



2024

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Around the CityWide
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CityWide Development Corporation

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From the President

In an ever-changing world, CityWide Development Corporation's commitment to moving Dayton forward has remained strong. Our city and region continue to see development like never before.

The First Floor Fund has supported the reactivation of over 100,000 square feet throughout Dayton. Our neighborhoods are seeing new housing for the first time in decades and engaging in comprehensive planning for their futures. We've partnered with local organizations to offer diverse financing solutions for business owners to invest in themselves and our city. As an organization, CityWide has brought on new talent to support our mission - to be a leader in the revitalization of Greater Dayton and the surrounding region.

Collaboration and listening to the needs of our residents, business leaders, and organizations across the board is key to our success. When we work together, Dayton thrives.

Thank you for supporting CityWide this past year and the many years to come.



Dan Kane



New Markets Tax Credits

CityWide introduced the New Markets Tax Credit program to the Dayton region in 2011. In the decade since, these tax credits have assisted in developing health and wellness services, grocery stores, manufacturing, and neighborhood amenities aimed at improving residents' quality of life.

Measuring the Impact

\$251 million

Federal NMTCs **awarded** to Dayton Region New Market Fund

\$36 million

State NMTCs **awarded** to Dayton Region New Market Fund



\$923.5 million

Catalyzed as a result of NMTC investment



25

Number of **projects awarded** Dayton Region New Market Fund NMTCs

443,750

People **served**



4,369

Jobs created & retained

9

Number of **counties** Dayton Region New Market Fund serves



2,526

Construction jobs **created & retained**

Community Organizing in Action



Miles of sidewalks were canvassed over the summer to kick off the creation of a safety plan in the Phoenix neighborhoods of Northwest Dayton.



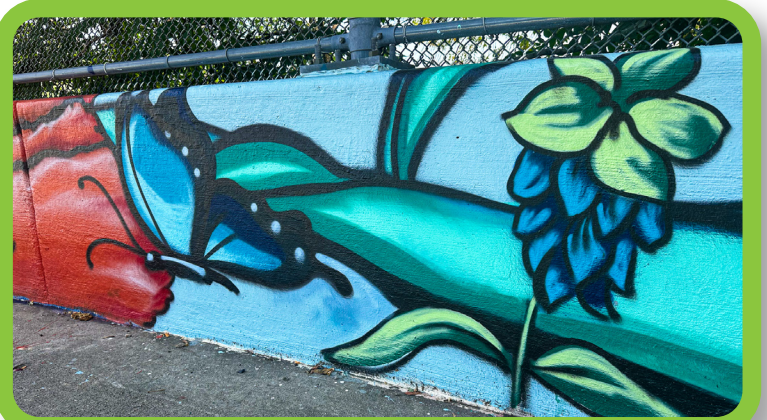
The Zapp mural along Salem Avenue received a much needed refresh this past year.



Rising at Phoenix families joined CityWide for a Dayton Dragons game.



PhoenixNext donated three lots to County Corp who built three new homes on the lots through the Pathways to Homeownership program. Pictured above is one of the new homeowners.



Local mural artist, Tiffany Clark, painted a new mural on McClure Street. It represents the bridge's role as a connector between the Twin Towers and St. Anne's Hill neighborhoods.



CityWide Development Corporation

First Floor Fund

Measuring the Impact

Total Loans

32

Downtown Neighborhood

13

19

Minority & Minority Women

72%

Women

50%

Jobs Created

281

Square Feet Activated

106,112

With two years under its belt, First Floor Fund (FFF) has cemented its success in Dayton. Funded by the Dayton Recovery Plan, FFF has supported a variety of businesses including salons, bars, restaurants, bakeries, and boutiques.

Perhaps the most exciting part is that FFF is achieving goals set from the beginning - to support women-owned and minority-owned businesses and to reactivate vacant spaces.

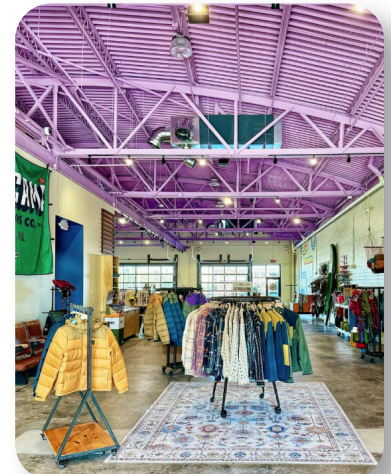
See the 6 new businesses that opened in 2024 below.

Mintha's Boutique
520 E 3rd St 45402



Shag Studios
1126 S Main St 45409

Table 33
45 W 4th St 45402



Base Camp Outdoors Co
420 E 1st St 45402

Joui Wine
117 E 3rd St 45402



Wright Dunbar Cigar Shoppe & Lounge
1153 W 3rd St 45402

Creative Funds Support Development

Housing Trust Fund

CityWide has been at the table and working on the Dayton Housing Policy since its inception. Following the city of Dayton's adoption of the Dayton Housing Policy, CityWide began working on creating a Housing Trust Fund. Through the leadership of CityWide Board Member Amy Riegel, a committed group of local stakeholders met throughout 2024 to create a framework for the HTF and to identify various funding approaches.

"Over the last two years, I have been working with communities across the state of Ohio, to expand funding for affordable housing. New federal and state sources of funding are being developed, however, there is still significant competition to secure these dollars."

"To secure federal and state funding, being competitive in terms of leverage, having local commitments, low-interest loans, and other forms of funding can give a project the edge needed to receive public dollars. The HTF would make Dayton and Montgomery County more competitive by being that source of funds."

The establishment of HTFs has proved to be an accelerator for development, the very type of development needed in Montgomery County.

- Amy Riegel, Executive Director, COHHIO

PACE Direct Financing Program

The Dayton / Montgomery County Port Authority partnered with CityWide to launch the Property Assessed Clean Energy (PACE) Direct program. This brought together the city of Dayton, Montgomery County, CityWide, and the Port to support its creation and execution. Learn more about PACE Direct from Joe Geraghty, Executive Director at Dayton / Montgomery County Port Authority.

"PACE Direct focuses on smaller sized opportunities for commercial property owners to invest in their properties. It fills a gap in the market – lenders tend to not be as interested in

underwriting deals this size or projects such as the ones PACE Direct can be used for. This particular fund has a focus on energy projects."

This is a revolving loan fund. The fund is live and ongoing. Interest forms can be found at citywidedev.com or daytonport.com.

We want to provide commercial property owners with access to capital funding energy improvements in their properties.

- Joe Geraghty, Executive Director, Dayton / Montgomery County Port Authority

Work in DaVinci Continues

New Housing at The Point

With nearly 15 years of dedicated work from CityWide, half a dozen partners, and a slate of completed projects, it's impossible to ignore the success of the DaVinci Project in the Old North Dayton and McCook Field neighborhoods. New developments in 2024 have only cemented this notion.

The corner of Valley and Keowee Streets is set for new housing to be built. This is a long-term planning goal of the city and local neighborhood. The project has already received a \$1.5 million investment from the city of Dayton's Dayton Recovery Plan.

Learn more from [Darin Hall with Civitas, the project developer.](#)

"We look for transformative development opportunities, where there is a clear vision and alignment between the city, local economic development organizations, anchor institutions, and the local community to achieve it. This project checks all the boxes, and we are excited with what we are planning for the site."

"We will develop 19 market rate, for sale, 3 bedroom, 2.5 bathroom townhomes on the site. The townhouses will enjoy a view of the river and will have private off-street parking in the rear."

- Darin Hall, CEO, Civitas Development Group

"We expect that this investment, and the

homeownership opportunities that it will create, will continue the momentum that has started in the area."

"It is still early in the project, but we are working to develop a website for the project that will have all the information for people to follow along."

Point Park Lands a Funding Boost

In 2024, Point Park received a \$250,000 State Strategic Initiative grant for improvements to the park. These dollars, coupled with a \$650,000 investment from the City of Dayton, continue to turn residents' and stakeholders' visions to reality. This funding will be used to transform an underutilized lot into a flexible parking lot and community space. Elements include a turf lawn, new sidewalks, trees, lighting, and electrical hookups that can be used for food trucks.



DaVinci in Pictures

Old North Dayton celebrated its annual Taste of Old North Dayton. Katie Lunne, Karen DeMasi, and Alexis Vaske handed out CityWide goodies and taste tested plenty of food at the event.



Dayton Children's Hospital celebrated the construction of their Kinship Family Homes located in the Old North Dayton neighborhood. Katie Lunne is pictured with Jessica Salem, Executive Director of the Center for Health Equity at Dayton Children's.



West Dayton Continues Building

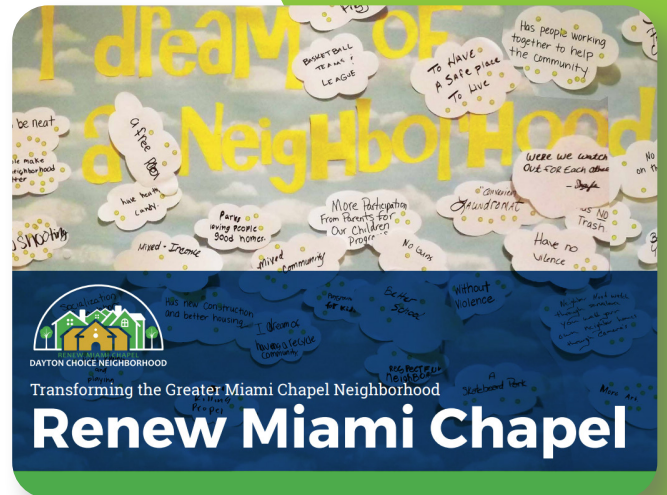
In 2018, the City of Dayton and the Department of Housing and Urban Development adopted the Renew Miami Chapel Plan. Learn how [CityWide Board Member Kiya Patrick](#) continues to implement many of the plans' initiatives.

“The Choice Neighborhood Plan created a shared vision for reinvestment in 5 West Dayton neighborhoods. The Plan synergized public, private, and residential partnerships, and those partnerships have been sustained for the last seven years. As a result, [the Choice geography has seen investment of over \\$85 million since the Plan was adopted in 2018.](#)”

“50 units are under construction at the former Daymont West site (1520 Germantown Pike) and will be completed fall of 2025. Construction of an additional 44 units will begin spring of 2025 and will be located at the corner of Danner and Germantown. Funding for the third phase is underway and will hopefully be secured by the end of 2025.”

“GDPM’s role in community and economic development projects has evolved and expanded over the years, particularly in response to shifts in policy, funding mechanisms, and [the increasing recognition of the important role housing plays in economic development.](#) As federal funding for public housing has decreased, GDPM has expanded partnerships with private developers and nonprofit organizations such as CityWide to help finance and implement projects. These partnerships have enabled GDPM to access private capital and expand capacity.”

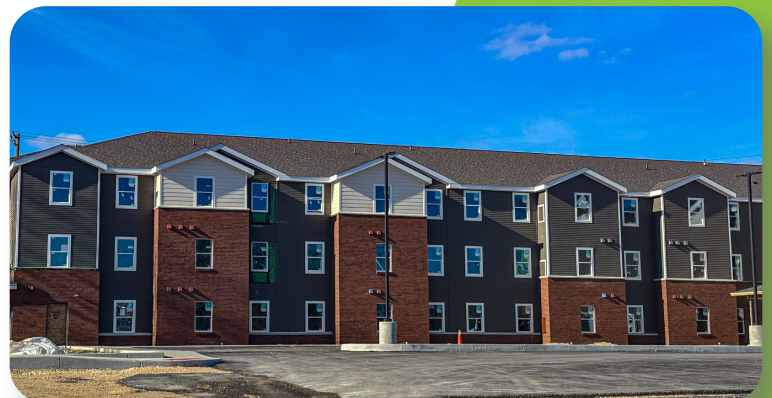
“As the cost of housing and rent continues to increase, quality affordable housing for all income levels is critical for keeping communities stable and economically integrated. Additionally, housing affordability at all income levels can support workforce development and talent attraction strategies for local businesses.”



The Renew Miami Chapel plan.



Germantown Crossing underconstruction. Above is the view of the building from Germantown Pike. Below is the backside of the building off of S Paul Laurence Dunbar Street.



Wright Dunbar Sees More Investment

Medal of Honor Park

A new park is coming to Wright Dunbar! Medal of Honor memorial will be erected at Friendship Park. The Park is located at the intersection of W Third Street and Edwin C Moses Boulevard. This intersection is a key gateway for the Wright Dunbar neighborhood. Recent investments here include the complete reconstruction of the Third Street Bridge, also known as the Peace Bridge, and the installation of a sculpture depicting the 1905 Wright Flyer III.

Medal of Honor Park is still fundraising. The \$1.5 million project is close to its goal, but funds will also be needed for the ongoing maintenance of the park. You can donate online to the Medal of Honor Campaign Fund #2231 at <https://bit.ly/medal-of-honor-memorial> through The Dayton Foundation.

Or mail a check to the Dayton Foundation, Medal of Honor Memorial Campaign Fund #2231-1401 S. Main St., Suite 100, Dayton, OH 45409.



New Townhomes

Decades of thoughtful planning are paying off for the Wright Dunbar neighborhood. It seems each year brings new development and 2024 was no exception. One of the most notable projects in the neighborhood is the construction of new, market-rate housing on West Third Street.

Hear more about *The Townes* from the developer, Robi Simms, Vice President of Charles Simms Development.

“We have been looking in the Wright Dunbar neighborhood since 2019, the business district and strong residential neighborhood made for a strong case that townhomes would be successful.”

“New housing opportunities mean built-in patronage for the immediate businesses along the W. Third St corridor. When businesses depend on “outsiders” coming into the neighborhood, sometimes those businesses fail, we hope that having 26 new homes along W. Third St will help bring more business to the small shops, restaurants, and businesses in the Wright Dunbar neighborhood.”

“I see Wright Dunbar as an extension of downtown. I see walkability between W. Third St to downtown and more housing opportunities.”

Visit [Simmsdev.com](https://simmsdev.com) and contact Heather to learn more about this project at heather@simmsdev.com or 937.718.7772. The decorated model home will be opening in June 2025.

West Dayton in Pictures



Nicole Steele accepts a \$10,000 grant from Garden Club of Dayton to plant trees around Lakeside Lake.



New signs displaying Lakeside Lake's history were installed along with a path around the Lake.



Caitlin Jacob engages with Madden Hills residents and Montgomery County Land Bank during a planning session focused on creating a neighborhood plan.



A record sealing clinic was held in DeSoto Bass. Residents were able to connect with the Greater Dayton Volunteer Lawyer's Project and Dayton Clerk of Courts for free services.



Around the CityWide Office



A Dayton Fixture Retires

After 25 years at CityWide and even more serving Dayton, Steve officially retired. Steve put decades of work in to help Dayton thrive and transform into a destination for tech companies and workers alike. His expertise in strategic planning, neighborhood and economic development, as well as marketing, made him an invaluable member of the CityWide team. He's spent countless hours listening and addressing problems. Congratulations, Steve, on your well deserved retirement!



Welcome to CityWide

In 2024 CityWide welcomed two new team members – David Sollmann and Jasmine Young. David became a member of the Accounting Department as an accountant. Jasmine joined the Community Development team as a Project Manager.



Tourists in Dayton

CityWide staff took multiple opportunities this past year to visit some of Dayton's amenities and historical sites. Including:

- Paul Laurence Dunbar House
- The International Peace Museum
- National Museum of the United States Air Force

