

Annual Report

20

23

CITYWIDE 

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From the President

2023 was a year spent building on the strides we've made in our neighborhoods and across the region. We funded our 20th project with New Markets Tax Credits and received another historic allocation for our organization.

The First Floor Fund program saw significant interest and supported the opening of multiple new businesses in

different areas of Dayton. Our Community Development division worked to bring neighborhood projects over the finish line after years of pursuing and planning.

Along the way, we've had the support of countless partners and residents whose expertise and hard work make it possible for us to fulfill our mission. I'm proud to share our 2023 Annual Report with you. Thank you for all you do to help CityWide move Dayton forward.



Dan Kane

Mission

To be the Leader in the revitalization of greater Dayton and the surrounding region.

Vision

Strengthen and grow Dayton through business lending, development gap financing, financial and tax credit structuring, real estate development and comprehensive community development.



Lending &
Development
Finance

Real Estate
Development

Community
Development



A Record Year for New Markets Tax Credits

The hard work and dedication of CityWide staff yields great economic benefits for the Dayton region. CityWide affiliate, Dayton Region New Market Fund (DRNMF), was awarded a *\$50 million New Markets Tax Credit allocation* in September 2023. This is an unprecedented third year in a row DRNMF has received an allocation. See how NMTCs are advancing economic development in the Dayton region.



North Arcade

- Third Street, downtown Dayton
- 89,000 square feet
- Second phase in the Arcade development
- Hotel
- Retail space
- Expanded grocery store



Homefull

- 807 S Gettysburg Ave, Dayton
- 48,000 square feet
- Full-service grocery store
- Regional food hub
- Health services
- Education center



Ronald McDonald House Charities

- 555 Valley St, Dayton
- 38,000 square feet
- Expanding current space to meet the demand driven by the growth of pediatric healthcare specialties in the Dayton region through Dayton Children's Hospital & Shriners Children's Ohio
- 42 guest rooms



Dayton Children's Behavioral Health Center

- 860 Valley St, Dayton
- 111,000 square feet
- Doubles the number of inpatient beds available for children in mental health crisis
- Comprehensive spectrum of mental health care and support

First Floor Fund

By the numbers

25

Total Deals

13

Downtown

12

Neighborhood

47%

Women

68%

Minority &
Minority Women

87,477

Square Feet Activated

269

Jobs Created

A Beautiful Place in a Once Vacant Space

Since kicking off in 2022, the First Floor Fund (FFF) has supported the opening of seven businesses and many more are close to their ribbon cutting day. The two goals of FFF are to promote the activation of street-level small businesses, and to support the development of Black- and Brown-owned and women-owned businesses. We are proud to see the numbers reflect these goals and to work with the city of Dayton on this important program. Funding for FFF was provided by the city of Dayton through the Dayton Recovery Plan.

Dayton native Erin Parrott and her fiancé, Edward Joiner, spoke about the impact FFF has had on their business.

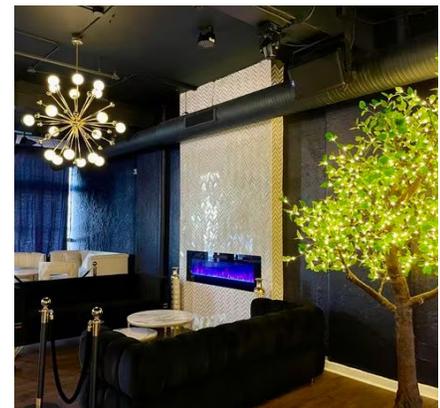
Tell us about your business.

The Reserve on Third is an elevated modern lounge and bar with a goal to curate a space where the Dayton community can cultivate socially. The space is luxurious, yet inviting and welcomes all.



How has FFF been beneficial to your business?

The First Floor Fund provided us with the necessary capital to complete our project. The Reserve's build out had ended up being more than we initially calculated and without the support and funding from the program, it may have taken us even longer to complete. It gave us the provisions to create what we had dreamt.



We were able to successfully create a truly beautiful space that the city of Dayton deserves and *a huge part of that was because of the First Floor Fund and the ongoing support of CityWide Development.* The level of intentional support CityWide provides to local entrepreneurs' even in startup phases is incredible!

The Reserve on Third is located at 452 E Third St, Dayton. You can learn more at threservethird.com or by following on Instagram @reserve.on.3rd

The Topic that Dominated *Housing*

Housing is a critical concern voiced by residents and organizations across Dayton. It is important to CityWide to be responsive to these concerns and the city's needs. Through our use of a variety of tools and thoughtful collaboration, we can begin to address this complex issue.

County Corp identified 46 units of affordable housing for seniors in dire shape and imminent foreclosure. Known as C.J. McLin Senior Apartments, CityWide worked with the nonprofit on financing for the project. This helped to prevent the loss of housing for some of our most vulnerable senior residents in West Dayton and complete much needed renovations to the apartments. Our partnership with County Corp continued when the PhoenixNext Project board donated vacant lots located in the Fairview neighborhood for new homeownership opportunities. County Corp built three new homes as part of its Pathway to Homeownership Program.

Greater Edgemont Community Coalition (GECC) and CityWide worked together in 2022 to create a neighborhood housing plan. The goal of the plan was to identify areas in Edgemont where new construction of housing could thrive and identify partners to support this effort. Just a short year

later, Habitat for Humanity of Greater Dayton, in partnership with GECC, developed plans to build two new homes in the neighborhood. Construction is set to begin in 2024.

On the edge of the Edgemont neighborhood, Greater Dayton Premier Management began building 50 units of affordable housing for individuals and families. Named Germantown Crossing, residents currently living in the nearby DeSoto Bass Courts will have the opportunity to move into this new building once it's completed. This starts to implement a key focus of the Renew Miami Chapel plan, housing. CityWide assisted in developing the plan and continues working to turn the goals of the plan into reality.

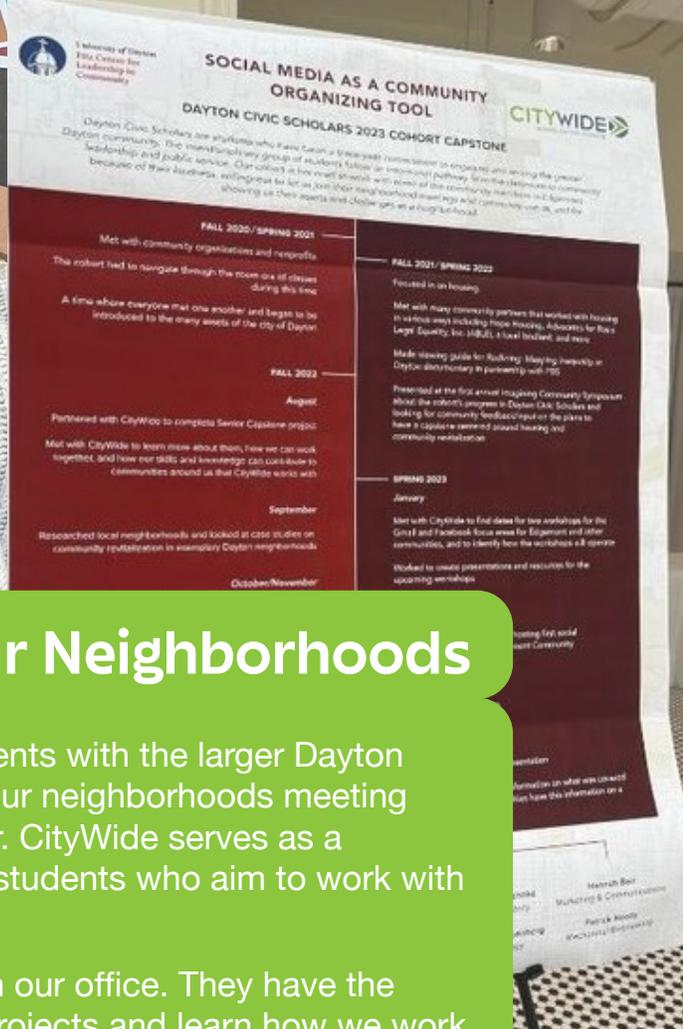
In 2023, Dayton City Commission adopted the Dayton Housing Policy. This document was the result of three years of study, community engagement, and discussion by the Dayton Housing Roundtable. The vision of the Dayton Housing Roundtable is to ensure that all current and future Daytonians have access to safe, healthy, affordable housing in quality neighborhoods through actionable policy. CityWide's Community Development team assisted throughout this process.

New Housing Comes to Old North Dayton

Over the last five years Dayton Children's Hospital (DCH) has spent significant resources to study factors that impact the health of children and families. One of the key social determinants of health, particularly for children, is the quality and stability of their housing. It is especially impactful for children with health issues living with someone other than their parent, typically a grandparent. A special division at DCH, known as Kinship Care, works with these families and identified access to appropriate housing as a growing need.

In 2021, DCH purchased 2.3 acres of land close to their existing campus in the Old North Dayton neighborhood. DCH worked with neighborhood residents, CityWide, and Model Group to design and develop the land as a potential site for Kinship Care Housing. Multiple funding sources were secured for construction, including a CDFI loan from CityWide. Housing construction will begin in spring 2024 to create 26 units of affordable housing for kinship families.



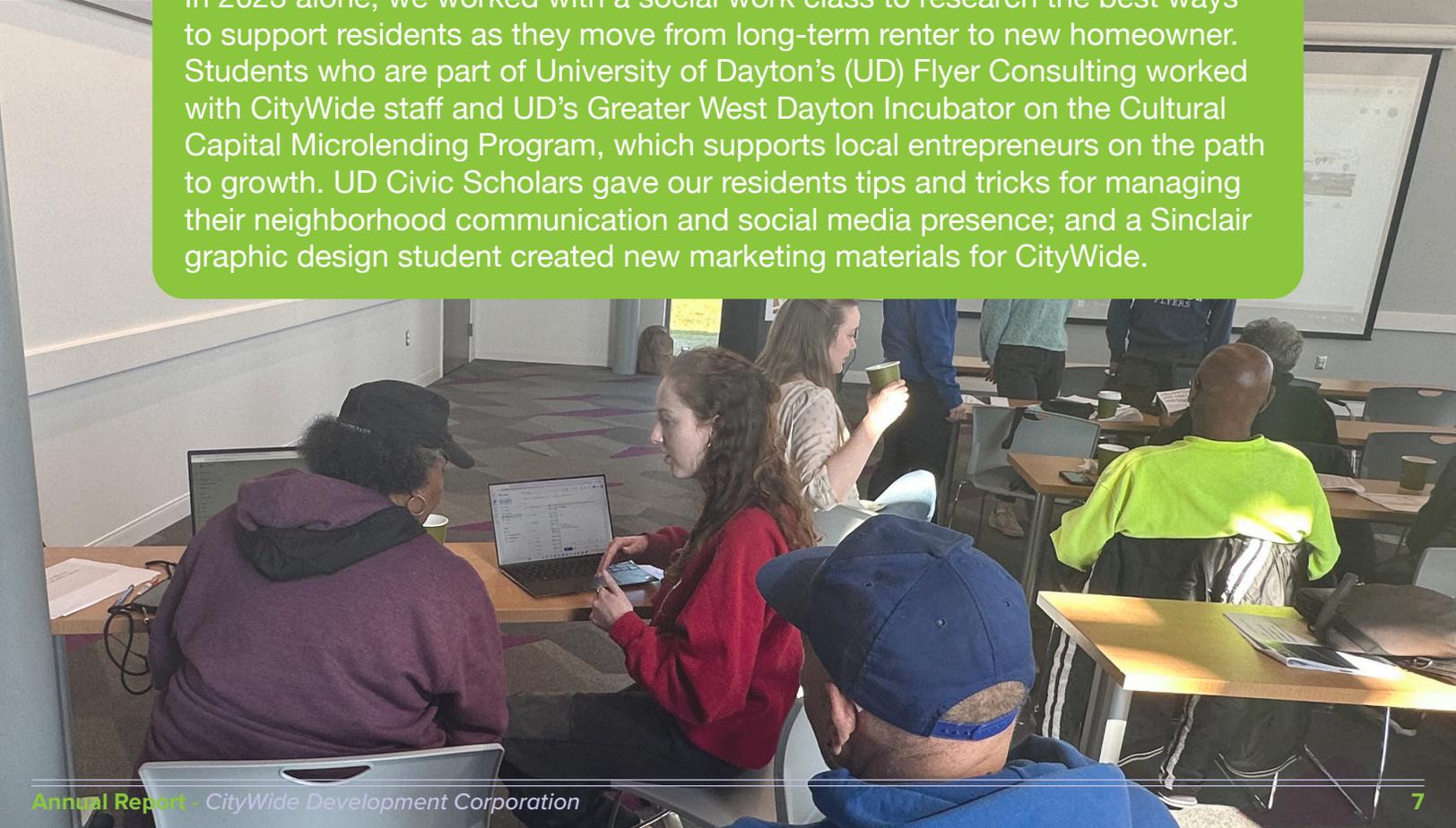


Students Engaging with our Neighborhoods

Our local universities work hard to engage students with the larger Dayton community. Students frequently spend time in our neighborhoods meeting residents and collaborating on projects together. CityWide serves as a connecting point and provides guidance to the students who aim to work with residents in meaningful ways.

Beyond resident engagement, students intern in our office. They have the opportunity to provide support on specialized projects and learn how we work with organizations across the region. Given the diversity of CityWide's work, interns from various disciplines have opportunities to interact with CityWide.

In 2023 alone, we worked with a social work class to research the best ways to support residents as they move from long-term renter to new homeowner. Students who are part of University of Dayton's (UD) Flyer Consulting worked with CityWide staff and UD's Greater West Dayton Incubator on the Cultural Capital Microlending Program, which supports local entrepreneurs on the path to growth. UD Civic Scholars gave our residents tips and tricks for managing their neighborhood communication and social media presence; and a Sinclair graphic design student created new marketing materials for CityWide.



2023 in photos



The Community Bike Fund inaugural class shows off their bikes at the May grand opening.

Dayton Bike Yard held its grand opening in May.



Walking a potential bike route in the Miami Chapel neighborhood.

Old North Dayton's annual National Night Out celebration in August.



New flags were installed at Point Park in Old North Dayton in September. These flags are made of a durable metal, which replaced the previous cloth flags. They represent the many cultures of Old North Dayton.



CityWide staff members attended Dragons' games over the summer with residents and their families.



Fairview Garden clean up with Seven Seed Sowers, the new garden managers, in August.

Wright Flyer III found a new home in the Wright-Dunbar neighborhood in June.



James Pate's gallery, Black Palette, opened in the Wright Dunbar Business District in April.



CityWide staff & board members got a sneak preview of the new Premier YMCA, which opened in 2023.

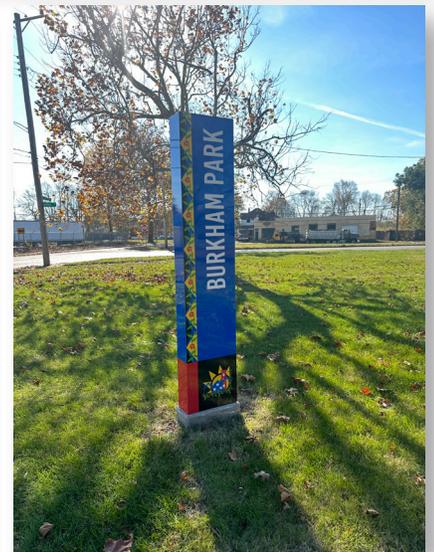


Neighbors and volunteers join together to clean up Miami Chapel and Edgemont for Rebuilding Together Day in April.



Celebrating summer at Fairview Commons with our Phoenix Officers and residents in July.

Branding throughout West Dayton neighborhoods continues to be popular with residents. The collaborative project between CityWide, a local artist, and residents starts with defining neighborhood values.



In 2023, Edgemont Pineview, and Carillon all saw signs and banners go up around the entrances to their neighborhoods.

In the CityWide Office



New Senior Vice President Announced
Congratulations to Karen DeMasi on her promotion to Senior Vice President, Community Development. Karen has been with CityWide for over 10 years. She first started as a consultant and moved into a full-time role within the Community Development division.



Staff members along with family and friends celebrated the holidays at the beautiful Victoria Theatre. We were even treated to a backstage tour.



We're official!
We added a new sign to our building in 2023.