

2021

ANNUAL REPORT

CityWide
Development
Corporation



A Letter from the President

To our partners and friends,

As I look back on 2021, I am reminded of the quote by Greek philosopher, Heraclitus, "The only constant in life is change." Never has this been truer as we all adjust to life and work after living through a global pandemic. Despite the challenges COVID-19 brought to all of us, I am proud to say the CityWide team has persevered and with the support of our partners and stakeholders continue to advance community and economic development priorities for our region.

Through our partnership with the University of Dayton and the West Dayton Minority Incubator project, our team has found creative ways to reach local entrepreneurs. Our new Instagram page (@CityWideDevelopment) highlights the amazing neighborhood revitalization activity around our City. Finally, through our success with the New Market Tax Credit program, funding has been leveraged to bring important community projects to fruition. As always, the resiliency of our community to adapt to change and thrive is key to our success.

Writing this letter is bittersweet as I reflect on my 20 years with CityWide and the privilege of leading this organization as president for the last five. I have truly enjoyed my time at CityWide and will miss the relationships established during my tenure here. But I know I leave the organization in the committed, capable hands of its new president, Dan Kane and the professional staff. I am confident that the organization will continue to thrive and do great work for Dayton and that our paths will cross again as we work together to lift up our city.

I am pleased to share with you CityWide's accomplishments from 2021. We appreciate the support you have continued to show us.



Brian Heitkamp



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Development

New Market Tax Credit Award for CityWide

In September, the Dayton Region New Market Fund (DRNMF) received its largest New Market Tax Credit (NMTC) award of \$50 million. The allocation from the U.S. Treasury brings DRNMF's total federal and state NMTC awards to \$182 million over the last decade. NMTCs allow us to complete real estate, local business, and community and economic development projects by leveraging private investment. This program also stimulates investment for development projects in communities with high rates of poverty and unemployment.

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New Market Tax Credits are catalytic to the redevelopment of communities as they advance development projects aligned with community needs and adopted neighborhood plans.

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-Karen DeMasi

Vice-President, Community Development

One such project is Life Connection of Ohio's new Kettering facility. In January, the DRNMF placed \$9 million in federal and \$1 million in state NMTCs in the project. Life Connection of Ohio is a nonprofit that has facilitated and promoted organ donation for more than 30 years in northwest, southwest, and west central Ohio. The 30,000 square foot facility will bring jobs and life-saving services to the region. The organization's move to Kettering further enhances the economic impact in the region and the development of Miami Valley Research Park. The facility is expected to open in June 2022.

Community Development Financial Institution Certification Gives CityWide Flexibility

In June, CityWide was awarded a \$1.8 million grant from the U.S. Treasury Department through their Rapid Response Program (RRP). The RRP was created to provide low-cost capital to businesses negatively impacted by COVID-19. CityWide was eligible for this award through our affiliate, the Dayton Region New Market Fund, a qualified Community Development Financial Institution (CDFI). Since obtaining CDFI certification in 2015, a variety of loan funds to support small business growth and job creation in Montgomery

County have been created. One example of this is the Downtown Dayton Investment Fund (DDIF), which has attracted two rounds of investment since its creation in 2017. Creative and flexible financing alternatives help to complete office renovations and buildouts therefore attracting more workers to these previously under-occupied areas. The fund has been utilized to assist developers, building owners, and tenants of downtown and near downtown office buildings.

In 2021, DDIF2 and CDFI funds were utilized as part of a loan to The 503 QOZB, LLC for a new apartment building called The 503 to be construction in the Oregon District. The

503 will be located on the corner of Wayne Avenue and East Fourth Street and is expected to be completed in 2023. The new building will be four floors and include 158 apartments with a mix of studios, one-bedroom and two-bedroom units.

Bringing people downtown not only to work, eat, or attend events, but to live is a key component to the success of the Greater Downtown Dayton area. A report from the Downtown Dayton Partnership found that about 700 apartments have been created downtown since 2005 and the demand continues to grow.

“ *As a CDFI, we are always seeking ways to offer affordable and creative financial solutions in our economic development work. With this award we can fill market gaps and advance lending in underserved areas.* **”**

- Dan Kane

Senior VP - Development

DaVinci

Point Park Gateway to Old North Dayton

Project planning for Point Park began in 2016 in preparation for an infrastructure project that would realign the main corridor into the Old North Dayton Neighborhood. The \$1 million Valley Street Road Realignment Project not only rebuilt the corridor creating a safer experience for motorists and pedestrians, but produced new expanded greenspace linking two neighborhood park spaces together. Flood Memorial Park and The Old North Dayton War Memorial, once separated by a busy corridor, are now connected with new greenspace.

Because the Park was a priority raised through a planning effort

within the neighborhood, the DaVinci group knew they needed to hire a professional to reimagine the space and linkages to the neighborhood. In preparation for that work, CityWide held numerous visioning meetings with the neighborhood residents and area businesses. Priorities and aspirations for the site were recorded and compiled into a vision document. In 2020, Human Nature, a landscape design firm, was hired to help reimagine the Old North Dayton Park. Using the vision and coordinating with a stakeholder group, Human Nature developed a master plan based on community feedback gathered through organizing, meetings, and surveys. The new vision for the space is an aspirational design that includes neighborhood Memorial Gardens, a Recreation Hub, and a Trailhead connection to the Mad



River trail system. The plan has created new energy around the park's potential development and an improved asset for the community.

Project partners and residents believe this park can not only be a beautiful gateway into the neighborhood, but an activated space to share the community's history, provide a link to natural amenities, and offer a place for residents and visitors to gather.



A visible first step in the transformation of Point Park is a colorful mural painted in 2021 that now greets visitors to the space. Thanks to a Montgomery County Arts Grant and in partnership with Mobility Works, artist Gae Helton, and K12 Gallery & TEJAS, the mural art has added vibrancy and uniqueness to a once blank building wall.

Local Business Rebuilds After Tornadoes

Grant monies from the Rapid Response Program were used to supply a loan to Dayton-Phoenix Group Inc. (DPG), located in Old North Dayton, to rebuild its facility. DPG saw the roof and walls of its building severely damaged from the Memorial Day tornadoes that hit Dayton in 2019. With the damage came the opportunity to update the building, which was originally built in the 1960s. DPG did not layoff employees despite the devastation and temporarily moving manufacturing operations to Vandalia.

West Dayton

Dayton's First Food Hall Breaks Ground

On historic W Third Street, a new food hall broke ground in 2021 in the former conference center. Wright-Dunbar, Inc. partnered with Dillin Corp to bring the West Social Tap & Table to Wright Dunbar. It is designed to support small food vendors with a physical location in Dayton as well as provide multiple dining options to customers in one building. This unique model will be the first food hall in Dayton. The eatery will feature several local food vendors, a full bar, and coffee house. West Social is expected to open in 2022.



Wright Dunbar Day Kicks off the Summer

Wright Dunbar celebrated their second annual Wright Dunbar Day this past June. The event commemorated Paul Laurence Dunbar's birthday with music, food, and local entrepreneur's selling their handmade products. The event saw attendance double from the previous year's event building excitement and momentum in West Dayton.



New Partnership Improves Access to Loans

In collaboration with the University of Dayton and the school's student-run Flyer Consulting program, CityWide unveiled the Cultural Capital Microlending Program hosted by the Greater West Dayton Incubator (GWDI). The GWDI opened its doors in December in the historic Wright-Dunbar Business District at 1105 W Third St.

The goal of the program is to support small businesses, particularly entrepreneurs of color and/or women-owned businesses and features a holistic approach to evaluating applications. Applicants are individually assessed on their passion, persistence, and planning.

Local businesses can take advantage of the flexible capital offered and engage with the GWDI's other entrepreneurial services, including mentoring, educational classes, and working space. Loans range from \$500 to \$15,000 with an application period open twice a year.

With the microloan program, CityWide is able to connect with more small businesses who may not qualify for traditional loans. Bringing resources to underrepresented businesses has long been a goal of CityWide's but working with multiple organizations has allowed us to bring resources directly to local entrepreneurs' doors.



Welcome Park Improvements Continue

Carillon closed out the summer with a community picnic that also included unveiling the newest edition to the Dayton Bike Yard at Welcome Park.

Starting in 2018, Welcome Park received a complete overhaul. Basketball courts and playground equipment were replaced and restored, the park shelter was painted, the bathrooms updated, and a multi-use path installed. These City investments ensure Welcome Park will remain a neighborhood amenity while supporting the park's transformation into a biking attraction that serves the region. The bicycle playground, designed for all ages, is the latest addition to Welcome Park. The city of Dayton has committed another \$1 million for future construction in the park, which will include additional bike tracks and jumps.

CityWide also secured a \$28,000 community challenge grant from AARP to add benches along the walking path, a plaque dedicated to Carillon resident Virginia McNeal, and an updated entry to the park complete with a neighborhood sign. The work Carillon did during the previous year to update their neighborhood logo provided a foundation for the signage. Their colors and design were incorporated to compliment the work they've done to build a neighborhood brand. The project was completed in the fall of 2021 after residents held a dedication ceremony in Virginia's honor.



Company News

Karen DeMasi Honored by YWCA



It was no surprise Karen was selected by the YWCA to join their 2022 Women of Influence class. A nationally recognized community organizer and developer, Karen came to CityWide over a decade ago. She brought her consensus organizing methods with her, a practice that continues to shape CityWide's approach to working in neighborhoods today.

"Karen has worked tirelessly to improve housing and development within the City of Dayton for more than 25 years," wrote her nominator. "Her thoughtful method of empowering the underrepresented in our community to face the challenge of rebuilding is the embodiment of helping to promote peace, striving for justice, and demonstrating dignity to all."

Congratulations to Karen on her much-deserved honor. CityWide is fortunate to have a dedicated and trustworthy community advocate.

Alexis Vaske Joins CityWide Staff

We are pleased to welcome Alexis to our staff as a community organizer and marketing coordinator. Alexis worked with CityWide through the AmeriCorps VISTA program for two years prior to her hiring in 2021. Her work includes supporting resident engagement and building partnerships to further neighborhood goals. Alexis is also responsible for CityWide's marketing efforts including defining and managing our brand, producing marketing and promotional materials, managing social media, and coordinating with staff to bolster outreach efforts.

