

## **HSPI General Meeting Minutes February 26, 2013**

**Board Members Present:** Katherine Hill, Hilary Browning, John Fredland, Brian Ressler, Galen Wilson, Abby Reed

Call to Order: 7:04 pm by John Fredland

### **Community Reports**

*Community Based Police:* Officer Jezioro reporting. A car on Park was taken for a joy ride and was recovered. Someone tried to take a radiator from 2 Clover, which is city owned, the person was caught the next day trying to sell it at a scrap yard. 51 Park Dr. had green graffiti. A purse was taken out of an unlocked car in Adams. There was a robbery at 26 Bonner on 2/23 about 7:23am. The suspect is described as a White Male, 5'8", 40 years old; he was wearing jeans, a blue or gray jacket, gray baseball hat, and had an 8" knife.

The officers were asked if there was any info about cop cars at 30 Bonner.

**Always remember to call 333-Cops for non-emergencies and dial 911 if you see a crime in progress!**

*County Prosecutors:* Lynda Dodd presenting. If you have any information about the robberies you can email her at [DoddL@mcoho.org](mailto:DoddL@mcoho.org). There is a scam targeting the elderly right now saying that they have won the lottery. The call is willing to take the "winner" to the bank so can claim the winnings.

*Southeast Priority Board:* No Report.

*Preservation Dayton:* No Report, still looking for a HSPI representative.

*Hope Arts Center:* Bob Loyd Reporting. Bob Loyd is the new Hope president; he is also working at Emerson Academy. Hope is looking to start a model garden and start a biking program with the students. They would like to try and engage the community. On March 21 there will be an Art Show 6:30-9:30. Pastor Jason shared that there will be a soup event at 6:15 with a short service after through lent.

*Miami Valley Hospital:* Bob Buescher Reporting. They have opened an outpatient cancer center at their Centerville location. The Woman Cancer program has moved also. They have torn down their old medical building and the KFC but do not have plans for that site so look forward to landscaping. It was asked if they were in talks to reroute Wyoming but Mr. Buescher said he was not aware of any plans.

**Minutes:** January minutes were approved

**Treasurer's Report:** Treasurers report was approved. South Park had brought in more than we spent.

**Program:** Oasis House, For Background on Oasis House see addendum.

We will not be voting tonight to change South Park's stance on whether or not to support Oasis House. We will table it until the next meeting.

Presenting: Cheryl Oliver and Diane Ream

The building at 610 Brown St has been offered to Oasis House by the South West District of the Nazarene Church. They have scaled back their plans and are now looking to make two apartments to hold six women and a house mother. There would be three women in each apartment. This will not be a service center; the women would only be living here and traveling to their other site on Findlay St. They are modeling this program after a similar program in Nashville Tennessee, see addendum for more info about them. The women will be given a key to the apartment and live supervised with a "house mom" there 24/7. This house mom will be monitoring their cases and holding them accountable. Oasis is describing this as a two year facility and "not really a halfway house". There will not be children, the monitoring will be around the clock and the women must be drug free before moving in. They are developing a three-bedroom house in another part of the city. In December some of the women and the staff baked 1,800 cookies and passed them out in the neighborhood. Oasis is asking South Park to have an open mind. These women need positive influences and mentors so they can transition back into society.

- How do you decide who will live there? The Women must be drug free, fill out an intake questionnaire showing that they really want to move forward and already be involved in activities with Oasis House for at least 90 days.

For exiting? The women must develop a micro enterprise, meaning they have to develop job, education, and skills. They must be mentally stable and be working toward wholeness.

- South Park should support Oasis House moving into the neighborhood. Dayton has been dismal in offering women services in neighborhoods. They also do not support residential centers. Question about whether it would also be for young boys and where will funds come from? No this program is not for boys just women. The program will be funded by individual donors, some small grants. The church is donating use of the building. They are also planning to use "John school" money that has been allocated to help women to manage the property

- This will be in the center of a residential area that is flooded with services. We are slowly trying to get the problems to go away. There are so many other places to choose, so why us? The building was given to us. We want to help the neighborhood and shut down the problem houses.

Why not go to the areas where these prostitutes are working now, like by the Dayton Mall? There is not street prostitution but there are strip clubs but the

women need access to transportation so they can reach classes, groups, and probation hearings.

What about another building in the city? We want to help make South Park a better place. The Nazarene South West District of Ohio contacted Oasis about the building and offered it to them. They also like that they will be close to MVH and Good Will.

Why a residential area, what criteria? Nonprofit, there is a cost issue, Oasis wants to be part of a community, and the women need to be part of a community.

- Would they want to engage with us? Yes. Oasis would be regulars at meetings. They want to hear feedback and have neighbors work with the women
  
- Rehabbing building is kind of “lah-dee-ah” in the sky. With utilities, taxes, and food; to do it for six women is a drop in the bucket. How will they get funding for six women for two years? Why isn’t the program in a building like St. Joseph’s? Oasis appears to be reinventing the wheel; St Joseph already has a program for young women. On top of it, it’s impacting the neighborhood. Oasis is starting from scratch, duplicating a program that is already here and Oasis does not seem to have a very thought out plan. St. Joe’s helps women with small children. These women aren’t in a place where they can hold down jobs. St Joe’s funding is very specific for women with children under the age of five with strict criteria to get in. These are not our clientele. Oasis states that the plan is well thought out and the funding is coming from “John school” money. They have had a great deal of time to think about it. Oasis went down to Nashville to see a very good model. Nashville doesn’t receive federal or state funds. Twenty-five women are in Nashville program, and it costs \$350K per year to run. These women living in three-bedroom homes, and they also have a micro-enterprise, and pay rent after a two years. The foundation is going to fund renovation. Oasis said that they plan on \$25,000 for room and board that has been worked into their budget.
  
- Resident of South Park for 25 years, in which has spent time working to getting prostitutes and drug dealers out of neighborhood. It is not just the women that can cause the problems but also the people that follow them into the neighborhood, the unforeseen problems. There was one social service when the speaker moved in now there are tons, and she feels that South Park has become the social services center for Montgomery County. Oasis does not care about South Park: they changed their original plan only when required by zoning laws, they would have been happy to do something bad for South Park if they could have gotten away with it. Where do you live and would you want to raise your children near this? Cheryl lives in Beavercreek and would not care if this was next door.
  
- Ron Albino, Principal of Emerson Academy: He is missioned with the safety and wellbeing of 700 children at Emerson Academy. He drives in at 7am and sees kids walking to school. If a child lives within a mile and a half radius from the school there is no transportation for them, they walk. He has been the Principal for five years and has chased drunks, homeless, cleaned nasty things up from

around the school every morning, and cut trees so people can't sleep under them. He does not live in South Park but he is concerned for what Oasis's building will attract. No one is questions that Oasis is doing a good thing but why not put these women 20 miles out of the city where it will be safer for them. Not to put down South Park but there are safer places for these women to heal. If Oasis opens this house it will attract unwelcome people that Oasis staff will not have to deal with, South Park neighbors will have to deal with them. He sees riff-raff and stops the car to deal with them so that the kids at his school will be safe. [Comment only; no response.]

- I understand that this is a very vulnerable population. Is there a concern about being so close to Xenia Ave and what would the lease agreement be with these women? There will be drug testing, and you'll be out if you do anything to break the trust of Oasis House or women.  
How does Magdalene in Nashville handle being in an urban area? It's very much in neighborhoods that have these problems. The women have to learn how to handle situations.
- Speaker, a direct neighbor to the proposed project site, supports some previous statements. Will the building be fenced in? No the women can come and go as they please.  
What about rental income for next-door neighbors? All of the social services will be off-site. State officials will not be visiting the home. House is strictly residential. Oasis is planning on superficial changes to the facade. They have an architect is willing to draw up a design to make the building look better.  
How can we trust you to limit yourself to six people? Oasis will make it legal because that is the right thing to do.  
Has construction started already? No just some old carpet was ripped out. Oasis would like to go before the city before renovations start.
- Has lived in the neighborhood for 20 years, she has fought off drug dealers, hookers, and everything else. A civic center attempted to move in but it was voted down. [Comment only; no response.]
- Many of these women have mental health issues. I'm not buying that the mental health issues can be as easily overcome. I'm wondering what ramifications will be for Clyburn Manor development project? Oasis cannot say that there will not be a negative impact. Their goal is to make these women viable and valuable parts of community. Oasis will be monitoring what the women are doing and plan on attend meetings.
- The right social service organization could be a part of neighborhood. I wanted to support Oasis but I don't feel you have installed confidence in the neighbors and not a lot of trust in stewardship of organization. What are your security plans, and funding? Oasis has support from the FBI, US Marshals, and DPD. They are planning on funding with money from the "John school", other foundations, and

churches. This is a two year program. They are working with Wright State School of Medicine to treat bi-polar and PTSD. When needed, the women will receive tutoring for their GED. There will be a security system in the building along with a 24/7 "house mom".

- Has lived here for 69 years and seen many changes. We do not need more people wondering the streets. For years people from Gospel Mission wandered into the neighborhood. The women won't sit in house all day long; they are not going to be prisoners. What's going to keep former employees from coming to find them? Why not use the building on Finley St? The women will be taking classes, going to meetings, or appointments. They will have their days full as if they were working a full time job. Finley St is not a residential building.
- Very disappointed that they didn't bring building plans to show; I cannot support the plan without seeing building plans. I live next door to Daybreak and know what problems can arise with living so close to a social service such as Oasis is planning. There are children in the back yard sitting on car port, no parking, no accessibility. If the agency might leave what happens when they abandon it? There are problems with industrial strength fire alarm going off at 4am and someone from outside the neighborhood needing to drive in to turn it off. Where will people park? Oasis had building plans drawn up, but when they decided it wasn't in the best interest of community and city, they sent plans back to drawing board to alter the plan from housing 15 women to 6. PE Services out of Lebanon is working on them. The city has not approved anything yet.
- St. Joe's has strict standards, but Oasis gave the impression that their standards would not be as strict. Would Oasis have strict standards to be allowed to move in? Actually, the Glen allows children due to how they are funded and Oasis does not. This did not answer the question; Oasis simply said was how they are different. Oasis will have strict standards.  
How can you guarantee that women will stay on medications? It is part of the contract that they say on their medication. The project manager will manage their cases, if they decide not to take medications, will ask them to leave. Where will they go? Into the neighborhood? That is up to them. Oasis will suggest some places such as St Vincent DePaul's.  
What will you do when people from the women's past are looking for them, yelling outside the building? Oasis will call the police. You listened to the police report there was not a mention of this exact thing happening this past Friday. You cannot count on the police to respond. What do you do then? Cheryl will drive in from Beavercreek and deal with it herself.
- Additional housing facility is being planned near Wright View. It would be exactly the same. Someone would be living there, only with two women.  
Why is South Park the location idea? It's near the bus line. Oasis will be providing the women with bus tokens and passes. The goal is to obtain a van to drive them to and from services, job training, and work.

What are the responsibilities of house manager? Her responsibilities would be case management, as well as overnight and liaison with Oasis House. There would be one worker at night; another during the day.

Are you getting into a gray area of living and service? Does this still need to be approved by the city or is it a done deal? Oasis has spoken to South Park Board but has not gone before the city. They have torn out the carpets in the building but that is all.

*Move to cancel committee reports due to time:* Approved

Adjourned at 8:44 pm.

Respectfully submitted,  
Abby Reed,  
Recording Secretary

## Oasis House Backgrounds:

Oasis House started on North Dixie strip ten years ago. Dayton was number five in concentration of sexually oriented businesses in the country. They aimed at ministering to women. Oasis went into strip clubs to meet and talk with the workers. They were faith-based, but not into hitting people over head with Bible. God has called them to do this work, but not in any judgmental way by using religion, sexuality was not relevant. Everyone deserves the chance to get out of an oppressed situation. Oasis was originally located at 1600 N. Dixie, right across street from adult super store. The area is now down to three sexually-oriented clubs on N. Dixie. Oasis supports GED tutoring, mental health care, computer literacy, boutique to help women dress themselves.

Cheryl got involved three years ago. She had been involved in the Montgomery County task force for 6 years along with Judges, police, sheriff, mental health professionals. They needed a residential site where women who had been rescued from sex industry could go. Goal for past six years has been to develop a safe residential facility for women. Oasis goes into Montgomery County jail and hosts mentoring class there every Monday. They also have same class on Tuesdays at Life Enrichment Center on Findley St.

Helping these women is like peeling off layers. 90 percent of them were neglected or abused as children. Sexual abuse is high, being raped by father, mom's boyfriend, traded for dope, etc. This life is not just a choice. About 80 percent have deeply-rooted mental health disorders, PTSD. Oasis is developing street outreach. Not just dealing with strippers but with guys in clubs managing them and requiring them to bring home money. Horrific consequences if they don't. The women are branded with tattoos on their necks.

Oasis is trying to build bridges out of poverty.