching issue.

### **Developing of Local Business**

It would benefit Five Oaks to have attractive small businesses nearby that could satisfy food and commercial needs. A local (perhaps organic) grocery store would enable people to walk or bike in order to get food and could help initiate beneficial business competition.



### **Providing Access to Healthy Food**

A “food desert” situation near Five Oaks forces people to leave the community in order to get food. There are limited healthy food options which in turn makes it easier to eat *un*healthily, as this is the most readily-available type of food. This problem is a result of past local food resources closing operations, which has limited options for the residents of Five Oaks.

### **Building Community Representation and Communication**

There is a newsletter distributed throughout the neighborhood which enables the dissemination of necessary information. However, it appears that there’s a decline in representation at community meetings. Minorities are not represented at community meetings in proportion to the Five Oaks population. The lack of communication translates to the lives of residents, who may not be aware of their own neighbors’ talents that could help solve individual and community-oriented challenges. This represents a need for initiatives that increase unity and build trust within the community.

### **Increasing Educational and Social Support**

DECA Prep and Corpus Christi are great assets to have within the Five Oaks neighborhood. Aside from those assets, there are very few nearby *quality* public schools to which to send children and teens. Likewise, a decline in attendance and involvement at Corpus Christi has limited its influence on community building. Increasingly, visitors from outside Five Oaks are the ones who attend DECA Prep and Corpus Christi activities which means those participants aren’t invested in the neighborhood as a whole.

### **Countering the Effects of Poverty and Unemployment**

The effects of poverty and/or unemployment are seen especially during the day when people linger around the neighborhood. Naturally, the unemployment situation contributes to the housing challenge as well.

### **Improving Neighborhood Image**

The curb appeal of the neighborhood and the online marketing presence of Five Oaks does not showcase the neighborhood's many positive characteristics. This represents a problem specifically in attracting new homebuyers to the area.



SHARED VISION:  
FIVE OAKS  
NEIGHBORHOOD  
IN  
2020

## **Five Oaks Neighborhood: Shared Vision**

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In 2020 the Five Oaks Neighborhood will have a strong positive reputation because it has the following characteristics:

- **Diverse and sustainable high quality housing**
  - **An attractive physical environment**
  - **A reputation for safety and security**
  - **Excellent education and youth programming**
  - **Neighbors are engaged in the Five Oaks Neighborhood Association**
  - **A welcoming and family friendly neighborhood**
  - **A variety of retail businesses that support healthy living**
  - **Responsive partnerships and government services**
  - **Easy access to Dayton and Regional amenities**
-

# CHANGE FRAMEWORKS AND RECOMMENDED PROJECTS

<b>Key Outcome: High Quality, Diverse and Sustainable Housing</b>	
<b>Current Situation: What do the citizens of the neighborhood currently see as the situation in their neighborhood?</b>	<b>Desired Future: What would the citizens of this neighborhood like to see if this vision theme is realized?</b>
A large percentage of rental houses do not upkeep their properties or hold renters responsible.	Rental houses are owned by landlords who are responsible, trustworthy, and maintain the integrity of their property.
Many homes throughout the neighborhood have been abandoned and are not in livable condition.	Vacant homes are systematically restored, sustainable, and occupied by new residents.
Rundown houses create unappealing streets and a negative image for Five Oaks.	Homes are attractive to current and new homeowners because they are aesthetically pleasing and structurally sound.
Homeowners lack both financial and home improvement resources to easily renovate houses.	Residents have resources available to help them see their homes as a positive financial investment and add more value to the house.
<b>Resources and Assets within the Neighborhood</b>	<b>Problems and Barriers inside the Neighborhood</b>
<p>The presence of <b>Grandview Medical Center</b> offers the potential to partner for projects that can benefit the neighborhood.</p> <p><b>DECA Prep</b> is a high achieving school providing local education and promoting family oriented initiatives.</p> <p>Many houses within the neighborhood are a <b>historical</b>.</p> <p>Some members of the neighborhood are parishioners at <b>Corpus Christi</b></p>	<p><b>Crime and drug activity</b> take place in certain vacant houses.</p> <p>The visual appeal of <b>vacant and rundown homes</b> is cause for concern.</p> <p>Landlord (rented) homes are a problem because of <b>temporary residents and low interest in house upkeep</b>.</p> <p><b>Low property values</b> deter people from purchasing and updating houses.</p>

Key Outcome: High Quality, Diverse and Sustainable Housing	
Resources and Assets outside the Neighborhood	Problems and Barriers outside the Neighborhood
<p><b>City of Dayton Planning and Community Development Department</b> holds the potential to help rehab or repurpose vacant homes especially through their <b>Lot Links</b> program.</p> <p><b>CityWide Development Corporation</b> offers services to help economic and community development within neighborhoods.</p> <p><b>Victory Project</b> offers landscaping and cleaning services to help with the beautification process.</p> <p><b>St. Mary's Development Corporation</b> provides rental and utility assistance, as well as lease-to-own program.</p> <p><b>Omega Baptist Church and Mount Olive Baptist Church</b> both have active members who have expressed interest in helping in the neighborhood.</p>	<p><b>Drug activity</b> travels into the neighborhood.</p> <p>Lack of local <b>grocery stores</b> in surrounding neighborhoods do not provide an incentive for people to move in.</p> <p><b>Negative stigma</b> about neighborhood deters potential new residents.</p> <p>Potential projects rely on <b>funds</b> from the City, State, and grant money</p>

<b>Key Outcome: An attractive physical environment</b>	
<b>Current Situation</b>	<b>Desired Future (Indicators)</b>
There are <b>unidentifiable neighborhood entrances</b> , although there are beginning phases of project development at the front of the neighborhood, such as trees that are being planted for the city.	Five Oaks neighborhood has <b>identifiable</b> neighborhood entrances.
Existing <b>gates</b> have become <b>run-down</b> and are considered <b>unattractive</b> by the neighbors.	Gates are <b>repaired</b> and considered <b>attractive</b> .
There are a couple of <b>low-profile gardens</b> in the neighborhood. However, in general, there are <b>limited green spaces</b> and gardens for neighbors. Many neighbors would like to be able to <b>grow their own produce</b> .	Current gardens are expanded, as well as added alternate <b>communal green spaces</b> for community use.
There are <b>broken and/or dilapidated infrastructure</b> throughout the neighborhood, including streets, sidewalks and lamps. Many historic brick streets have been patched with asphalt patches.	The infrastructure is <b>repaired</b> . In particular, the streets, sidewalks, lamps, and brick streets are <b>visually appealing</b> .
<b>Resources and Assets within the Neighborhood</b>	<b>Problems and Barriers inside the Neighborhood</b>
<p>There is a <b>tree arboretum</b> on Forest Ave.</p> <p>There are currently small <b>green spaces</b> and gardens sprinkled throughout the neighborhood that are <b>well cared</b> for.</p> <p><b>Grandview Medical Center</b> is a neighborhood anchor and could provide <b>financial stability</b>.</p>	<p>Mixed feelings in the neighborhood have prohibited movement in either <b>repairing or tearing down</b> the gates.</p> <p>Acquiring <b>desired green spaces</b> could be difficult if there aren't suitable areas in Five Oaks for this project.</p>
<b>Resources and Assets outside the Neighborhood</b>	<b>Problems and Barriers outside the Neighborhood</b>
<p><b>City of Dayton</b> can become a strong neighborhood partner by assisting through public works and other departments of the city.</p> <p><b>FROC's community food garden</b> could offer know-how in currently existing and future neighborhood food gardens.</p> <p>Miscellaneous <b>urban farming grants</b> to fund a possible garden within the neighborhood.</p>	The city of Dayton has not always had the resources to be responsive in the past in terms of requests made by the neighborhood.

## **Project Title: Revitalization of Neighborhood Housing and Landscape**

**Project Description:** The Project will focus on incorporating the housing issues in the neighborhood with specific attention on creating productive green spaces and welcoming neighborhood entrances. Utilizing vacant lots to create urban gardens can create community gathering space and encourage localized art projects for members of the community to enjoy. Investment will be directed at acquisition and demolition of decrepit homes, signage and attractive neighborhood entrances, and development of new community gardens and tree planting throughout the neighborhood. Improving the housing situation in Five Oaks will help the neighborhood gain back some of the historic housing stock lost from irresponsible owners as well as start to bring more people into the neighborhood as potential homeowners. Community gardens can be used to cultivate locally raised organic agriculture and reserve space for murals, art projects, or food and gardening workshops. A large empty lot on Homewood Ave. across from DECA Prep has been noted as a space the community would like to see some improvement on, which can be acquired and used for such a garden. Clear and inviting signage will be added to heavily trafficked neighborhood entrances, such as on Forrest Ave. near DECA Prep and Main St. near the Grandview Medical Center. More trees planted throughout the neighborhood can also add to the unique aesthetic of Five Oaks. The beautification of this neighborhood can attract more homebuyers by highlighting and adding attractive physical assets to Five Oaks' identity.

**Project Goal:** The goal of this project is to improve the overall quality of the physical environment in Five Oaks by focusing on housing conditions, community gardens and green spaces, and signage through important entranceways.



**Project Champion:** In order to achieve the goal of this project, several project champions will serve as leaders. First, Bill Marvin and the rest of the Neighborhood Association would be a team of champions who can execute the project and monitor its progress. However, many other champions would need to also be involved in order to truly impact the community. Members of the community, both homeowners and renters, need to be engaged and committed in order for a project similar to the DaVinci Project in Old North Dayton being led by Children's Medical Center and CityWide Development to be successful. For example, those who are skilled in landscaping or gardening could help with revitalizing green spaces.

Those who have strong writing skills or have a political background could assist with grant proposals and petitions. In addition, members in the community who like to paint, work construction, or have any other trade skills could help revitalize dilapidated homes. The culmination of all these community members as project champions is necessary in order to implement the project successfully.



**Assets/Resources to Utilize:** Several assets and resources within the community can be utilized for this project. First, Grandview Medical Center is a valuable asset/resource located in the community that can be used as a partner. Both Five Oaks and Grandview have their own self-interests, that when brought together, could create a project similar in scale and function as the DaVinci Project. Other assets near the community are several churches, including Corpus Christi, Mount Olive Baptist Church, and Omega Baptist Church. All three of these churches have parishioners who are eager to help the community in

various ways. Additionally the enthusiasm and willingness of the residents to help out would provide great support in a project this size.

**Barriers/Problems to Overcome:** While there are many resources and ways to go about achieving the goal, there are still barriers/problems that will need to be overcome. The foremost barrier will be funding. While the City of Dayton and the State of Ohio do have money available for projects like these, additional funds will be needed from outside sources. Writing grants or submitting proposals may take more than just one try to be successful. Another potential barrier to this project is time. The duration of this project is likely to be over a few years which means establishing clear goals and modifying plans as the project continues is important. Throughout this time, the problem of losing focus will also need to be addressed.

**Potential Partners:** To begin this project, the neighborhood should contact and build a relationship with CityWide Development. In addition to CityWide, relationships and contacts should be strengthened with Grandview Medical Center, St. Mary's Development Corporation, DECA Prep, and Corpus Christi, Mount Olive Baptist and Omega Baptist churches. The neighborhood should also utilize resources available from the City and County, such as the Lot Links program. Finally, the community could also utilize students from UD, Wright State, and Sinclair Community College as volunteers.



**Action Steps:** In order to put this project into action, the following steps should be taken:

1. Organize a committee to start making contacts with potential partners.
2. Identify potential partners' self-interest in the project.
3. Pitch the project idea to potential partners and enlist their help.
  - a. Gaining the support of Grandview Medical Center and CityWide Development would be especially helpful.
4. Have a meeting with representatives from all confirmed partners to go over project's plans and goals and divvy up responsibilities.
5. Set up a timeline in which to accomplish certain tasks.
6. Send out newsletters updating residents on the project's progress.
7. Continue to have neighborhood contacts work with partners throughout the process.
8. Maintain regular meetings with partners to keep everyone up-to-date on the schedule and progress until the project is complete

<b>Key Outcome: A reputation for safety and security</b>	
<b>Current Situation</b>	<b>Desired Future (Indicators)</b>
While many community members have a strong relationship with the police, others want to improve and foster a closer and more widespread relationship with the police.	The Five Oaks neighborhood has an excellent relationship with the police with open communication and annual events. Relationships with the police are strengthened (i.e., picnics, dinners). Neighbors and police have a mutually beneficial partnership.
The neighborhood had 24 drug related crimes in 2014 and 17 drug related crimes so far in 2015. There could also be drug activity that is not being reported to the police.	There is very little drug activity in the community. Any activity that is noticed is promptly reported and addressed.
Current residents of Five Oaks are concerned with safety and security in their neighborhood. The police department does not place Five Oaks as a priority when addressing crime in the city of Dayton because the crime is not as severe as other neighborhoods.	The Five Oaks neighborhood has one of the lowest crime rates in the city and has a reputation for safety and security.
Currently the Five Oaks neighborhood is striving to take advantage of available resources but has a disjointed neighborhood watch, and a lack of engagement from all neighbors.	Five Oaks has established an effective and successful safety plan consisting of the use of Operation Identification, Nextdoor.com, an active phone tree, instituting a reporting hotline, and a strong neighborhood watch program.
<b>Resources and Assets within the Neighborhood</b>	<b>Problems and Barriers inside the Neighborhood</b>
<p>Neighborhood Watch</p> <p>Neighbors are aware and watching for criminal activity, discussed at recent neighborhood meeting</p> <p>Gates offer security, control traffic and dissuade crime due to lack of easy escape</p> <p>Operation Identification</p> <p>Corpus Christi</p> <p>DECA Prep</p> <p>The Clubhouse</p> <p>Grandview Medical Center</p>	<p>The Neighborhood Watch is disjointed</p> <p>Vacant housing leads to an increase of drug activity</p> <p>Community members are failing to report crime</p> <p>Lack of activities for older teens after school</p> <p>High rates of breaking and entering and vandalism</p>

<b>Key Outcome: A reputation for safety and security</b>	
<b>Resources and Assets outside the Neighborhood</b>	<b>Problems and Barriers outside the Neighborhood</b>
NextDoor.com Dayton Police Department Dayton Historical Society YMCA Dayton Metro Library	People from other areas meet in Five Oaks for drug deals because it is an approachable area  Lack of funding from City of Dayton lack of affordable transportation

**Project Title:** Tip Off to Five Oaks

**Project Description:** This project is designed to foster a multi-generational relationship between the Dayton Police Department and the residents of the Five Oaks neighborhood while building entrepreneurial skills for youth and lowering crime rates. This project will kick off during college basketball fever in the spring. The neighborhood will focus on creating programming for residents by holding monthly basketball tournaments at their neighborhood park behind DECA Prep. These tournaments will be divided by age divisions to encourage participation from all residents. At these tournaments, a concession area can be operated by an adult volunteer and youth from the neighborhood. This teaches valuable entrepreneurial skills and offers alternative activities to young adults in the neighborhood which could lower crime rates. It will serve as a mentoring program for adolescents and youth. Stemming from these monthly tournaments, there will also be an annual basketball game between youth and police officers. This will build relationships and trust between participants.

**Project Description:** This project aims to achieve the desired future of decreasing crime through youth involvement. It will build multi-generational relationships between police officers and those that do not have pre-existing relationships with the police.

**Project Goal:** The goal is to lower crime through an increase in youth involvement and grow relationships with police across multiple generations.



### **Assets/Resources to Utilize**

There are numerous potential assets and resources that could contribute to a very successful police-youth program. The Five Oaks Park has outdoor basketball facilities for the late spring and summer months, and DECA Prep has an indoor basketball court that could be utilized in colder months. Dayton Police has been active in other neighborhoods with youth sports, and that could be replicated in Five Oaks. Grandview Medical Center with its focus on wellness and childhood obesity could provide important information to participants. Corpus Christi Parish has had a history of youth basketball and could provide volunteers to assist with the program along with Five Oaks Neighborhood Association volunteers. The parents and families of the participating youths would also be a great resource to the program.



### **Potential Partners:**

Dayton Police  
Corpus Christi Parish  
Grandview Wellness Program and Public Safety Department  
DECA Prep  
Sporting goods store  
University of Dayton student volunteers  
The Club House

### **Action Steps**

Meet with Dayton Police to plan the program and approach to the community  
Recruit someone to head the project  
Seek donations/resources/sponsors  
Meet with City of Dayton Parks Department to confirm support for use of the basketball court at Five Oaks Park  
Meet with DECA Prep to confirm commitment for indoor basketball court space  
Widely advertise the program through multiple mechanisms including social media to recruit youth to the program

<b>Key Outcome: Excellent Education and Youth Programing</b>	
<b>Current Situation</b>	<b>Desired Future (Indicators)</b>
Not enough students show signs of kindergarten readiness or literacy.	Children in the neighborhood are ready for kindergarten with provided Early Learning Resources.
In terms of passing the Third Grade Reading Guarantee: 58.6% of third graders at Edison PreK-8 School passed. 92.1% of third graders at River's Edge Montessori passed. 58.8% of third graders at E.J. Brown passed. 96.5% of third graders at DECA Prep passed.	Increase the percentage of children who pass the literacy test by ensuring access to resources that enrich the education they are already receiving.
There is a lack of Dayton public schools in close proximity to the neighborhood for children to attend.	All children have access to excellent public schools.
A park and basketball courts are available to children for activities before and after school.	Ensure that the park continues to be maintained in order to host a variety of youth programs.
<b>Resources and Assets within the Neighborhood</b>	<b>Problems and Barriers inside the Neighborhood</b>
<p>The charter school DECA Prep is located in the neighborhood providing academic opportunities to children in the neighborhood and is marketable for families to move to the neighborhood.</p> <p>A park and basketball courts are in the neighborhood and easily accessible for community members promoting an active lifestyle and a safe place for kids to interact.</p> <p>There over twenty daycare centers and preschools located near the neighborhood that provide kindergarten readiness and homework help.</p> <p>Grandview Hospital is open to a partnership with the neighborhood regarding youth programs that promote health and wellness.</p>	<p>The library in the neighborhood is closing.</p> <p>The large number of single parent families do not have the support needed to help their children read.</p> <p>There is no Dayton Public School in close proximity to neighborhood.</p>

**Key Outcome: Excellent Education and Youth Programing**

<b>Resources and Assets outside the Neighborhood</b>	<b>Problems and Barriers outside the Neighborhood</b>
<p>East End community services could aid in guiding and beginning youth programs in the neighborhood. Since East End has a well established afterschool program they would be a helpful resource to get similar programs started in the Five Oaks Neighborhood.</p> <p>Possible locations to house an after school program could be Corpus Christi Church, a room in DECA Prep school, or Grandview Hospital; if there are no set plans for the library building it could become a community and tutoring center.</p> <p>University of Dayton students from campus-wide organizations could provide tutors for After School Programs.</p> <p>Miami Valley Child Development Centers is located on Salem Avenue and provides readiness and literacy programs for children ages 0 to 5.</p>	<p>Drug problems are present around the surrounding area of the neighborhood.</p> <p>The Dayton Public Schools are considered to be “at risk” by the Ohio Department of Education.</p>

## **Project Title: Little Libraries**

**Project Description:** Little Libraries is an initiative that is starting all over the world “to promote literacy and the love of reading by building free book exchanges worldwide and to build a sense of community as we share skills, creativity and wisdom across generations” ([littlefreelibrary.org](http://littlefreelibrary.org)). Children can help paint and decorate the stations with the help of volunteers. Neighbors can buy and register for a free library. There are a number around the city of Dayton so the initiative works reliably.

The Little Libraries initiative will require community support in order to build the libraries and to sustain the libraries. An engineering club from the University of Dayton which needs to complete a service project during the course of the year can work with children in the Five Oaks Neighborhood to build and paint the libraries. There is a number of possibilities to receive books from, the first is from the library in the Five Oaks neighborhood that is closing at its current location in order to merge with other library branches. A second possibility is to partner with the Greek Life book drive that occurs on campus every year. Through community partners, locations will have to be strategically placed so that someone is able to check the Little Libraries to make sure that they remain children friendly; possible locations: school bus stops, between the park and DECA Prep, near a community garden, near the “Clubhouse” house.



**Project Goal:** The desired outcome for this project is that all schools see an increase in the percentage of children who pass the literacy test by ensuring access to resources that enrich their education. This free book exchange will build a sense of community and creativity between community members. A number of “Little Libraries” will be put up around the neighborhood and will promote literacy for all ages in the Five Oaks Neighborhood. If the children build the libraries themselves the hope is that they will take pride in this contribution to their community.

**Project Champion:** A neighborhood member volunteer, with an interest in youth and education, will be a champion of this project that will be in charge of monitoring the Little Libraries and organizing the project. A group from the University of Dayton will work with children in the neighborhood to help build and put the Little Libraries in place. More neighbor volunteers will be in charge of monitoring the project once built. Families with children in the neighborhood will also be champions of this project from using the Little Libraries and keeping track of the books. Leaders at DECA Prep or a neighbor close to the location will be vital to checking the box once a day to ensure that there are no inappropriate materials being added or vandalism being done to the boxes.



**Assets/Resources to Utilize:** This project will utilize institutions such as Grandview Medical Center, DECA Prep, and nearby preschools, to encourage the use of the Little Libraries. The park near DECA Prep and Corpus Christi would be a good place to have a Little Library because it is highly accessible and used often by the neighborhood children.

**Barriers/Problems to Overcome:** A potential barrier to overcome with the project that there is no other school in the neighborhood for students to walk to. Ohio public schools has implemented a Third Grade Reading Guarantee initiative which is, “a program to identify students from kindergarten through grade 3 that are behind in reading” (education.ohio.gov). The current situation in Dayton City Schools is a range of students who pass the Third Grade Reading

Guarantee, ranging from 58.6% of students who pass at Edison PreK-8 school to 96.5% of students who passed the Third Grade Reading Guarantee at DECA Prep school. Volunteers and neighbors will need to be responsible for replenishing books if they are not returned and cleaning up any vandalism of the Little Libraries.

**Potential Partners:** Important partners to help the Five Oaks Neighborhood accomplish would be DECA Prep School, Clubhouse, Grandview Medical Center, and student groups at the University of Dayton.

**Action Steps:** The following action items are the steps that need to be taken to implement this project:

1. Identify an individual who will write a grant to obtain money to purchase a number of the “Little Libraries” sets.
2. Contact the ETHOS Center in the School of Engineering at the University of Dayton to see if there is neighborhood to build these Little Libraries.
3. Recruit youth who live in the Five Oaks Neighborhood who would be willing to work with the engineering students to build the libraries.
4. Partner with individuals or organizations in the Five Oaks Neighborhood who would be willing to have a Little Library on their property.
5. Contact the local library or the University of Dayton Greek Life to see if they would be willing to donate books that are appropriate for children.

<b>Key Outcome: Engaged neighborhood</b>	
<b>Current Situation</b>	<b>Desired Future (Indicators)</b>
Community members don't regularly attend community meetings.	Community members are passionate about the neighborhood association and attend meetings regularly.
The neighborhood lacks a community center to provide youth programs and welcoming place for people to gather.	The neighborhood has an updated and universally-used community center, which provides a place for neighbors to gather and provide tutoring.
Community members stop their kids from walking down/playing on certain blocks in the neighborhood because of a general feeling of insecurity throughout the neighborhood, which prohibits neighbor-to-neighbor interaction.	Increased interaction between neighbors allow the community members to feel engaged in the community.
There is limited communication between neighbors on the same block and throughout the neighborhood.	An implemented communication network allows community members the opportunity to get to know each other and share their gifts and interests.
<b>Resources and Assets within the Neighborhood</b>	<b>Problems and Barriers inside the Neighborhood</b>
<p>DECA Prep requires a commitment from parents for DECA Prep students.</p> <p>Corpus Christi provides a meeting room for the community to meet.</p> <p>Community members attend meetings when a big issue is going to be discussed.</p> <p>The neighborhood hosts an annual highly-attended, community-wide neighborhood party.</p> <p>Highest population of people under 18, which is at 35%.</p>	<p>Corpus Christi has a declining membership and engagement is limited.</p> <p>Various family structures make up the neighborhood and it is challenging to reach and accommodate all.</p> <p>Family and nonfamily households in the neighborhood are in transition, and may not be interested in engaging in the neighborhood.</p> <p>A reputation for crime-ridden blocks within the neighborhood.</p>
<b>Resources and Assets outside the Neighborhood</b>	<b>Problems and Barriers outside the Neighborhood</b>
<p>City of Dayton Metro Library might be available as location for community center</p> <p>Funding opportunities available through the City of Dayton and other outside resources</p>	<p>Funding and grant restrictions could be challenging to secure for various community-enhancing projects</p>

## **Project Title: Engagement in Neighborhood Association**

**Project Description:** This project is a collection of events that would allow the members of the Five Oaks neighborhood to be more engaged in their neighborhood association. The whole neighborhood would benefit from being more engaged in their neighborhood association and implementing projects that would improve the sense of community in the neighborhood. Some events that could be used to increase engagement in the neighborhood association:

- ‘Boo-ing’ for Halloween
- Potluck Dinners (centered around the holidays)
- Neighborhood-wide Yard Sale
- House Tours or Neighborhood Walk (Pumpkin Lighting or Garden Walk)
- ‘House of the Week’ highlighted in newsletter
- Community Outings (community-wide, or block-wide service projects or other collective event)
- Practical workshops on different topics led by neighborhood members (set up by the neighborhood association, possibly from the city of Dayton or UD as well)
- Annual Picnic

**Project Goal:** The outcome of this project will be more engagement in the neighborhood association, as well as improving the sense of the community in Five Oaks neighborhood.

**Project Champion:** For this to be successful, there would need to be several project champions. Bill Marvin would be a champion for this project as he is the president of the neighborhood association. However, we need many more project champions. For these projects to be successful, we would need people to volunteer to coordinate these events. Our project champions would need to have initiative, enthusiasm for the event, excellent planning skills, good at delegating, and has excellent people skills.



**Assets/Resources to Utilize:** Some of the assets and resources that could be utilized for this project are the park area that could be used as a meeting place or a site for wellness activities, the already existing neighborhood association, Bill Marvin’s passion for the neighborhood, the newsletter that the association sends out each month, the beautiful and historic homes in the neighborhood, Grandview Medical Center, University of Dayton for potential leaders of workshops and the basis for the ‘House of the Week’ and community/block events, various green spaces and gardens within the neighborhood, DECA Prep and Corpus Christi church for potential meeting spaces, and Sinclair Community College.

**Barriers/Problems to Overcome:** Some of the potential barriers and problem to overcome with this project would be people are busy already and have a lot of time commitments, the transient nature of families in the neighborhood, the high renting population in sections of the neighborhood, disinterest from the neighbors in the events being hosted, lack of desire in putting in the time and effort to plan these events, lack of resources financial and otherwise, and after all the hard work people might not show up which would detract from the desire to put these events together.

**Potential Partners:** The most important partners that would help the neighborhood accomplish this goal would be University of Dayton, Sinclair Community College, and Grandview Medical Center.



**Action Steps:** The following action items are steps that would need to be taken to implement this project:

1. Decide what activities or events would be of most interest to people
2. Designate a leader to make sure people have jobs and that all tasks are being completed
3. Create a team to help to plan the event (could be very small team, depending on which event it is)
4. Make a timeline and set a date for the event
5. Get funding or find a source for the necessary resources
6. Advertise the event and get people to sign up or get their feedback on what would make them want to attend the event
7. Host the event
8. Repeat with other activities to foster more engagement in the neighborhood association.

# APPENDIX

## Acknowledgements

Amanda Austin ..... Five Oaks Neighborhood Association

Charlie Bull..... DECA Prep Assistant Principal

Wanda Bell..... Clubhouse Director

Cheryl Bender ..... Five Oaks Neighborhood Association

Leo Ford..... Five Oaks Neighborhood Association

Kelly Fackel..... Grandview Medical Center Foundation

Joe Gill ..... Five Oaks Neighborhood Association

Joe Gritani..... Five Oaks Neighborhood Association

Jean Henninger..... Five Oaks Neighborhood Association

Diana Hill..... Five Oaks Neighborhood Association

Dannetta Ivery..... Five Oaks Neighborhood Association

Gary and CrisKing ..... Five Oaks Neighborhood Association

Tony Kroeger..... City of Dayton Planning and Development Department

Bill Marvin..... UD Philosophy Dept. and President of Five Oaks Neighborhood Association

Joan Means..... Five Oaks Neighborhood Association

William and Elaine Miner..... Five Oaks Neighborhood Association

Maureen O'Rourke ..... Five Oaks Neighborhood Association

Jen Perkins ..... Five Oaks Neighborhood Association

Helen Serrano..... Five Oaks Neighborhood Association

Rosemary Smith..... Five Oaks Neighborhood Association

Aaron Sorrell..... City of Dayton Planning and Development Department

Officer Ron Strehle ..... City of Dayton Police Department

John P. Stuart ..... Five Oaks Neighborhood Association

Marc Suda ..... Five Oaks Neighborhood Association

Mary Van Tine..... Five Oaks Neighborhood Association