



2018 ANNUAL REPORT



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FROM THE PRESIDENT

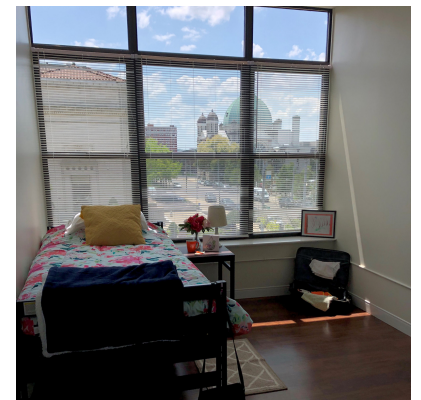
CityWide continues to advance the Dayton Region through robust economic lending and leading comprehensive community development throughout the City. To our many volunteers and partners, thank you for your commitment to CityWide and our community. We are pleased to share some highlights from 2018 with you in this Annual Report and look forward to our continued work together.



NEW MARKETS TAX CREDITS ADVANCE CRITICAL SERVICES FOR THE COMMUNITY

YWCA DOMESTIC VIOLENCE SHELTER

The Dayton Region New Markets Fund (DRNMF) invested \$2.9 million into the renovation of the historic Dayton YWCA located in the heart of downtown. The renovations will feature 65 permanent supportive housing apartments along with a renovated domestic violence shelter with 45 beds.



DAYTON CHILDREN'S HOSPITAL CHILD HEALTH PAVILION

DRNMF assisted in financing the Dayton Children's Hospital's Institute for Community Health with an \$8.4M investment through New Markets Tax Credits. This project will provide routine pediatric care to children predominately from Dayton, centralizing care for all foster children in Montgomery Co. and medically fragile patients. The building will also house Dayton's first Food Pharmacy and other medical education services.





ECONOMIC DEVELOPMENT LENDING

VINTAGE INVESTMENTS, LLC - WRIGHT DUNBAR

CITYWIDE LOANED

\$5.7M

TO 11 LOCAL BUSINESSES



Efforts to revitalize a property in Dayton's historic Wright-Dunbar business district were led by Shannon Jackson of HER Realtors. CityWide partnered with CODE Credit Union on the \$110,937 project. DRNMF provided \$43,843 of equipment and renovation financing for the new office building located at 1024 W. Third Street. The building was the former home of the City of Dayton's Innerwest Priority Board. The grand opening of the real estate office was celebrated in June.

TROLL PUB - OREGON DISTRICT

CityWide provided \$350,000 in financing to the The Weyland Group, based in Louisville, to renovate the Wheelhouse Building at 216 Wayne Avenue. CityWide financing helped purchase new kitchen equipment for the Troll Pub. The restaurant opened in March and can seat more than 300 patrons, including the outdoor patio. The menu includes sandwiches, burger, pizza, a few entrees, as well as appetizers and salads.



HAWTHORNE SCHOOL APARMENTS CONVERT TO CONDOS

Hawthorne School, located in the McPherson Historic District, was built in 1886 and served as an active school for 90 years. It was later listed on the National Register of Historic Places and saved by a partnership between CityWide and the McPherson Town Neighborhood Development Corporation who renovated the old school into a 20-unit rental housing complex in 1998.

In 2018, the apartments were converted into for-sale condominiums, providing a new, affordable, homeownership opportunity on the edge of downtown. Units have been remodeled with new appliances, granite countertops, and updated bathrooms. Seven of the twenty units have already sold.

For more information visit:

www.sibcycline.com/Builders/Builder/1415





COMMUNITY DEVELOPMENT

LAKESIDE LAKE RESTORATION CONTINUES WITH SUPPORT FROM THE DAYTON FOUNDATION

Though Lakeside Amusement Park closed in the 1960s, many Dayton residents have fond memories of the park and the lake that surrounded it. In recent years, invasive plants have marred the beauty of the lake and blocked its scenic view. To help restore the lake and encourage additional investment in West Dayton, CityWide Neighborhood Development Corporation launched the Lakeside Restoration project in 2017.

With the help of enthusiastic residents and community partners, including the City of Dayton, Dayton Regional Labor Council and the Ohio AFL-CIO, the Garden Club of Dayton and CityWide, a new fishing pier, iron benches, flower beds and park signage were recently installed at the site. The project also received a \$25,000 discretionary grant from The Dayton Foundation to install a new parking lot and path for visitors.

The lake restoration has sparked new engagement and investment in the area, including a partnership between the City of Dayton and the Montgomery County Landbank to eliminate blight and rehab properties for homeownership in Dayton's Pineview neighborhood. Area residents are encouraged by the improvement efforts that are underway and actively involved in the redevelopment of their neighborhood through a community planning process.



PHOENIX NEXT

The City of Dayton and Premier Health have partnered with CityWide for 15 years on the Phoenix Project in Northwest Dayton. Together they have invested more than \$20 million and leveraged \$45 million in additional private investment. Projects include the Five Rivers Family Health Center, the Dayton Metro Library Northwest Branch, and the Salem Avenue Gateway Expansion, among others.

The partners committed to continue working together after Premier Health decided to close Good Samaritan Hospital in January of 2018. CityWide, working with Planning NEXT, facilitated a yearlong public process with the community to create a strategic investment plan for the Phoenix neighborhoods and re-use strategy for the 13 acres comprising the current GSH campus. Nearly 200 community members participated.

The City and Premier are expected to release the final vision document in 2019. For more information, visit: <https://daytonphoenixproject.org/>