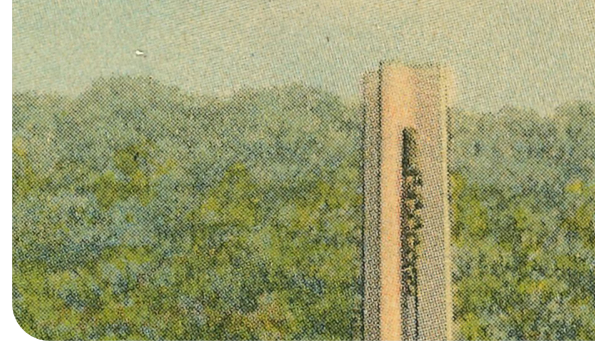


CITYWIDE 
MOVING DAYTON FORWARD

20 25

Annual Report

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From the President



Projects at CityWide start with listening. Connecting with people and organizations allows us to get a full understanding of the challenge and opportunities. Through deliberate dialogue and problem solving we craft solutions to move important projects forward.

CityWide is a partner for the long-term recognizing that lasting change doesn't happen overnight or through one project. Through collaboration and strategic partnerships, we have seen disinvested neighborhoods become revitalized, new businesses populate storefronts that long sat vacant, and new jobs and amenities come to our community.

We are proud to be part of the region's collective efforts to make the greater Dayton area prosper.

Thank you for your support on this important work.

Dan Kane

Lending & Development Finance

CityWide provides business loans, incentive financing and solutions to business and development projects that encourage the vitality of the region. Our diverse financing tools are designed to complement private sector lenders and investors while offering possible solutions for many project sizes and businesses.

Community Development Financial Institution (CDFI)

Perhaps the least understood of our financial tools, CityWide's CDFI status unlocks access to some of our most well-known lending programs. The primary mission of CDFIs is to promote economic development by providing financial products and services to people and communities underserved by traditional financial institutions. CDFIs are U.S. Department of Treasury certified organizations that lend at affordable rates and terms in underserved markets. CDFIs finance affordable housing, small businesses, non-profit organizations, and commercial real estate to stabilize and revitalize neighborhoods and cities. CityWide Development Corporation is a CDFI through its subsidiary, Dayton Region New Market Fund (DRNMF). Projects in 2025 included:



HōM Flats - 325 Homewood Ave, Dayton 45405



Office space redevelopment in partnership with Woodard and City of Dayton - 431 E. Third St, Dayton 45402



Infinity Labs - Downtown Dayton 45402

New Markets Tax Credits (NMTCs)

In addition to its CDFI status, DRNMF hold a Community Development Entity designation from the U.S. Department of Treasury. This designation allows CityWide to apply for New Markets Tax Credits (NMTCs). The NMTC Program aims to break the cycle of disinvestment by attracting the private capital necessary to reinvigorate struggling local economies. These high-impact investments can be a lifeline for communities facing significant vacancy in commercial properties and lack of access to important resources such as grocery stores and healthcare while also driving job growth for the area. Projects in 2025 included:



Dayton Children's Hospital pediatric urgent care -
1711 Germantown Street, Dayton 45417



Shearer's Foods - 4100 N Springboro Pike,
Moraine 45439



onMain - Corner of Stewart and Main Streets,
Dayton 45409

\$251 Million
Awarded in Federal NMTCs

\$36 Million
Awarded in State NMTCs

26
Projects Awarded NMTCs

\$937 Million
*Catalyzed in the Region as a
result of NMTC Investment*

First Floor Fund

Funded by the City of Dayton's Recovery Plan, the First Floor Fund empowers emerging entrepreneurs in under-resourced communities. The program fuels small-business growth, drives job creation, and transforms vacant first-floor spaces into vibrant, active storefronts.

43

Total Loans

19

Downtown

24

Neighborhood

280

Jobs Created

131,561

Square Feet Activated



Morgan's – 1101 W Third St, 45402



Eddy Out – 120 Valley St, Dayton 45404



Rad Vintage – 116 W 5th St, Dayton 45402

SBA

CityWide is a Certified Development Company of the U.S. Small Business Administration (SBA). This allows CityWide to partner with local financial institutions to provide fixed asset financing at affordable rates through the SBA. Typical projects include acquisition or renovation of commercial real estate and acquisition of new or used machinery and equipment.

6

Total Loans

64

Jobs Created and/ or Retained

\$3.3 Million

Total Dollar Amount Lent



CRG – 8821 Washington Church Rd, Miamisburg 45342



The Silos - 810 E First St, Dayton 45402 45342

Community Development



Northwest and Southwest Dayton residents enjoy a Dragons game with Jasmine Young and Alexis Vaske.



The Dayton Home Repair Network held its first summit in 2025! Caitlin Jacob moderated a panel with home repair funders at the event. CityWide is supporter and advocate for the good work this group does.



John Gower joined other urban revitalization advocates at the Ohio Community Development Corporation Association (OCDCA) conference for the keynote presentation. The conference was held in Dayton in 2025. CityWide is a longtime OCDCA member, which connects CDC leaders and advocates and provides professional development opportunities.



Dayton View Triangle held an ice cream social over the summer! Jasmine helped the neighborhood put the event together and bring in neighbors.



Jasmine Young put together a Fall Festival with College Hill residents complete with crafts and a fire truck for kids to check out!



The Salem Avenue Business Association (SABA) held an Arts Festival in 2025. Jasmine Young helped get the word out and make it a fun event!



Sticking with tradition, CityWide had a table at Old North Dayton's National Night Out event. The heavily attended event features free food and entertainment from a variety of cultures.



Another phase of Point Park was completed in 2025! This space was once a gravel lot that was rarely used. Sandwiched between Eddy Out and Mobility Works (where CityWide painted a mural a few years back), this reimagined space is ready for almost anything. It's designed to be flexible for food truck events, festivals, or just a place to hang out and catch a view of downtown.



Dayton Children's Hospital held a ribbon cutting for Vermillion Place. Children's named the community after the late Don Vermillion – a long time CityWide board member and key person in Old North Dayton's revitalization. This unique housing is designed for grandparents raising grandchildren.



Nicole Steele provided some insight into how architecture and design can better serve our older residents. Did you know, Dayton is currently working to be a more age-friendly community through planning?



Karen DeMasi, Nicole Steele, and Jasmine Young led a workshop with residents who are part of an Omega CDC workgroup. Their conversation focused on housing and what residents would like to see in the future.

County Corp added more homes to the Fairview neighborhood in 2025. CityWide was lucky enough to get a sneak peek while the homes were being constructed. Each home was built by Unibilt (a modular home builder), delivered via semitruck, and then placed on its lot by a crane.



Area of Investment West Dayton

For over a decade, CityWide has invested time, energy, and capital into West Dayton. Along with the efforts of many partners and champions along the way, millions of dollars have been invested in the area with \$170 million of that occurring in the last three years. Comprehensive community development requires solid relationships and plenty of patience. See all the work completed and in progress.

Housing



Welcome Home Ohio

The Montgomery County Land Bank brought funding to build new homes in Madden Hills. With the help of CityWide, they were able to connect with residents and make sure the new homes would fit the neighborhood.



Germantown Crossing

A ribbon cutting was held for the new building in 2025. These 50 units brought more high-quality, affordable housing options to the area.



CJ McLin Senior Apartments

With financial assistance from CityWide, County Corp purchased and fully renovated apartments for low-income seniors.



Desoto Bass

This first phase of new buildings began taking shape at Desoto Bass in 2025. When completed, the 44 units will bring a new look and neighborhood feel to the area.



The Townes of Wright Dunbar

Simms gave the first look at new townhouses in Wright Dunbar. Eleven of the market-rate homes have already sold.

Lending



Dayton Children's Hospital

A groundbreaking was held in 2025 for the new Dayton Children's Hospital urgent care. CityWide provided a NMTC investment and worked with Children's on the community development side to bring this needed amenity to West Dayton.



West Social Tap & Table

The W. Social opened in 2022 and has been a Wright Dunbar mainstay ever since. CityWide was able to provide capital for the site's predevelopment.



The Cornerstore

Two more First Floor Fund businesses are popping up in Wright Dunbar, XO Burger and Saoko Leaf & Vine.



Gettysburg Grocery

Homefull built a grocery store in West Dayton that continues to thrive and be a place for community. CityWide provided a NMTC investment.



Morgan's

A new restaurant, Morgan's opened up on W Third Street. CityWide provided funding through the First Floor Fund program.



The Five Rivers Health Centers

FRHC wanted to bring multiple offices under one roof. They invested \$31 million into Edgemont by building a new health campus. CityWide provided a NMTC investment for the project and a warm introduction to the neighborhood residents.

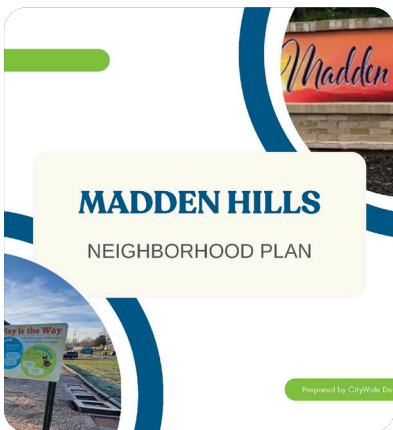
Neighborhood Development



After establishing a core group of residents to reignite the neighborhood group, Miami Chapel held their first event. Residents set up a yard sale and lemonade stand for neighbors to enjoy.



CityWide has worked with multiple neighborhoods to help them create their own branding. This project gives residents space to define their neighborhood and tell their story. A local artist translates those ideas into a logo and visual guide for neighborhoods to keep and use.



Madden Hills worked with CityWide to put together a neighborhood plan in 2025.



Pineview residents worked with CityWide to create a small neighborhood plan. One of the main goals was create an actionable plan that residents could get working on right away.



New historical signs, benches, and walking path have all been installed at Lakeside Lake.



The Community Bike Fund program started with the opening of the Dayton Bike Yard to give area youth a new bike and an opportunity to learn how to use the new park features in their backyards. CityWide has helped fundraise and run the successful program since its beginning.



CityWide has been working with the Greater Edgemont Community Coalition for several years on a variety of projects. The most notable ones can be found at the Edgemont Solar Garden. Residents have been able to take this once thriving space and restore it to its former glory of a place to grow food and relationships.

Office Updates

Growing More Than Small Businesses

Our Lending & Development Finance (LDF) division grew in 2025. **André M. Joiner** and **Patricia Hill** both joined the LDF team. Joiner is a Senior Business Development Officer & SBA Director. Hill is a Senior Manager of Loan Administration.

Former Senior Business Development Officer, **Shane Wilken**, was promoted to Vice President, Lending & Development Finance. LDF is better positioned than ever to support current and future lending work at CityWide!



Patricia Hill



André M. Joiner



Shane Wilken



Rosalie Gehrich

Long-time CityWide Employee Starts a New Chapter

After 15 years, **Rosalie Gehrich** retired from her position as CFO at CityWide. Her thoroughness and steady leadership helped CityWide become an economic and tax credit powerhouse.

Congratulations, Rosalie,
on your retirement!

A New Look For the CityWide Offices

Since renovating the office, CityWide staff have worked on creative ways to decorate our spaces. The goal was to honor the past and show off their hard work. The results have been picture collages of neighborhood events, partner meetings, exciting projects, ribbon cuttings, and historic postcards showcasing Dayton. After getting a behind the scenes tour at We Care Arts, CityWide staff collaborated with the nonprofit to create a custom piece of art for our office.



Out & About!

CityWide staff took time in 2025 to visit new places and volunteer together. Staff even got to celebrate the holidays at the new Deck the Diamond event! Check out where we went this year:



We Care Arts



Crayons to Classrooms



National Afro-American Museum and Cultural Center



Deck the Diamond at Day Air Ballpark

Sharing Our Practice

From behind the scenes to in front of the camera

It's not the first time our staff members have been spotted on camera, but this time we took the opportunity to tell the CityWide story on a micro level. A short series of videos were created to showcase the small but mighty projects staff members work on and give glimpse into how CityWide operates. Viewers (like you!) can learn about community organizing, how the DaVinci project came to be, hear from businesses who have received a loan from CityWide, and why Dayton's Main Street is the spine of the city in two minutes.



Find these videos and stay in loop on impactful projects in our region by following CityWide on social media.

We are
MOVING DAYTON FORWARD

**20
25**



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