

Neighborhood Catalytic Capital Improvement Program (NCCIP)

Proposed Awards

Strategic Priorities for NCCIP

- Encourage projects in neighborhoods that have received relatively less investment (including private investment)
- Facilitate projects that require a substantial amount of investment relative to the average real estate development in the neighborhood surrounding the project
- Prioritize strategic investment areas based on federal designations utilized by HUD to identify neighborhoods with a high-level of low to moderate income households.

Process Overview and Next Steps

- **Process Overview:**

- Total of \$ 1,994,178 allocated to the program by City Council in October 2022
- DCED Issued Requests for Proposals (RFP) in two program categories: **Early Action** and **Project Implementation**. Details on each category are outlined on later slides
- A Review Committee consisting of five City employees, one representative from Investment in Neighborhoods, and one representative from Homebase reviewed and made recommendations on the proposals
- Applications were evaluated based on 1) neighborhood impact, 2) benefit to strategic investment areas, 3) community support, 4) project scope & budget, 5) private leverage, 6) organization's capacity, and 7) completeness of application

Process Overview and Next Steps

- **Application Summary:**

- DCED received 27 applications totaling \$8,869,240 in funding requests
- The 27 Applications came from projects in 14 neighborhoods.
- 16 applications were for Project Implementation funding requests and 10 were for Early Action funding requests (one incomplete application was unclear).

- **Recommendation Summary:**

- Review Committee is recommending 13 projects totaling \$1,840,200 (7 early action, 6 project implementation). Balance is recommended for Administration's project delivery costs.
- The 13 projects are in 8 neighborhoods (Avondale, Camp Washington, Clifton Heights, East Price Hill, Over-The-Rhine, Spring Grove Village, Walnut Hills, and West End)
- Budget Ordinance to implement proposed recommendations is forthcoming. Anticipated introduction to City Council is March 22, 2023

Early Action Category

- Evaluated based on likelihood proposed uses advance project to next phase in development process or determine economic viability of project vision.
 - Applicant must have site control of proposed project site.
 - \$100,000 maximum dollar request.
- Eligible uses: pre-development and stabilization including, but not limited to, third-party market and feasibility studies, environmental assessments, design and engineering studies, preliminary construction cost verifications, and site and security capital improvements.
- Ineligible uses: staff salaries, fundraising activities, property holding costs, and other similar activities, costs incurred prior to an agreement with the City.

Imperial Theatre Pre-Development



278-280 W McMicken Ave

Early Action - \$100,000

- Imperial 280 LLC and Imperial Theatre Mohawk Alliance
- OTR-West End NRSA (Over-the-Rhine)
- Pre-development hard and soft costs
- Stabilization, design, security, rough plumbing, interior alterations

3509 Warsaw Ave. Pre-Development



3509 Warsaw Ave

Early Action - \$100,000

- Price Hill Will
- Price Hill NRSA (East Price Hill)
- Stabilizing active leaks, assessing and patching roof
- Conducting Phase I/II environmental assessments
- Structural engineering assessment and appraisal, conceptual architectural plans
- Determining eligibility/feasibility for National Register of Historic Places

ROMAC+Katalyst at The Regal Project Pre-Development



1201 Linn St

Early Action – \$100,000

- Robert O’Neal Multicultural Arts Center
- OTR-West End NRSA (West End)
- Architectural & engineering services for building renovation

Innovation Greenway Schematic Design of Public Greenspace



The Northeast Quadrant in the MLK and Reading Road Redevelopment Area of the Cincinnati Innovation District

Early Action – \$100,000

- Uptown Consortium Inc.
- Uptown NRSA (Avondale)
- Schematic design for public greenspace
- Will connect with the CROWN bike network and provide passive and programmed open space

First German Reformed Church Pre-Development



1815 Freeman Ave

Early Action – \$100,000

- Seven Hills Neighborhood Houses
- OTR-West End NRSA (West End)
- Rehab, stabilization and architectural drawings for the First German Reformed Church to prepare it for future development

2965 Colerain Avenue Pre-Development

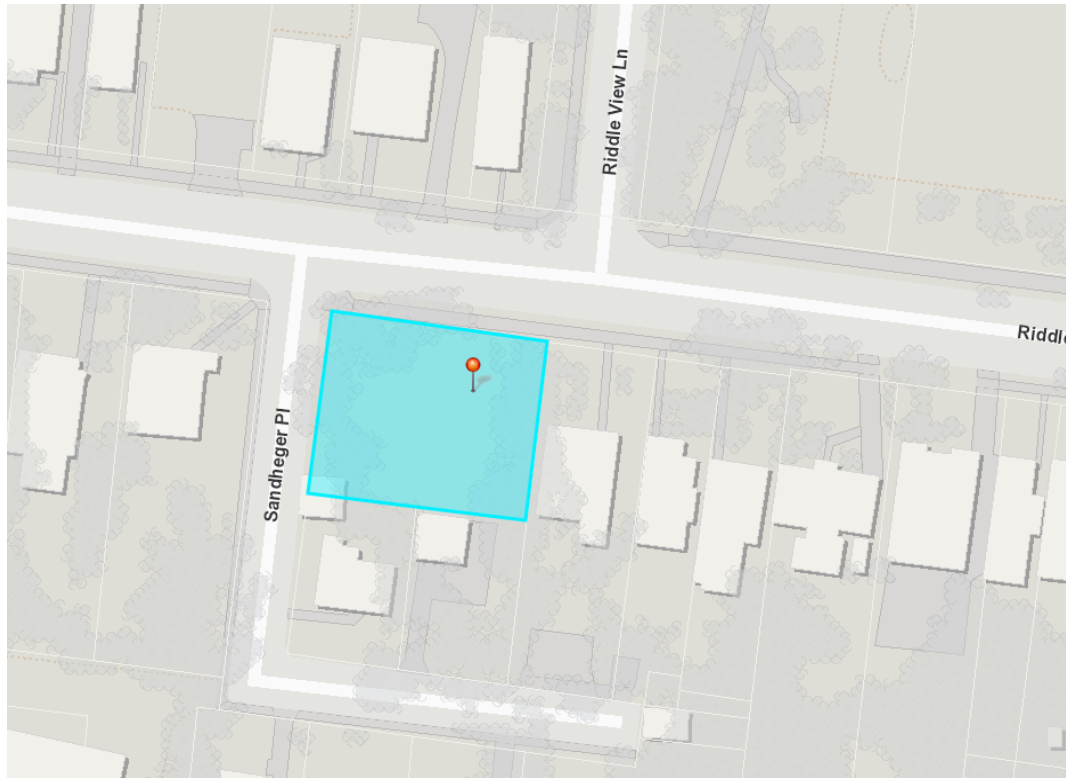


2963 Colerain Ave

Early Action - \$100,000

- Camp Washington Urban Redevelopment Corporation
- Camp Washington NRSA
- Funds for architectural drawings, first floor demo, and stabilization

495 Riddle/496 Sandheger Pre-Development



495 Riddle Rd/496 Sandheger PI

Early Action - \$100,000

- Clifton Heights CURC
- Uptown NRSA (CUF)
- New construction soft costs
- Design, survey, MEP and structural engineers, lead consultant, community engagement, interior design, site visits

Project Implementation Category

- Evaluated based on project's ability to significantly impact efforts to stabilize and revitalize neighborhoods. Projects that demonstrate construction can commence in the 18 months following a City contract are priorities.
 - No minimum or maximum dollar request limit; however, it was explained that a total of \$1.9M was available in this program.
 - Eligible uses: hard or soft costs associated with construction activities.
- Awardees permitted to use City's funding commitment to secure additional loans, grants, tax credits, and solicit other forms of investment. It was explained that City funds will only be disbursed with an executed funding agreement and when all financing and due diligence materials have been secured.

Phase II of American Sign Museum Expansion - Food Service Equipment



1330 Monmouth Ave

Project Implementation - \$100,000

- American Sign Museum
- Camp Washington NRSA
- Food Service Equipment

Pocket Park Implementation



4648 N. Edgewood Ave

Project Implementation – \$20,200

- Village Development Corporation
- Upper Mill Creek NRSA (Spring Grove Village)
- Pocket Park

1726 Linn St. Redevelopment (West End Sports Bar & Grill)



1726 Linn St

Project Implementation – \$320,000

- West End Sports Bar & Grill
- OTR-West End NRSA (West End)
- Redevelopment for bar/dine-in restaurant end use

Artworks Creative Campus Redevelopment



2429 Gilbert Ave

Project Implementation - \$150,000

- Artworks
- Evanston-Walnut Hills NRSA (Walnut Hills)
- Renovation of Race Refrigeration building in Peebles Corner
- Site will serve as a permanent, centralized location for ArtWorks

New Shelter Renovation (YWCA)



3565 Van Antwerp Pl

Project Implementation – \$500,000

- YWCA
- Uptown NRSA (Avondale)
- Renovation of a new shelter for survivors of domestic violence
- Project includes office spaces for case managers and staff and 21 residential units (private and semi-private living spaces)

The Volkshaus Renovation



123 McMicken Ave

Project Implementation - \$50,000

- OTR A.D.O.P.T
- OTR-West End NRSA (OTR)
- End uses include co-working space, community center and office space for Action Tank

Lessons Learned

- **Market Demand:**

- Early action proposals where the City would provide funding to pre-development costs like architecture, engineering and other professional studies received higher than expected demand. Several projects that initially requested construction financing instead sought predevelopment assistance to further advance their predevelopment work.
- Many strategic investment areas of the City did not have an application submitted from the neighborhood for assistance in this round. Should additional funding be made available for future rounds, DCED can work with stakeholders in those neighborhoods to encourage applications. Regular funding cycles like the Neighborhood Business District Improvement Program (NBDIP) allow community development groups to create a project pipeline to prepare for an annual and predictable application process.

Questions?