

2022 Annual Report



FROM THE PRESIDENT

Dear Friends & Partners,

2022 marked a special year for CityWide as we celebrated our 50th anniversary. We are extremely proud to reach this historic milestone and to look back at the projects across the Miami Valley we've been a part of.

Since our start in 1972, we've worked to meet the needs of our region and its residents. Our community and economic development divisions are working closer than ever, creating more opportunities for collaboration and greater impact. Our ability to leverage

New Markets Tax Credits to bring amenities to underserved areas has been a continued success. We've introduced new tools and new ideas over the years, and our commitment to Dayton remains.

It is especially thrilling to be celebrating 50 years of CityWide at a time we're seeing significant momentum across the region and partnerships transcending neighborhood boundaries. Numerous exciting New Markets Tax Credit projects are underway. The Dayton Recovery Plan invested \$7 million into activating vacant first-floor commercial spaces throughout the city. A new program at the Dayton Bike Yard is helping local children learn how to use the park's bike trails. It's projects like these and many more that make our city a shining example of what we can achieve when we work together.

Thank you for your support and I look forward to the important work ahead of us.



A handwritten signature in black ink that reads "Dan Kane". The signature is fluid and cursive, with the first letters of "Dan" and "Kane" being capitalized and prominent.

Dan Kane



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New Markets Tax Credits Continue to Support Miami Valley Projects

Following on the heels of a historic New Markets Tax Credit (NMTC) award for Dayton Region New Market Fund (DRNMF), 2022 proved to be another noteworthy year for the CityWide affiliate. In November, the U.S. Treasury announced DRNMF received a \$45 million NMTC allocation. This is the second largest award DRNMF has received since its founding and the first award in consecutive years.

The NMTC program involves a competitive application process. CityWide staff spends weeks preparing and working on the annual application in order to bring this tool to the Dayton region. DRNMF was one of 19 recipients across the United States in 2022 that focuses specifically on local markets. Once the allocation is received, these credits are used to close financial gaps upwards of 20 to 25 percent of total project costs. This allows meaningful projects to get over the finish line. In addition to this, NMTC investments advance jobs and services in low-income communities, creating a measurable impact.



Goodwill Easterseals Miami Valley West Campus Community Service Center

- > Create 20 new full-time jobs
- > Serve 1,000 individuals annually
- > Provide job training, job placement and adult day care for seniors and persons with developmental disabilities
- > 50 Head Start childcare slots through partnership with Miami Valley Child Development Centers

Premier Health YMCA of Greater Dayton at the Northwest Health and Wellness Campus

- > Create 78 new full-time jobs
- > Serve 24,000 individuals annually
- > 50,000 square foot facility
- > The building will house services and programming for community partners: CareSource Life Services, County Corp's HomeOwnership Center of Greater Dayton, Goodwill Easterseals Miami Valley, and Wright State University
- > Amenities include a fitness center, full basketball court, four-lane pool, aerobics area, and multipurpose rooms



Miami County YMCA Piqua Branch

- > Employ 38+ people
- > Serve 7,727 people annually
- > 76,379 square foot facility
- > Amenities include a basketball gym and early childhood watch space, additional meeting spaces for sports leagues, and increased pool and gym access

\$7 Million Investment Kicks Off New Loan Program

Projects at CityWide often start with a need that has been identified. Usually, this involves asking questions, understanding what tools are available, and sometimes, creating a program to fill a gap in the market. CityWide's partnership with the City of Dayton through the First Floor Fund (FFF) was born out of this process. Funded by the Dayton Recovery Plan, this \$7 million program has two goals. The first, to support activation of street-level small businesses in commercial areas of Dayton neighborhoods. Second, to support the development of Black- and Brown-owned and women-owned businesses. CityWide is responsible for the underwriting, administration, management, and oversight services for the program.



FFF kicked off in the fourth quarter of 2022 to much buzz and excitement. Creating vibrancy and walkability in all areas of Dayton has long been a goal for the City of Dayton, Downtown Dayton Partnership, and CityWide. Leaning on our talents in community development, CityWide staff has connected neighborhoods with local businesses and business leaders throughout the city to deploy the funds.



Affordable Housing Preserved in Dayton



CityWide's economic and community development teams routinely work together for greater impact. Being on the ground in grassroots ways deepens our understanding of neighborhood needs, while our lending team is able to bring economic resources to these areas.

Through our advocacy work in affordable housing, CityWide and a variety of partners learned that 100 single-family homes were being advertised on the open market for single purchase. The homes were built through the Low-Income Housing Tax Credit Program and the owner no longer had an interest in maintaining the units, eventually putting them up for sale. Local advocates were concerned this approach could undermine the market and cause instability for families currently living in those homes.

Leveraging our status as a Community Development Financial Institution (CDFI), a plan for raising capital and helping fund the acquisition of these units was devised. CityWide was able to bring Day Air Credit Union and First Financial Bank to the table and raise the \$2.5 million needed to purchase the homes. Financing closed in the second quarter of 2022 and County Corp took ownership of the homes. A significant amount of the homes are located in neighborhoods our community development team is working in, further strengthening the community.

County Corp is a recognized leader in the preservation and creation of affordable housing in our community. We are proud to partner with them.

Microloan Program Highlights

CityWide’s partnership with the University of Dayton’s Greater West Dayton Incubator (GWDI) moved into its second year in 2022. CityWide works with GWDI staff and UD students to offer local entrepreneurs funding through the Cultural Capital Microlending Program. The loan fund is designed to support established businesses and startups on the path to growth, but not yet ready to work with traditional banks.

One loan recipient, The Cookieologist, supplied cookies for CityWide’s 50th Anniversary Celebration this past year. The soft, baked-to-order cookies came in a variety of flavors and guests were more than happy to take a sweet treat home. Check out the Cookieologist online at: thecookieologistdyt.com/



Old North Dayton

Not far down Valley Street, the transformation of Point Park continues. New flags are being installed that help to represent the unique story of OND as an international neighborhood. Previously, cloth flags hung in the park and needed to be replaced frequently. The new flags are made of metal and will last up to 10 years.

OND also saw the return of the popular Taste of Old North Dayton event in 2022. Attendees were treated to international foods, music, games, community resource booths, and popsicles from CityWide!



New Businesses Bring Needed Amenities to Dayton's Westside

The much-anticipated West Social Tap & Table opened its doors in 2022. Despite its 6,000 plus square foot space, the opening block party spilled out into the streets with live music, food, and hundreds of community members.

Juicing Jammers, which began as a food truck operating in the Dayton area, moved to its own location in July 2022. Started by a registered nurse, Tawnni Miles, the focus of the shop is nutritious smoothies, juice, toast and yogurt bowls. Juicing Jammers was also the recipient of a Greater West Dayton Incubator microloan.

Around the corner, Lux Barber Lounge was opened by a father-son duo looking to provide a safe and fun atmosphere along with the best haircuts in the area. Anthony Thomas, who owns Taco Street in the W. Social, saw an opportunity for his son, Anthony Z. Thomas, to bring a much-needed service to the neighborhood. Anthony Z. is a barber and was labeled one of the Best Young Barbers in the Dayton Area. Since their opening, Lux has begun offering classes to those interested in learning how to cut and style hair from their experienced staff.



13 N Williams St



1115 W Third St

Building Restoration Adds Pop of Color to Business Corridor



The Marietta Flats building underwent some much-needed stabilization work. The original windows were removed and reworked. Window frames were painted a beautiful blue. The sashes have been restored and reinstalled. While this building still needs additional rehab, the initial work prevents any further deterioration of the building. Keeping historic buildings in top shape is never easy, but they give our neighborhoods a charm that cannot be replicated.

Edgemont Continues its Upward Momentum



In the last four years, the Edgemont neighborhood has seen significant activity. The Greater Edgemont Community Coalition (GECC) has taken the Edgemont Solar Garden from a small operation with a few garden beds to a robust urban farm and community hub. During that time, CityWide has provided GECC with technical and grant writing support as well as long-term visioning and planning assistance. While the success of the garden is evident at Edgemont's farmers markets, the hard work of residents can be seen throughout the neighborhood. New partnerships have been formed with Central State University through their Incubator Farm Program and with Five Rivers Health Centers and their new Edgemont Campus. CityWide also helped to coordinate the demolition of the old Edgemont community center that was destroyed by a fire.

In 2022, listening sessions with Edgemont were hosted at CityWide to form a neighborhood housing plan backed by data. Residents will see new housing for families built in the neighborhood following the demolition of a vacant building located at 1520 Germantown St.



Trailblazing in the Park & the Neighborhood



While the Dayton Bike Yard at Welcome Park in the Carillon neighborhood continues construction, partners have been brainstorming ways to encourage the surrounding neighborhoods to utilize and feel comfortable using the bike trails. With the Miami Valley Urban League, CityWide and the City of Dayton created the Community Bike Fund. The Fund will provide kids with a bike, safety equipment, and lessons at the park with experienced riders. After finishing the program, kids will debut their new skills at the park opening in Spring 2023. To donate to the bike fund, click [here](https://daytonfoundation.org/ccgift.html) or visit daytonfoundation.org/ccgift.html and search for fund #8842.

Investing in Our Residents & Our Neighborhoods

Our work at the lake in Pineview continues with a \$12,750 grant from Ohio History Connection. The grant will be used to tell the story of Lakeside Amusement Park (LAP) and the Pineview neighborhood. Before its closure, LAP was located at the lake next to the Dayton VA. Many residents have fond memories of visiting the park with their families. Signs will go around the area, building on the hundreds of hours spent by volunteers to restore the lake's beauty. This project is made possible in part by a grant from the Ohio History Connection's History Fund. The History Fund is supported exclusively by voluntary donations of Ohio income tax refunds, sales of Ohio History "mastodon" license plates, and designated gifts to the Ohio History Connection. www.ohiohistory.org/historyfund.



In October, a record sealing clinic and Halloween party was held in the Hilltop neighborhood. Court records, even ones for small fines, can affect a person's ability to find stable employment and safe housing. CityWide brought together the Greater Dayton Volunteer Lawyers Project, the Dayton Clerk of Courts office, and the Montgomery County Public Defender's office to assist a dozen residents with the legal process. Dayton Equity Center partnered with us on a Halloween party for kids and families. Together we provided shelf-stable goods, personal products, and plenty of Halloween goodies for families to take home.



The small community garden located at the corner of Hochwalt and Paul Laurence Dunbar held their annual fall party for residents. The event featured food, games, resources, a raffle, and even a performance from a local music artist.

Supporting & Promoting Homeownership in Dayton

County Corp and the HomeOwnership Center of Greater Dayton (HOC) introduced two new programs to Northwest Dayton with the help of CityWide. County Corp offered forgivable loans for qualified homeowners to make home improvements. HOC's program provided down payment assistance to first-time homebuyers purchasing in Northwest Dayton. This program supported County Corp, HOC, and CityWide's efforts to increase homeownership. CityWide aided the organizations in defining the guidelines of the program, provided marketing and promotion, and initial screening of applicants. Both of these programs were made possible through generous private philanthropic support from Aloft Dayton: Advancing Racial Equity Fund.

Community Engagement in Northwest Dayton



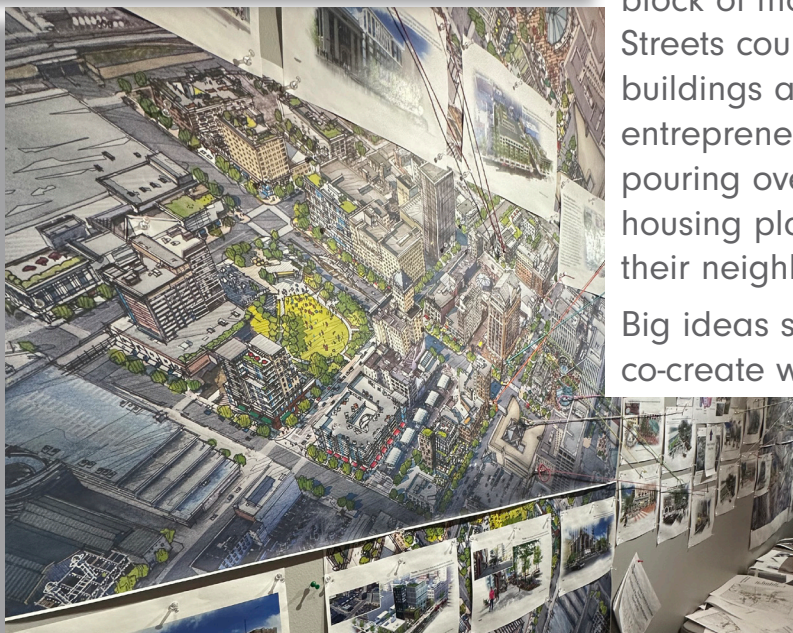
CityWide is proud to partner with the Northwest Dayton Partnership (NWDP) a new, cross-sector collaboration led by Learn to Earn Dayton. Through community engagement activities and programming, NWDP is working to align opportunities that equip families to pursue their goals and thrive. Funded by Blue Meridian Partners (bluemeridian.org), NWDP's work takes a two-generation approach to building well-being by strategically working with both children and the adults in their lives.

CityWide staff provided community organizing training and support as the project launched last year and is providing ongoing assistance to NWDP. Currently, work is focused on creating a community plan developed with youth, families, and community residents to impact education and economic mobility through advocacy and policy change.



**NORTHWEST
DAYTON
PARTNERSHIP**

Big Ideas Start Here



Planning and placemaking creates vibrant places where people want to be. Dayton is rich in history, culture, and diversity that informs our work every day. The Dayton Placemaking Studio, located on CityWide's lower level, was created to encourage creative thinking. The Studio brings together residents and community stakeholders to engage in meaningful conversations about their hopes and dreams for Dayton. Filled with maps and plans, this space is where some of our most ambitious projects throughout the city begin.

The Studio embraces asset-based development planning, which focuses on the strengths and opportunities in a specific geography. The work is long-term and involves plenty of conversations with residents, stakeholders, developers, and entrepreneurs.

Projects and plans ranging in size see their start in the Studio. Years ago, residents were asked what a block of mostly vacant buildings at Fourth and Ludlow Streets could become. Known as the Arcade, the buildings are now filled with apartments, students, entrepreneurs, and events. Edgemont spent months pouring over data in the Studio to pull together a housing plan that reflected their values and hopes for their neighborhood.

Big ideas start here. We welcome the opportunity to co-create with others a vibrant city for everyone.

50 Years of Projects, Partnerships & Progress

CityWide celebrated its 50th anniversary in 2022. We were fortunate to host the celebration at the newly opened West Social Tap & Table. All six of the food vendors provided delicious appetizers and drinks for guests to snack and sip on. Projects and partnerships spanning five decades were remembered in the company of people who have played a role in all we've accomplished. It was a testament to what we can achieve when we work together.

In honor of this anniversary, CityWide made donations to three projects we've worked closely with over the last year.



Northwest YMCA
Scholarship Fund

*Premier Health YMCA of
Greater Dayton*



Ruskin Gateway Project

*East End
Community Services*



Dayton Bike Yard
Community Bike Fund

*Urban League of Greater
Southwest Ohio*

To commemorate CityWide's 50th anniversary, we asked a few of our partners & friends to look back at these last five decades for a short video you can watch below.



2022 was also a year of transition for CityWide. Our vice president of development, Dan Kane, took on the role of president in April of 2022. The process was overseen by CityWide's board chair. We're thankful for our board members who have continued to support CityWide.

CityWide Welcomes New Team Members



Shane Wilken

Shane joined CityWide as a Senior Business Development Officer. Shane's focus is on establishing and expanding developer and bank relationships for projects centered in the Dayton Region. Prior to CityWide, Shane worked in the banking industry for over 28 years, most recently as a Region President for First Financial Bank.

Justin Spencer

Justin is a Community Planner for CityWide. His work is primarily focused on land use planning, development, and management of community plans and projects, which includes building relationships with residents, businesses, and institutions within the Dayton community. Prior to his hiring in 2022, Justin graduated from Miami University with bachelor's degrees in Urban Planning and Environmental Science. He also previously worked for Montgomery County within their Engineering and Planning departments.



Heather Corbin

Heather Corbin joined CityWide as the SBA Director and Senior Business Development Officer. Heather focuses her time assisting business owners and developers identify and acquire funding for new and expanding projects. She partners with area lenders and community resources to simplify the financing process. Heather enjoys building relationships and will take time to know you and your business so she can recommend appropriate solutions. Before joining CityWide, Heather spent 31 years in the financial services industry where she held multiple leadership positions in the Dayton area, specifically in commercial banking.

