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## Strengthening Our Foundation



Economic and community development has always been the first order of business at CityWide Development. For over 40 years, we have been committed to our mission—to strengthen Dayton by supporting business development and neighborhood revitalization. The year began with increased occupancy rates at Tech Town—our premier technology park in the City of Dayton. We also expanded our blueprint to include downtown market rate housing. A Director of Downtown Housing was hired to lead the way in creating 2,500 new urban-style housing units over the next six years. By investing in the future, we are leveraging our assets to attract both businesses and residents to the City.

A few of the key highlights for 2013 include:

- Tech Town's Building 3 saw progress with the addition of the Dayton's Children's Hospital IT department occupying 14,000 SF of the second floor, bringing 100 employees to downtown. Our momentum continues as we work to attract additional companies to Tech Town, further developing our technology-oriented community.
- The Phoenix Project continues to attract amenities which strengthen the community with the addition of the new Northwest Branch library, at the former Fairview High School site. Slated to be the largest in the Dayton Metro Library system, the new library will have amenities including expanded meeting rooms, innovative technologies and new formats for reading materials.
- The DaVinci project focused on neighborhood improvement in the Old North Dayton and McCook Field neighborhood completed a reimagining and design process for Valley Street. Working in concert with Vivian Llambi and Associates, residents, business owners and community stakeholders created a design to improve navigation and aesthetics.

Today's economic climate poses a number of challenges for any city. That is why we are collaborating with our economic development partners at the City of Dayton, Montgomery County, Dayton Development Coalition and the Downtown Dayton Partnership to establish new and exciting projects which will continue to strengthen our urban community.

Sincerely,



Steven J. Budd  
President, CityWide



## Advances in the Phoenix, Genesis and DaVinci Projects

**PHOENIX PROJECT** — In December 2013, the Phoenix Project sold the former Fairview High School site at the corner of Hillcrest and Philadelphia to the Dayton Metro Library. The 8-acre site will be home to the new Northwest Branch Library, the first in the library's ambitious new plan to renovate and build new libraries throughout Montgomery County. The new library will bring the community expanded technology, new reading materials and unique designated spaces for children, teens and adults. The library will also have an incubator space for small business meetings and a community room for large gatherings and training. Its proximity to Fairview Commons, home to Fairview Neighborhood School Center and the City of Dayton Aquatic Park, raises the quotient of assets in northwest Dayton.

**GENESIS PROJECT** — The Genesis Project continues to attract the interest of private developers. In 2013, homebuilder Charles Simms formed a partnership with CityWide to build fourteen townhouses at Rubicon and Frank Street on land owned by the Genesis Project. To date, eight of the

units have been sold. In partnership with neighborhood leaders, CityWide staff led a design process to create a small community park connecting the new housing to the neighborhood. A special park dedication ceremony is being planned for this spring.

**THE DAVINCI PROJECT** — The DaVinci Project, our newest community development effort, continues to gain momentum. Through a grant from the Dayton Foundation, CityWide hired Vivian Llambi and Associates to create a reimagining plan for Valley Street, a key entrance to the Old North Dayton neighborhood and Dayton Children's Hospital. The plan also incorporates the design of a public children's garden across the street from the hospital. CityWide staff is also working closely with the Greater Old North Dayton Business Association and wayfinding consultants, Studio Graphique, on a plan to improve wayfinding and navigation in order to assist residents and support business development. The DaVinci geography is second to downtown in employment with over 10,000 jobs and \$1B in annual economic impact.

## Success Continues with the NSP Program

In 2008 and 2009, the City of Dayton sought and was awarded more than \$25M in Federal Neighborhood Stabilization Program (NSP) funds, to be used for property acquisition, rehabilitation, demolition, and new construction in targeted areas. CityWide, serving as the program administrator, purchased twenty-four

homes in the City of Dayton that had been foreclosed and were a blight on their neighborhoods.

To date, nineteen of those homes have been renovated and have been purchased by new owners, including seven in 2013. These consist of homes in diverse neighborhoods across the City including: Dayton View, Hillcrest, Linden Heights, Mount Vernon, Princeton Heights, South Park, Walnut Hills and Westwood.

NSP has provided opportunities for new homebuyers, families and those with disabilities or that need handicap accessible homes to become home owners. "It has been exciting to see the impact this program is having on our neighborhoods, said Erica Hubler, Project Manager for CityWide's NSP efforts, "It is truly having a stabilizing effect on neighborhood prices and home ownership."



## Year In Review

### Mortgage Credit Counseling:

46 Homes Purchased

### Jobs Created and Retained:

388

### Commercial Loans:

\$23.2M Financed

\$33M Total Project Investment

Homes Sold Through  
the Neighborhood  
Stabilization Program

# Tech Town Continues to Attract Tenants

Dayton's premier technology-oriented campus attracted seven new tenants in 2013.

The largest of the seven new tenants, Dayton Children's Hospital, leased 14,000 SF at Tech Town Building 3. "We are pleased to be able to move our IT staff to a location specially designed for that work," said David Mattingly, Dayton Children's chief technology officer. "It is an ideal environment in which to provide the hospital with IT services." Other new campus tenants include Intelligent Decisions, Assisted Patrol, Rainy Day Media, Trusted Situational Awareness, Sulzer, and Imagineering Results Analysis.

The campus differentiates itself from other office parks because it is designed to support the application, commercialization, and convergence of cutting-edge technologies. New tenants include industry thought leaders and serial entrepreneurs with expertise in areas that include cyber security, intelligence surveillance reconnaissance, software development, remote sensing/RFID, situational awareness, and engineering.

The new leases increased occupancy at Tech Town Building 2 to 97%. Only 758 SF of space that is specifically designed to house a "Secured Space Facility" remains available. The Secured Space Facility (SSF) was designed in 2013 to attract small businesses, universities, and other aerospace businesses who are seeking to establish a local footprint in support of classified government contracts and other civil/commercial sensitive projects and contracts.

Plans for 2014 include efforts to lease the remainder of Tech Town 3, update the campus Master Plan, and to initiate a marketing strategy to attract developers for available parcels on campus. To date, Tech Town is home to more than 50 technology firms and 350+ employees.



The Lobby at  
Tech Town Building 3

6th Street Lofts



## CityWide Expands Focus to Market Rate Housing

"Bringing people downtown not only to work, eat, or attended events, but to live – is a key component to the success of the Greater Downtown Dayton area," says David Williams. In partnership with the City of Dayton, CityWide has expanded its role in the development of downtown market rate housing and hired David Williams as director of this effort. As main street struggles to hold on to or attract new tenants, CityWide is looking at alternative solutions to obsolete floor plans and first floor amenity packages, while managing assets. "Embracing our centralized location and capitalizing on our unique offerings of the arts, professional sports and higher education, will be a driver in our ongoing efforts," noted Williams.

The City of Dayton recognizes the challenges and will continue to invest in tomorrow's Dayton. "By teaming up with CityWide and the Downtown Dayton Partnership, we are well suited to bring the public, private and financial capital necessary to lead the charge," continues Williams. Through many studies, plans and successful outcomes, Housing is identified as a key factor to a vibrant downtown.

CityWide's goal is to create 2,500 new housing units in the Greater Downtown by 2020. CityWide will lead by establishing the narrative, forging new partnerships and investing in our future. Downtown residents translate into buying power which in turn translates into sustainable services, amenities and vibrancy.

# New Markets Tax Credit Program Impacts the Dayton Community

Authorized by Congress in 2000, the New Markets Tax Credit (NMTC) Program helps finance business investments in low-income communities by providing investors with income tax credits in exchange for delivering below-market-rate investment options. These investors receive a 39% tax credit redeemed over a 7-year period if they make an investment in qualified low-income community businesses. Community Development Entities, such as the CityWide sponsored Dayton Region New Market Fund, apply to the U.S. Department of Treasury for an allocation of tax credits and work

with investors to make these qualified investments. The State of Ohio has a unique companion program administered through the Ohio Department Services Agencies. Both programs are sparking revitalization in our community.

Since 2009, CityWide has participated in the New Markets Tax Credit Program, resulting in over \$143M of investment in six projects within the Dayton area. The Dayton Region New Market Fund has financed four of those projects through \$31M in NMTC allocation authority and in-part used that allocation to attract nearly \$65M in additional funding to these projects. The Fund has also been awarded almost \$12.8M in Ohio New Markets Tax Credits and has awarded over \$7.7M of that to three of the six projects based on the State of Ohio's eligibility requirements.

The impact to the Dayton community is substantial. Over 640,000 SF of leasable commercial space has been constructed or renovated. In the past 5 years, nearly 1,500 high-quality jobs have been created or retained as a

result of this beneficial financing tool. Without NMTC financing, the timelines would have been extended or the scope of many of these projects would



CARE House at  
Dayton Children's Hospital

have been reduced.

The Dayton Region New Market Fund has supported projects which create jobs in engineering, health care, and human services. Over 16% of the jobs created or retained to-date have been made available to low-income people or residents of low-income communities. Investments have been made in areas of high disinvestment with poverty rates averaging above 30%, and unemployment levels greater than 2 times the national average.



GE EPISCENTER  
Building

## Two New Hires Help Facilitate CityWide's Strategic Growth



David Williams, Director  
of Downtown Housing

David Williams joined CityWide in June as Director of Downtown Housing with the charge of facilitating development of Market Rate Housing throughout the Greater Downtown Dayton Area. From adaptive reuse to infill and everything in between, David sets the stage for the development community to be able to quickly understand the market place and bring new units to market. As Director, he assists in the assembly of development opportunities, gives direction on funding tools, and troubleshoots project challenges. David has over 20 years of experience in the construction and real estate development industry. Licensed in commercial real estate and a Leadership in Energy and Environmental Design - Accredited Professional (LEED-AP), he has the ability to help with innovative and creative ways of accomplishing redevelopment projects. His project experience encompasses office, retail, healthcare, multi-family, adaptive reuse, historic preservation, LEED and food service. His previous work includes the award winning adaptive reuse urban projects such as The Cannery, Lofts on St. Clair and the 2nd Street Public Market. He has served on the City of Dayton Plan Board and Landmarks Commission, numerous preservation boards, community and civic organizations and was a recipient of the Dayton Business Journals 40 under 40 Award.



Andy Badinghaus,  
Community  
Development Specialist

Andy Badinghaus is another recent addition to the CityWide team as a Community Development Specialist. Andy is a recent graduate of the University of Cincinnati's Master in Community Planning program where his studies focused on urban social justice and neighborhood planning. CityWide's comprehensive approach to community development allows him to use his passions and skills on a broad range of projects, which include: community organizing and engagement; data analysis and mapping; housing repairs and foreclosure relief; signage and wayfinding; and land use planning. Andy is also a local advocate for urban agriculture, regularly volunteering and serving as the Treasurer on the Board of Directors at Mission of Mary Farm. This urban farm is focused on neighborhood beautification and making fresh produce more affordable and accessible for people with low incomes.



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