

## **The Neighborhood Capital Institute and Its Professional Collaborative (NCIC): Scope of Services**

**What is NCIC?** A standing panel of experts focused on helping cities and neighborhoods implement best practices for their built environments. All members have executed development plans, as a chief executive, senior official, or leading team member, and have overseen related community engagement. We are strategic in our thinking and focused in our execution.

**What does NCIC offer?** Independent, objective development counsel and program management, linking communities to best practices of the profession. We can be both a “ready and accessible kitchen cabinet” (via retainer contracts) as well as a focused “SWAT” team (via special project contracts) responding to anything from a quick question of some delicacy to a need for comprehensive planning projects and their implementation. Services can include, without limitation, questions, projects or programs relating to the following:

### **Comprehensive Planning – Design through Implementation**

Land use, capital improvement and infrastructure plans that are tested for economic viability

- When requested, may include cost estimating as well as anticipated new market values
- Neighborhood and area plans

Whenever appropriate, all NCIC plans reflect a shared ethic that:

- Each should be re internally cohesive as well as **integrated into** the broader economy and region
- Each should reflect the shared identity, values and priorities of a full range of stakeholders

### **Community Engagement**

Creation of positive processes which strengthen communities, processes that:

- Link stakeholder priorities and values to plans for the built environment
- Allow communities to “brand” *themselves*, before others do it for them

### **Residential Planning**

Development of plans for market rate and affordable housing that address community needs

Identification of financial resources and development partners for residential redevelopment opportunities

Plans/program designs that address troubled residential real estate properties

### **Public-Private Partnerships**

Requests for Qualifications and for Proposals: e.g., design of guidelines, input on basic contract terms, oversight of deliverables

Developer Selection Process: e.g., design of process, standards

Public-Private Negotiations

### **Design Assistance**

Conceptual Designs and other tools to aid evaluation of site alternatives, options

### **Project Management Capacities** (examples, not a definitive list)

- Implementation of plans
- Assistance in the establishment of organizational structures for community planning groups, commissions, etc.
- Serving as temporary or transitional executive directors of organizations created for development and redevelopment
- Needs assessments of all kinds, including those relating to diminishing cash flow from property and other taxes
- Testing of plans, projects, and proposals (including TIF analyses), for economic viability and private investment acceptance

**If we don't know the answer to a particular question, we can get it.** NCI and its Collaborative have not only significant professional knowledge but also a broad network of colleagues in related fields to **provide necessary assistance to the client.**

Please go to [www.ncinstitute.org](http://www.ncinstitute.org) for a fuller description of our philosophy and approach.