

## ATTACHMENT C

### **Neighborhood Capital Proposed RFP Process**

#### **2022 Catalytic Neighborhood Capital Investment Program**

**Description:** This new program will provide resources for catalytic projects within the City's neighborhoods. Projects funded through this program are evaluated based on their ability to create a catalytic impact to stabilize and revitalize neighborhoods.

**Funding Awards:** Recommendations for funding awards are determined based on the project's needs, total project costs, the strategic priorities and scoring methodology outlined below, and funding availability. Projects may be awarded:

- Funding up to 25% of the total project costs and at a maximum not to exceed \$2 Million.
- Funds contributing towards expenditures (e.g. hard construction costs).

Also, the project must show it would not be financially feasible if limited to only real estate tax incentives or other available DCED programs.

**Strategic Priorities:** The following strategic priorities will be weighed in making funding recommendations:

- Priority will be given for projects based in neighborhoods that have historically received less investment as compared to other City neighborhoods.
- Priority will be given to projects that include a substantial amount of investment in real estate development relative to the average real estate development in the neighborhood surrounding the project.
- Priority will be given to projects that can show demonstrated ability to commence construction in the 18 months following a City contract.
- Resources will be further targeted to viable, market-driven, and mixed-use development in Strategic Investment Areas and Neighborhood Revitalization Strategy Areas, listed here:

#### **Strategic Investment Areas**

##### **NRSA (Strategy Area)**

Avondale NRSA  
Bond Hill NRSA  
Camp Washington NRSA  
College Hill NRSA  
Empowerment Zone  
Laurel Homes and Lincoln Court  
Walnut Hills NRSA  
Madisonville NRSA

##### **CDBG Local Target Area**

East Price Hill  
Avondale  
West Price Hill  
Westwood  
Lower Price Hill  
Walnut Hills  
College Hill  
Madisonville

South Cumminsville / Millvale NRSA	Bond Hill
Lower Price Hill NRSA	Evanston
East and West Price Hill NRSA	Over-the-Rhine
English Woods NRSA	South Cumminsville
Mt. Airy NRSA	Millvale
North Fairmount NRSA	West End
South Fairmount NRSA	
Roselawn NRSA	
Winton Hills NRSA	

**Scoring Criteria: (100 points total)** – Note point totals are for preliminary discussion purposes and will be weighed in conjunction with how a project meets the strategic priorities above:

1. **Neighborhood Impact (~20 points)**
  - a. Project meets a goal or major need identified in the neighborhood plan and/or community vision plan.
  - b. Project has a demonstrated ability to reactivate additional sites within a two-block radius and serves as a neighborhood revitalization catalyst.
2. **Benefit to Strategic Investment Areas (~20 points):**
  - a. Project impacts Low/Mod job creation, Low/Mod area benefit, or the removal of Slum and Blight.
  - b. Creates a benefit to a NRSA or CDBG local target area, listed above.
3. **Job Creation (5 points):**
  - a. Project directly results in verifiable job creation or retention.
4. **Community Support (20 points):**
  - a. Project demonstrates community support and has written confirmation from, but not limited to, community council, business association, community development corporation, and other stakeholders.
5. **Project Scope and Budget (~10 points):**
  - a. Applicant clearly explains the work needed to complete the project.
  - b. Applicant has outlined a thorough and reasonable budget with line items verified through quotes and bids.
  - c. Project ready to start construction within 18 months from City contract
6. **Private Leverage (~10 points):** Budget demonstrates direct (project specific) private leverage.
  - a. Amount of committed funding in place.
  - b. Applicant has explained a funding strategy that at least 75% of other funds are or will be committed to the project.
  - c. Private leverage/committed funds shall be secured within 18 months from City award.

**7. Organization's Capacity (~10 points):**

- a. Applicant has the capacity to carry out the project and complete the construction activities.
- b. Applicant demonstrates the ability to occupy and operate the intended business venture and underwriting of the operating budget shows strong backing.
- c. Applicant has ability to operate for at least a ten-year period.

**8. Completeness of Application (5 points):** Applicant submitted a completed application along with the applicable supporting documents verifying budgets, financial commitments, and direct benefits.

- a. Applicant has submitted a complete financial assistance application.
- b. Complete Balance development Priorities Scoring sheet submitted with application.

**Application, Evaluation Committee, and Appropriation:** DCED will develop an application for all interested parties to submit for this program within a set time.

An evaluation committee will score and evaluate responses to the application. The evaluation committee will consist of five City staff (to be selected by the City Manager), one representative from Invest in Neighborhoods, and one representative from Homebase.

Following evaluation and scoring, the Administration will submit recommendations for project funding to Council for a final determination and appropriation.