



## Neighborhood Capital Institute

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

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**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.

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**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 Development Planning – Design through Implementation**

All NCIC plans reflect a shared ethic; plans are internally cohesive while thoroughly **integrated into** the broader economy and region. Plans reflect the shared identity, values and priorities of a full range of stakeholders.

- Land use, capital improvement and infrastructure plans that are tested for economic viability
- Neighborhood and area plans
- Strategies for the re-use of historic structures

#### **Community Engagement**

The foundation of NCI's work is vigorous and informed community engagement that is highly interactive with our team. We use processes that help us understand a community's "best self," what it values and what its priorities are. We then, in turn, share with each community's stakeholders information about relevant trends that may help expand a sense of what is possible. As a result, NCI can:

- Link stakeholder priorities and values to plans for the built environment
- Allow communities to “brand” *themselves*, before others do it for them
- Offer strategic planning assistance to communities as they enhance capacity to guide and monitor desired change

#### **Design Assistance**

- Conceptual Designs and other tools to aid evaluation of site alternatives and create options for consideration.



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### **Market Supportability**

We test project plans for market viability and community support.

- Studies defining marketability and viability of office, residential, retail, industrial and hotel uses as well as special purpose facilities including sport facilities, museums, public markets and retail.

### **Financial Viability**

NCI tests plans, projects, and proposals (including TIF analyses), for economic viability and private investment acceptance.

- Financial analysis and pro formas test plan viability and plan for project phasing and development
- Evaluation of local financing incentives, tax incentives, federal government programs to incorporate alternative financing approaches into final project plan.
- Direct, confidential interviews with leading development entities during the planning process allows NCI to secure practical input on an area plan while simultaneously stimulating market interest in the location.
  - Elected officials are thus buffered from developers trying to directly influence the outcome.
- Project and infrastructure cost estimating as well as anticipated new market values
- Needs assessments of all kinds, including those relating to diminishing cash flow from property and other taxes

### **Public Private Partnerships**

NCI works with its clients to structure plans that naturally leverage interest and participation by private entities as developers, tenants, financiers, and institutions.

- Strategic plan for market participation
- Tenant and Developer Selection Process: design of process, standards, marketing and solicitation
- Requests for Qualifications and for Proposals: design of guidelines, input on basic contract terms, oversight of deliverables
- Review of proposals and negotiation of contracts

### **Project Management**

- Plan implementation
- Assistance in the establishment of organizational structures for community planning groups, business improvement districts, commissions, etc.
- Serving as temporary or transitional executive directors of organizations created for development and redevelopment

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**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.