

City of Chicago NEIGHBORHOOD OPPORTUNITY FUND



DPD

Department of Planning
and Development



somercor

Catalysts for the entrepreneurial dream

PRESENTATION GUIDEPOSTS



➤ What is the Neighborhood Opportunity Fund?

➤ Getting Started

- Does my project meet the NOF Eligibility Requirements?
- How are Grants calculated?
- What Technical Assistance is available to help me with my project?

➤ Application Process

- How do I apply?
- Are there tips for successful applications?
- Where can I find resources to help me?

➤ Next Steps

- How are finalists selected?
- What happens if I am selected as a finalist?



WHAT IS NOF: PROGRAM MISSION



NOF provides Financial Grants of up to \$250,000 per project and Technical Assistance to neighborhood business projects on the City's South, Southwest, and West sides.

The goals of the program are to:

Support Local entrepreneurs and small businesses

Attract Neighborhood businesses and cultural amenities

Provide Resources to ongoing economic development

GETTING STARTED: ELIGIBLE PROJECTS



- **Expansion or Renovation** for existing businesses
- **New locations** for start-up businesses or existing businesses
- **New construction** at vacant properties

Small Grants Track

- Grants up to \$250,000
- Competitive selection process based on application details
- Grantees are expected to complete their projects within 2 years

Large Grants Track

- Grants greater than \$250,000
- City Council approval required
- Grantees must meet M/WBE construction requirements as well as other conditions as stated in the project's redevelopment agreement (RDA)

NOF Large is not covered in this presentation.

GETTING STARTED: ELIGIBLE APPLICANTS



- ✓ **Commercial Property Owners** with known business uses (no speculative/vanilla box projects)
- ✓ **Commercial Business Tenants** (with landlord approval)
- ✓ **Non-Profit organizations** providing a revenue generating commercial activity to the public

- ✗ Residential properties including home-based businesses and live/work spaces
- ✗ Manufacturing or industrial businesses or properties
- ✗ Social services organizations including workforce development, schools and daycare centers
- ✗ Churches and places of worship



*Sisters in Cinema Media Arts Center (South Shore)
Photo Credit: Walter S. Mitchell III, Samuel Sotelo-Avila, City of Chicago*

GETTING STARTED: ELIGIBLE EXPENSES



Eligible

- ✓ Major exterior and interior renovations to existing businesses
- ✓ Build-outs for incoming businesses
- ✓ Building acquisition*, site preparation and demolition
- ✓ Architectural and engineering fees
- ✓ Roofing, masonry/façade, windows and doors
- ✓ Mechanical systems such as HVAC, electrical and plumbing
- ✓ Security systems

Not Eligible

- ✗ Minor repairs or improvements when not part of a larger renovation project (example: painting)
- ✗ Work on residential units or the residential portion of a mixed-use building
- ✗ Repairs to address building code violations
- ✗ Business operating expenses

** Only eligible expenses can be covered by NOF grant funds. Other items can be included in the total project cost, but those will not be reimbursable.*

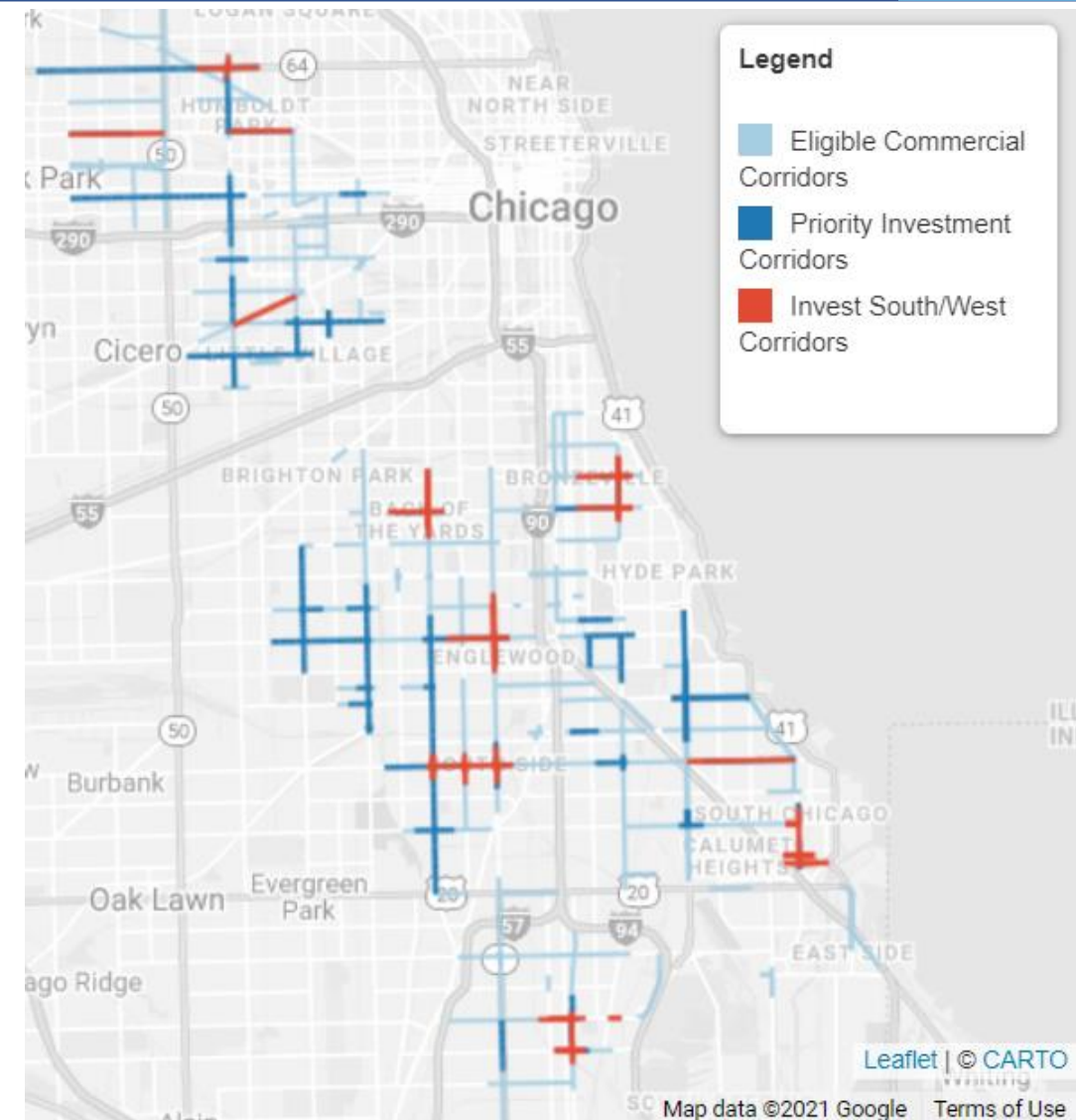
** Acquisition costs can not be paid with NOF grant funds; however it can be used to increase the amount of grant available for property renovation or new construction costs*

GETTING STARTED: ELIGIBLE LOCATIONS



NOF Small Grant projects must be located on an eligible, priority or Invest South/West corridor.

To verify whether a project is on one of these corridors, visit chicago.gov/nof



GETTING STARTED: GRANT CALCULATIONS



Grant funds are awarded based on total eligible project costs and applicant eligibility for Building Community Wealth Bonuses (BCWB)

Total Project Costs (100%)

Base Grant
(up to 50% of eligible project costs)

BCWB – local residents
(up to 25% of eligible project costs)

Grantee Portion
(a minimum of 25% of project costs)

BCWB – local hiring
(reimburse up to 25% of eligible project costs)

In addition to the base grant, there are 2 Building Community Wealth Bonus (BCWB) options - one for applicants who are residents of the NOF QIA and one for applicants who intend to hire local residents of the NOF QIA after completion of their project. Applicants who are eligible for both BCWBs may receive up to 100% of their eligible project costs covered in their grant. However, since the local hiring bonus is not applied until after project completion, all applicants will have to contribute a minimum of 25% while completing their project.

Regardless of the total project cost or BCWBs, the maximum award amount for small grants is \$250,000

GETTING STARTED: TECHNICAL ASSISTANCE



In addition to grant funds, NOF also has technical assistance service providers to help grantees get their projects across the finish line:

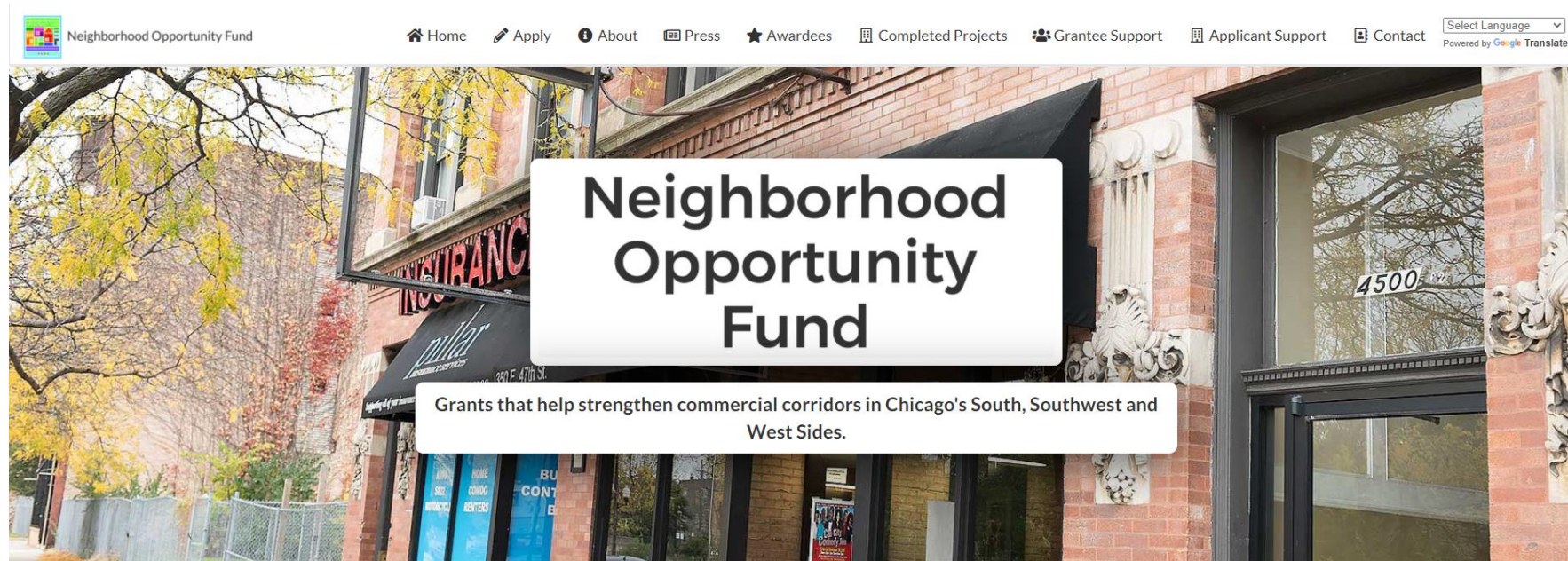
- **Architects**
- **Construction Managers**
- **Financial Consultants/Lending Coaches**

Up to 95% of the cost of hiring these TAs can be included in the calculation of the grant award!

APPLICATION PROCESS: HOW DO I APPLY?



The NOF application process is completely online.
To apply visit <https://Chicago.gov/NOF>



About the Fund

The Neighborhood Opportunity Fund finances commercial and cultural projects in neighborhoods that lack private investment, using revenue generated from downtown development.



APPLICATION PROCESS: HOW DO I APPLY?



STEP 1: Verify your project is in an eligible location and an allowable industry

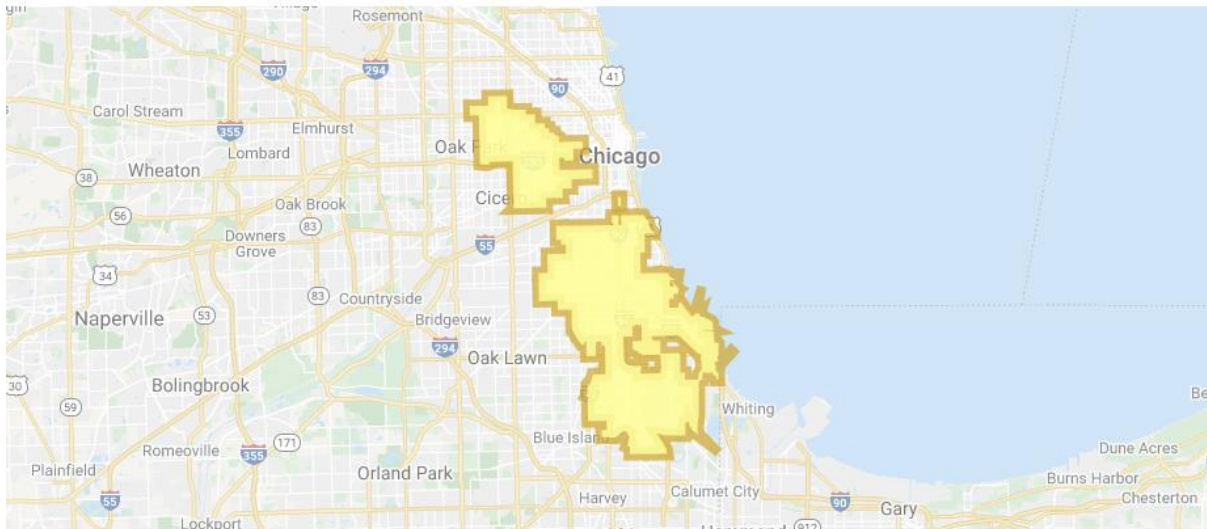
📍 Eligible Areas

Properties qualify for funding based on their location in certain commercial corridors.

Find out if your property eligible for funding!

CLICK HERE

Search your address to see if your property qualifies →



Step 1: Determine Project Eligibility

NOF does not award grants for the construction or rehabilitation of residential uses, manufacturing uses, industrial uses, social services (including daycare and elder care), or places of worship that do not identify commercial as the primary use of a project. Non-profit organizations are eligible for the NOF grant, but they must be engaged in a retail or commercial activity or providing a cultural asset that is open to the public.

Search for your project address below to see if you are eligible to apply for a Neighborhood Opportunity Fund grant.

Contents

Apply for the Fund

Step 1: Determine Project Eligibility

Step 2: Review Program Guidelines

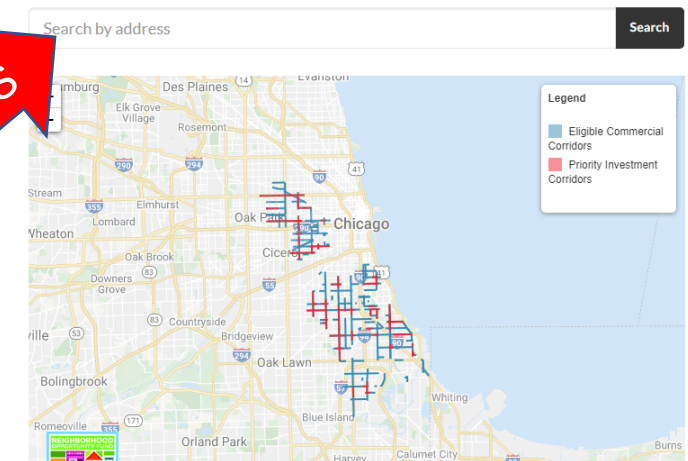
Step 3: Get More Information

Step 4: Submit an Application

Deadlines

Questions?

ENTER ADDRESS



APPLICATION PROCESS: HOW DO I APPLY?



STEP 1: Verify your project is in an eligible location and an allowable industry

Step 1: Determine Project Eligibility

Contents

- Apply for the Fund
- Step 1: Determine Project Eligibility**
- Step 2: Review Program Guidelines
- Step 3: Get More Information
- Step 4: Submit an Application
- Deadlines
- Questions?

✓ You're Eligible!

The property at 4945 W. Division St. is:

- ✓ Located on an Eligible Commercial Corridor and eligible for Neighborhood Opportunity Fund assistance!

If you need additional information about the program, please visit [the About page](#).

To apply, please continue to follow the steps on this page.

OK, got it

Search

Legend

- Eligible Commercial Corridors
- Priority Investment Corridors

2. Are you applying to operate any of the following types of business or organization?

Manufacturing (and Industrial)

Social Services

Housing

Place of Worship

None of the above

3. What type of business are you operating or plan to operate?

Construction

Wholesale

Retail

Transportation and Warehousing

Information and Media

Finance and Insurance

Real Estate and Rental and Leasing

Professional, Scientific, and Technical Services

Waste Management and Remediation Services

Educational Services

Health Care and Social Assistance

Arts, Entertainment, and Recreation

Accommodation and Food Services

Public Administration

Other Services

View eligibility

APPLICATION PROCESS: HOW DO I APPLY?



STEP 2: If your project is determined to be eligible, you will automatically be directed to complete the Project Readiness Quiz. All applicants must complete the quiz before submitting a grant application.



7 multiple choice questions for the applicant, no materials needed



See if sufficient project planning has been completed



Save time for applicants who may not be ready by directing them to resources for assistance



Applicants who demonstrate readiness are provided with a unique application code which is needed to apply

APPLICATION PROCESS: HOW DO I APPLY?



STEP 3: After receiving an application code, you are ready to apply!

1. Click "Continue" on the application code window to be directed to the application
2. Create your account on Submittable.com
3. Begin the application - incomplete applications may be saved and continued later
4. Upload all supplemental files to ensure your project is accurately reviewed
5. Review your application to ensure accuracy and completeness

All applications must be submitted before the deadline.
Partial or late applications will not be accepted.

Soul Veg City (Chatham)

Photo Credit: Walter S. Mitchell III, Samuel Sotelo-Avila, City of Chicago

APPLICATION TIP 1: PROJECT READINESS



Successful applications must show sufficient planning to demonstrate feasibility and the applicant's readiness to begin as soon as possible

GUIDING PRINCIPLES :

Site Control: Does the applicant have site control? If not, is the applicant able to demonstrate a secured path to site control?

Plan for Construction: Does the applicant provide a knowledgeable plan for how and when the project will begin and end?

Itemized Costs (Budget): Has the applicant worked with an architect and/or GC to develop a project budget with hard and soft costs fully itemized?

Applicant Equity (Funding Capacity): Has the applicant secured any of the additional funds necessary to complete the project? If not, can the applicant demonstrate capacity to do so?

APPLICATION TIP 2: COMMUNITY ENGAGEMENT



Successful applications show knowledge of the neighborhood's unique needs and priorities and responds to the community's interests

GUIDING PRINCIPLES:

Community Plans: Has the applicant reviewed the published community plans for the area to know the goals of the neighborhood?

Community Engagement: Does the applicant demonstrate engagement with the community through business or personal experience? Is the proposed project supported by local residents or local community organizations?

Corridor Conditions: Does the applicant show an awareness of the existing services/amenities in the area? Does the applicant know about new business projects nearby, or how the applicant's proposed project will affect the corridor?

APPLICATION TIP 3: DESIGN IMPACT



Project Design is critical to the success of not only the business but makes a statement regarding the community which it serves. Successful applicants have thought carefully about the design of their project and will engage a Design Professional when appropriate.

GUIDING PRINCIPLES:

Equity & Inclusion: Achieving fair treatment, targeted support, and prosperity for all citizens

Innovation: Implementing creative approaches to design and problem solving

Sense of Place: Celebrating and strengthening the culture of our communities

Sustainability: Committing to environmental, cultural, and financial longevity

Communication: Fostering design appreciation and responding to community needs

APPLICATION PROCESS: AVAILABLE RESOURCES



RESOURCES FOR NOF APPLICANTS

Available at <https://neighborhoodopportunityfund.com/applicant-support>

Contents

Community Partners

Project Readiness

Financial Feasibility

Construction Planning

Catalytic Impact

Applicant Support

Get assistance from NOF Community Partners

Neighborhood Opportunity Fund (NOF) has over 20 partner organizations supporting NOF applicants, grantees, and alumni. These organizations work in Chicago's communities and provide assistance to entrepreneurs looking to start or grow their business ventures and enterprises. From hosting NOF information sessions, presenting topically relevant workshops, to providing one-on-one applicant coaching sessions, these organizations are available and ready to support you.

APPLICATION PROCESS: AVAILABLE RESOURCES



COMMUNITY PARTNERS FOR NOF APPLICANTS

List available at <https://neighborhoodopportunityfund.com/eligibility/>



NEXT STEPS: APPLICATION PERIOD



Application Dates for 2021 Round 2:

Monday, August 16th -
Friday, September 24th

Grant Finalists will
be announced in
January 2022

- Applicants are encouraged to work with community partners in order to develop strong and competitive projects
- All interested applicants must complete the project readiness quiz
- Applications must be submitted online, no late or hard copy applications will be accepted
- Online application is only for small grants (maximum \$250,000)

APPLICANTS SHOULD START PLANNING THEIR PROJECTS NOW

NEXT STEPS: FINALIST EXPECTATIONS



After the application deadline, all applications are reviewed and prioritized based on the project strength and readiness. The number of selected projects is based on the available grant funds and will be announced as NOF Finalists.



NEXT STEPS: FINALIST EXPECTATIONS



RESOURCES FOR SELECTED NOF FINALISTS

Technical Assistance Program – lending coaches, architects, and construction managers which grantees can elect to hire to help complete the project

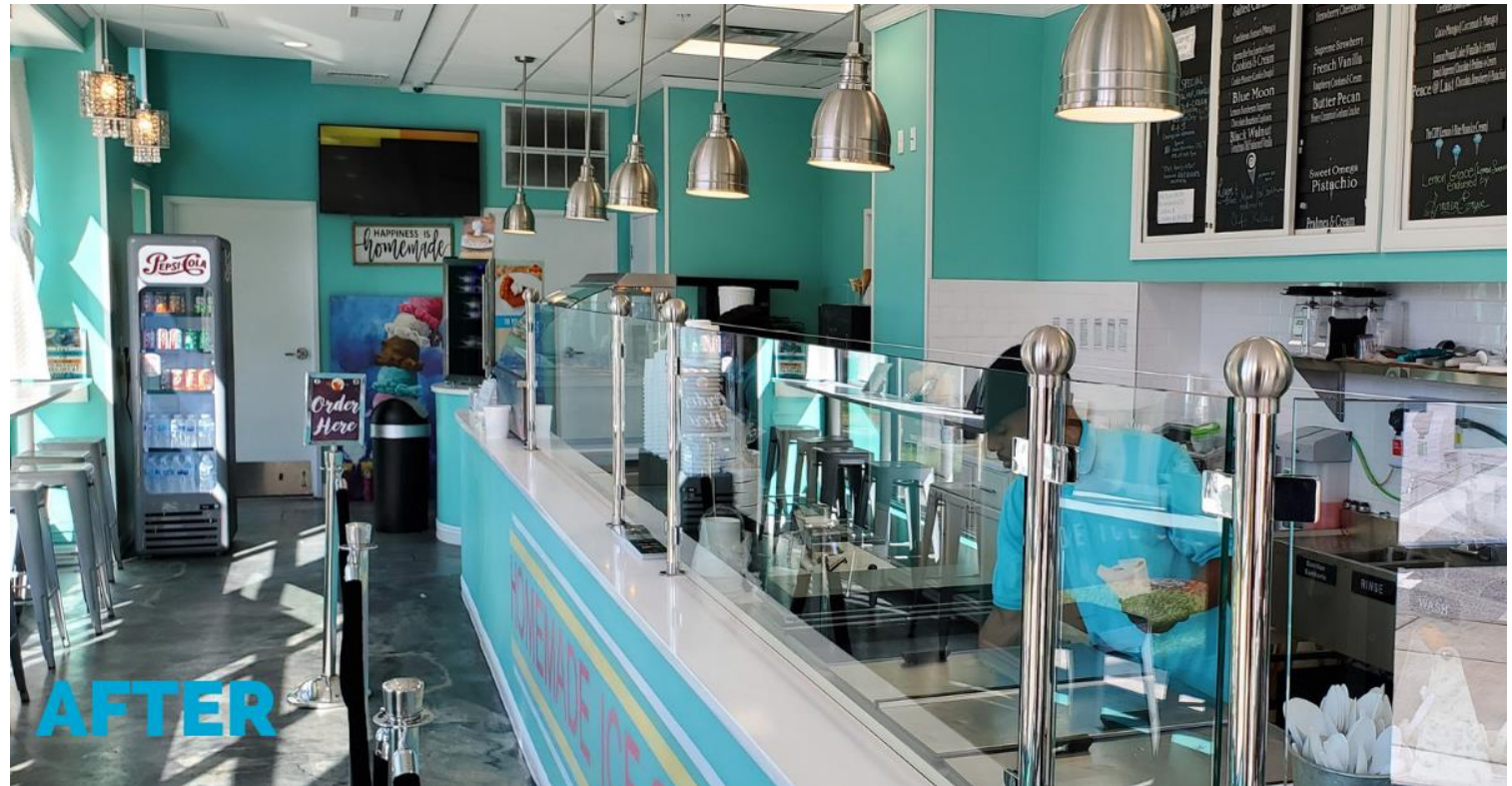
Concierge Support – City staff to help support and answer questions regarding building permits, construction timelines, city inspections, business licensing, etc.

Business Marketing – City recognition for completed projects via social media marketing, grand openings and ribbon cuttings

**Finalists are expected to complete their projects within 2 years.
Loss of site control or project delays will lead to revocation of grant awards.**

NEXT STEPS: GET INSPIRED

Shawn Michelle's Homemade Ice Cream – 46 E. 47th Street (Bronzeville)



NEXT STEPS: GET INSPIRED

Osito's Tap – 2553 S Ridgeway Ave (Little Village)



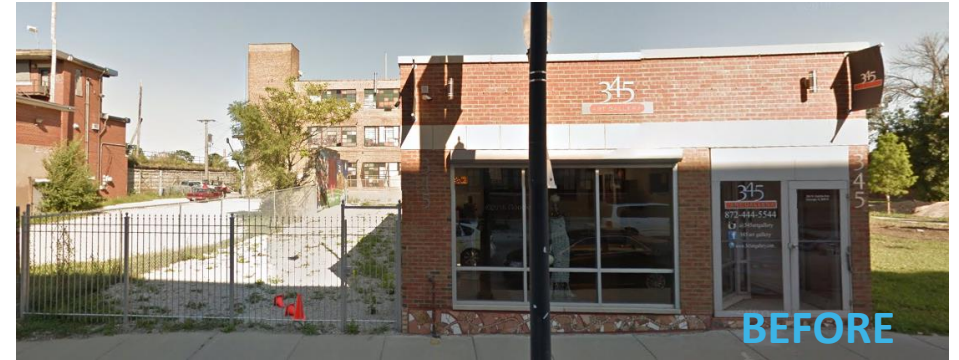
NEXT STEPS: GET INSPIRED

AGB Investigative Services - 2445 W. 71st St. (Chicago Lawn)



NEXT STEPS: GET INSPIRED

345 Art Gallery - 345 N. Kedzie Ave. (East Garfield Park)



CONTACT INFORMATION



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Chicago, IL 60602
<https://Chicago.gov/dpd>



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Chicago, IL 60605
P: (312) 360 3300
<https://somercor.com/>

nof@cityofchicago.org (Small Grants Track)
FID_Intake@cityofchicago.org (Large Grants Track)

<http://Chicago.gov/NOF>



NOF Open Application Period

August 16th to
September 24th